



## NEW ARCHITECTURAL GUIDELINES, RULES & REGULATIONS COMING SOON

As you know, each owner is required to abide by the Declaration of protective covenants, by-laws and articles for Welleby Management Association. These documents were recorded in the 1970s and 1980s. As such, the Board of Directors has been working to update the architectural modification guidelines as well as implementing and reinstating rules and regulations of the Association. This project has taken well over a year to complete.



Within the next few weeks, each owner will be mailed a copy of the new guidelines/rules and regulations. Welleby Management staff has already begun taking pictures of the front and back (if possible) of each single family home, townhouse and condominium in Welleby, over 3200 units.

Each owner will be notified if there is an issue with the home or lot that is not in compliance with Welleby Managements' architectural guidelines and/or rules and regulations.

If you plan to make any modification before the guidelines are mailed, please contact the office to inquire if your modification is something that will be approved.

Included in the guidelines is an "approved paint list"; any future painting must be done with approved color(s) from the new list. The color palette and list may be obtained from the Welleby office and the list is available at the Sherwin Williams store at 3451 N University Drive (NW corner of University Dr. and Oakland Park Blvd.). Welleby homeowners will receive a discount from this Sherwin Williams store.

### WELLEBY MANAGEMENT ASSOCIATION

3489 Hiatus Road, Sunrise, FL 33351

(NW corner of Hiatus Rd & Oakland Park Blvd)

[www.welleby.net](http://www.welleby.net)

PHONE: 954-749-6228

FAX: 954-748-2440

EMAIL: [info@welleby.net](mailto:info@welleby.net)

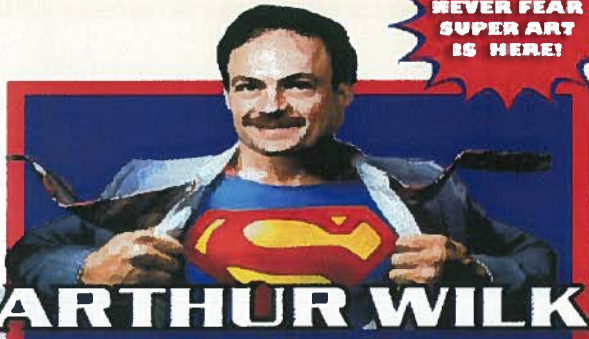
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PICK UP  
SCHEDULE HAS  
CHANGED**

**DETAILS ON PG 5**

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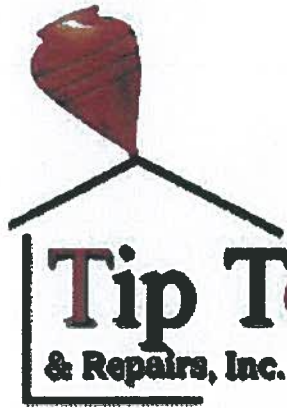
**WELLEBY RESIDENT**

- There are still 2 open positions on the Board of Directors for owners who live in quadrant D. (Quad D consists of homes west of Nob Hill Road and south of Oakland Park Blvd.)
- We are still seeking volunteers for a compliance committee. The committee will be responsible to impose fines for non-compliance with the Associations guidelines/rules and regulations.
- Board of Directors meetings are held on the 4th Wednesday of each month at 7pm at 3489 Hiatus Road.

## BOARD OF DIRECTORS

- Paul Callsen- President
- James Neipris- Vice-President
- Helene Milman- Secretary
- Melodee Lokos- Treasurer
- Bruno Condron- Director
- Juan Gisbert- Director
- Art Wilk- Director
- Kevin Sawyer- Director
- Andy Yousif- Director
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## FREE PAINT...

Recycled exterior paint is available to Sunrise residents through the "Paint It Broward" paint recycling program.



Colors that may be used in Welleby are gray, beige, terra cotta (terra cotta may be used for trim/doors only). Association approval is required before painting.

For more information, please contact 954-572-2385.

