



VOLUME LXXVIII

OCTOBER 2013



Welleby Management Association, Inc.

NEW ARCHITECTURAL GUIDELINES, RULES & REGULATIONS ARE NOW IN EFFECT

The Rules, Regulations and Architectural Guidelines, as adopted at the June 26, 2013 Board of Directors meeting, have been mailed to all homeowners. We encourage you to review and keep these documents on hand for future use when upgrades, modifications or repairs need to be made to the exterior of your property.

With the new guidelines in place, Welleby staff members are in the process of inspecting each house/unit to determine if there is anything that is not in compliance (for example, a paint color that is not on the new approved color list, a chain link fence, an exterior structure that was installed without approval, etc.); each owner will receive a notice advising what issues, if any, have been found. At this time, non-compliant structures or improvements that have been in existence will be "grand-fathered in". This means the structure or improvement shall be allowed to remain; however, the structure or improvement may not be expanded, enlarged, modified, repaired or replaced unless such expansion, enlargement, modification, repair or replacement fully complies with the new rules, regulations and guidelines. Additionally, any future structure or improvement must fully comply with the rules, regulations and guidelines, even if the other previous structures or improvements that have been grand-fathered in are similar to the now impermissible requested structure or improvement. Issues that are considered violations, regardless of how long they have existed, will not be grand-fathered in.

For your own protection, it is important to obtain written approval from Welleby, as well as your sub-association if applicable, prior to signing a contract with a vendor and beginning work. The city of Sunrise has its own regulations and codes— while the city may permit a certain modification, that does not mean that it will be approved by Welleby (for example, the city may permit driveway extensions that are wider than Welleby guidelines allow, which is no wider than the exterior garage walls; the city may permit a chain link fence but Welleby guidelines only allow wood shadowbox style fencing).

If you did not receive or need another copy of the Rules, Regulations and Architectural Guidelines or the approved paint color list, these documents are available on the public page of our website— www.welleby.net or from the office.

The approved paint color list is also available at the Sherwin Williams store located 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. Free recycled paint is also on the approved list and available from the city of Sunrise, refer to page 9 for more information.

WELLEBY MANAGEMENT ASSOCIATION

3489 Hiatus Road, Sunrise, FL 33351

(NW corner of Hiatus Rd & Oakland Park Blvd)

www.welleby.net

PHONE: 954-749-6228

FAX: 954-748-2440

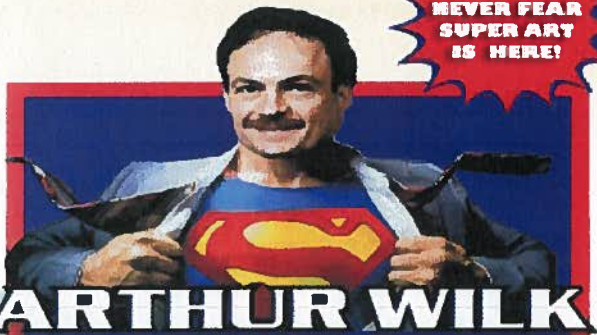
EMAIL: info@welleby.net

**BULK TRASH
PICK UP CHANGED
JAN 31, 2013**

**PICKUP SCHEDULE
ON PAGE 9**

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WELLEBY RESIDENT

Still seeking volunteers...

We have received interest from several owners in becoming members of a new compliance committee. However, we are still in need of more volunteers. The compliance committee will be responsible to impose fines against owners who are not in compliance with the rules, regulations and architectural guidelines of Welleby. Volunteers will be appointed by the Board of Directors; committee meetings will be held no more than once per month.



If you are an owner interested in becoming a committee member, please email the contact the office at 954-749-6228 or email the property manager at propmgr@welleby.net .

BOARD OF DIRECTORS

- PAUL CALLEN- PRESIDENT
- JAMES NEIPRIS- VICE-PRESIDENT
- MELODEE LOKOS- TREASURER
- KEVIN SAWYER- SECRETARY
- BRUNO CONDRONE- DIRECTOR
- HELENE MILMAN- DIRECTOR
- JUAN GISBERT- DIRECTOR
- ART WILK- DIRECTOR
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- ANDY YOUSIF- DIRECTOR
- EMILIO MAICAS- DIRECTOR
- PATRICK GRAVELINE- DIRECTOR
- DAVID MELKONIAN- DIRECTOR

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WELLEBY MANAGEMENT ASSOCIATION INC.

PROPOSED BUDGET 2014

	Budget	Proposed
	<u>2013</u>	<u>2014</u>
Assessment Income	649,728	649,728
Newsletter Income	1,000	1,000
Estoppel Income	34,000	36,000
Interest Income	1,500	2,000
Miscellaneous/Other Income	0	0
Prior Year Surplus	107,418	116,598
TOTAL INCOME	793,646	805,326

**THE 2014 ASSESSMENT
WILL REMAIN AT \$36.00
PER QUARTER, DUE THE
1ST OF JANUARY, APRIL,
JULY & OCTOBER.**

Electricity	21,000	19,500
Water	2,600	2,800
Telephone/Internet	7,000	8,300
Dumpster	12,000	11,200
TOTAL UTILITIES	42,600	41,800

**2014 PAYMENT COUPONS
WILL BE MAILED IN
DECEMBER.**

Electrical Repairs/Supplies	2,500	1,000
Fish stocking	0	5,000
Fence repairs	0	500
Fountain Maintenance	5,400	5,400
Fountain Repairs/Supplies	4,500	3,500
Gasoline	4,000	4,000
Irrigation Maintenance	4,500	4,500
Irrigation Repairs/Supplies	3,500	2,000
Lake/Canal Maintenance	15,600	15,600
Lawn Maintenance	32,000	32,000
Landscape