## EMBROIDERY AND SCREENPRINTING



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## CITY OF SUNRISE JULY 4 EVENTS

**Parade and Family Fun Day, 10am to 1pm City Park, 6700 Sunset Strip**  
Floats will wind their way west along Sunset Strip from NW 12th Street to City Park, where the fun continues with free food, rides and kids' entertainment. Local businesses and organizations are welcome to participate.

Call 954-747-4600 for more information.

### **Concert and Fireworks at the BB&T Center, 5pm to 9pm, BB&T Center**

This crowd-pleasing outdoor event - presented in partnership with title sponsor [ClickClickWin.com](http://ClickClickWin.com), radio sponsor [Magic 102.7](http://Magic102.7), and the BB&T Center - features children's rides and activities, along with an assortment of food and beverage vendors. [Making Faces](http://MakingFaces) from West Palm Beach will kick off the evening's live music lineup, and Grammy Award-winning alternative rockers [Soul Asylum](http://SoulAsylum) (*Runaway Train, Misery, Somebody to Shove*) will headline. After the concert, enjoy a fantastic fireworks display. Parking and admission are free! The following may *not* be brought into the lot: coolers, glass containers, alcohol, pets, weapons, fireworks, and any other items deemed inappropriate by site management.

## BULK TRASH SCHEDULE EFFECTIVE JANUARY 1, 2013

Bulk trash is still picked up by All Service refuse (954-583-1830); however pick up has been changed to only **one day per month**. Items should be placed curbside no earlier than the night before your scheduled pick up day.

East of Nob Hill/South of Oakland- 2<sup>nd</sup> Wed. of each month  
East of Nob Hill/North of Oakland- 2<sup>nd</sup> Tues. of each month  
West of Nob Hill/South of Oakland- 1<sup>st</sup> Fri. of each month  
West of Nob Hill/North of Oakland- 1<sup>st</sup> Sat. of each month



***PLEASE... store bulk items, trash and trash/recycle containers out of street and neighbor view on non-trash days.***

### Don't Call Us . . .

Managed by the Federal Trade Commission, the National Do Not Call registry is a free service that allows you to add your personal phone number to its database, in turn limiting the number of unwanted calls you receive. Once you register your number, telemarketers have 31 days from your registration date to stop calling you; your number also remains on the registry until you remove it or discontinue your phone service. Adding your number to the registry will stop most of the telemarketing calls, but not all. Calls from or on behalf of political organizations, charities and surveyors are still permitted, as are calls from companies with which you have an existing business relationship or have given prior written permission.

To add your number to the registry, call toll free (888) 382-1222 from the phone you want to register or visit [www.donotcall.gov](http://www.donotcall.gov).

**What Part Of "I'm Not Interested" Do Telemarketers Not Understand?"**



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# Pet Rules for HOA Harmony



Our association is proud to be pet-friendly, and we're happy your four-legged family members are part of our community. Of course, like any good neighbor, it's important that these pets don't create an unpleasant environment for everyone else. To avoid unnecessary disputes and potential rule violations, here are some guidelines owners should follow to ensure their furry friends continue to be a welcome addition to the neighborhood.

**Keep it Clean:** No one wants to see, smell or accidentally step in the "gift" your dog left on the grass. So when your dog needs to go, be sure to properly dispose of it. Not only will this keep our community looking better, but it will help keep ground water clean and help prevent the spread of fecal-borne diseases.

**Quiet Down:** Pets will be noisy from time to time. However, when loud barking or meowing becomes annoying to neighbors, it's time to help your pet become less talkative. First, try to find out what causes your pets to get vocal: Do they get noisy when they've been alone and bored all day and need some playtime? Have they gone through a stressful change in environment recently? Are they suffering from health issues? Do they simply like saying "hello" to every squirrel, person or car that passes by? When you've identified the cause, take remedial actions such as confining them to an area where they feel calm while you're away, removing or blocking as many stimuli as possible, exercising them more and spending more time with them. You can also take them to a professional or search online for tips on how to train your pets not to get too noisy.

**No Wandering:** For the safety of your pets as well as all residents, please do not allow your pets to roam unattended outside. Along with helping protect your pets, leashing your dog is the law.



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ARCHITECTURAL MODIFICATION REQUEST

(this form to be used when requesting changes to the exterior of the home/unit)

OWNER NAME(S): \_\_\_\_\_ ACCT #: \_\_\_\_\_

PROPERTY ADDRESS : \_\_\_\_\_ SUB-ASSOCIATION: \_\_\_\_\_

MAILING ADDRESS (IF DIFFERENT): \_\_\_\_\_

TELEPHONE(S): \_\_\_\_\_ EMAIL: \_\_\_\_\_

PLEASE USE A SEPARATE APPLICATION FOR EACH MODIFICATION IF MULTIPLE CHANGES ARE BEING MADE

As the owner referenced above, approval is hereby requested to make the following modification, alteration or addition as described below (please include details such as color, material, dimensions, location and other relevant data):

[Empty box for describing the modification]

I have attached the following documentation:

- ( ) Lot survey (REQUIRED FOR ALL EXTERIOR CHANGES)
( ) Color picture of front of house (REQUIRED FOR PAINTING/ROOFING/LANDSCAPING/DRIVEWAYS)
( ) Sample (REQUIRED FOR ROOFING/SHUTTERS/PAINTING- manufacturer sample with name/number of color)
( ) Sub-association approval (REQUIRED IF YOU LIVE IN A SUB-ASSOCIATION)

THIS APPLICATION WILL BE DEEMED INCOMPLETE AND WILL NOT BE REVIEWED IF ALL REQUIRED DOCUMENTATION IS NOT INCLUDED (Note: sub-association forms are available at www.welleby.net or directly from your sub-association).

I understand that if this application is in response to a violation, I have 30 days from the date of approval to complete the work; or if this is not a violation response, this approval will be valid for 180 days. I agree that I will comply with all city and county regulations and that I am responsible to obtain any applicable permits.

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

-DO NOT WRITE BELOW THIS LINE, FOR ASSOCIATION USE ONLY-

Reviewed by: \_\_\_\_\_, FOR THE BOARD Date: \_\_\_\_\_

Approved ( )

Disapproved ( )

Incomplete ( )

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# HURRICANE SEASON IS HERE...

Hurricane season is June 1st through November 30<sup>th</sup>. Hurricane hazards come in many forms, including storm surge, high winds, tornadoes, and flooding. This means it is important to have a plan that includes all of these hazards.



When a tropical storm or hurricane watch is issued, be sure to clear your yard of loose objects such as bicycles, lawn furniture, lawn ornaments, garbage cans, toys, etc.

Be prepared... learn locations of official shelters; get cash; fill your car with gas; check emergency equipment such as generators, flashlights, radios and cell phone batteries; purchase water or clean containers for fresh drinking water; purchase food that will keep such as canned items; refill prescription drugs; put important documents in watertight containers or bags; make arrangements for your pets; review and be sure to have your homeowners insurance policies handy; purchase wood or prepare to install or close your hurricane panels or shutters.

The City of Sunrise has prepared a Hurricane Evacuation plan. The plan is in place for residents to review and use when preparing for hurricane season or impending storms, visit the website at [www.sunrisefl.gov/index.aspx?page=429](http://www.sunrisefl.gov/index.aspx?page=429) or contact the City's hurricane hotline at 954-578-6153 for more information.

Broward County Hurricane Hotline 954-831-4000 or 311

Florida Power & Light	954-797-5000
National Weather Service	<a href="http://www.weather.gov">www.weather.gov</a>
National Hurricane Center	<a href="http://www.nhc.noaa.gov">www.nhc.noaa.gov</a>
American Red Cross	<a href="http://www.redcross.org">www.redcross.org</a> or 954-797-3800
FEMA	<a href="http://www.fema.gov">www.fema.gov</a> or 800-621-FEMA

American Red Cross regional hurricane shelters:

Park Lakes Elementary School	3925 N SR7, Lauderdale Lakes 33319
Plantation Elementary School	651 NW 42 Ave., Plantation 33317
Fox Trail Elementary School	1250 Nob Hill Road, Davie 33324

Contact the Humane Society at 954-989-3977 for information on pet friendly shelters.

# Association Crime Stoppers



Everyone wants a safe place to call home. While we're diligent in our efforts to reduce possible dangers in our community, we can't do it alone. It's up to everyone to pitch in to keep crime rates down and taking a few simple steps can go a long way in keeping theft, vandalism and other felonies and misdemeanors out of our community.

**Know Your Neighbors.** And not just the neighbors on your block, but also the neighbors from all parts of the association. At the very least, you'll get a better idea of who actually lives (and in turn, who belongs) here. Talking with your neighbors will also give you the chance to find out if they have noticed any crimes or suspicious activity in the association recently so that you can be on the lookout as well. Consider creating and distributing a list with everyone's contact information so that you and your neighbors can alert each other of any problems that arise. Of course, be sure to get your neighbors' permission first to put their information on the list.

**Leave The Light On.** A good way to deter felons from breaking into your home is to make sure your front porch light stays on all night, even when you're out of town. Not only does it signal that someone's home, it also makes it harder for vandals to hide among the shadows. If you're worried that you'll either forget to turn the light on at night or off in the morning, you can purchase an inexpensive timer that will automatically do that for you every day. Also, if you see any street lights around the association that are burnt out, please let the association know as soon as possible so we can report the issue to the proper party.

**Lock Up.** If you want to keep unwanted guests out, don't make your home inviting. Even when you're around, it's best to keep all gates, doors and garages locked at all times. It's also a good idea to keep your windows closed and locked when possible, especially if they're on the ground floor.

**Put On Your Walking Shoes.** Taking a stroll around the association isn't just good exercise. You can casually patrol the community for anything suspicious or unusual, as well as swap notes about criminal activity in the area with other neighbors who are out and about. Also, when more residents regularly walk around the association, it can help scare off hooligans who are afraid of getting caught in the act.

**Clean It Up.** Picking up litter, removing graffiti and keeping trees, bushes and lawns trimmed not only makes the association look better, but also sends the message that our residents are diligent about keeping the neighborhood a respectable place to live. This can help discourage troublemakers from hanging around our community and encourage responsible and involved people to move to the association.

**See Something, Say Something.** If you notice a crime or a suspicious activity, regardless of how small the incident may seem, notify the police immediately. Of course, only call 911 if it is an emergency; otherwise, contact the Sunrise police department non-emergency line 954-746-3600.

# Sub Association contacts

## HOMEOWNERS ASSOCIATIONS AND CONDOMINIUMS

Grenadier Lakes: Self Managed 954-741-8495

Hills of Welleby: Consolidated 954-718-9903

Isles of Welleby: Self Managed 954-592-9033

Lago Welleby (Sugar Bay): A&W Prop Mgmt 954-916-2458

Landings, The: J&L Prop Mgmt 954-753-7966

Nob Hill @ Welleby Condo: J&L Property Mgmt 954-753-7966

Nob Hill @ Welleby Master: Assn Svcs of FL 954-922-3514

Origins: Phoenix Mgmt 954-640-7070

Palm Isles HOA: Miami Mgmt 954-846-7545

Rhapsody HOA: West Broward Mgmt 954-581-8686

Southpointe: State Realty 954-983-5815

Sunrise Island Recreation: Self Managed 786-247-6022

Sunrise Island #1: Self Managed 786-247-6022

Sunrise Island #2: Self Managed 954-353-1141

Sunrise Island #3: Self Managed 954-747-0909

Villa Welleby: Pennmanner Mgmt 954-302-3899

Villas de Venezia: ACGG Inc 954-748-6059

Welleby Isles: Self Managed 954-803-9498

Welleby Lakes: Self Managed 954-444-6338

Welleby Shores: Miami Mgmt 954-846-7545

Welleby Springs: United Mgmt 954-752-8119

Westbridge HOA: Self Managed 954-594-3769

Winding Lake #1: Consolidated 954-718-9903

Winding Lake #2: J&L Prop Mgmt 954-753-7966

## RENTAL COMMUNITIES

Lake Royale: 954-742-4329 (fax)

Townhome Village @ Welleby Park: 954-749-9799

Water Terrace: 954-748-1222

Waters Edge: 954-749-0405

Welleby Lake Club: 954-572-5555

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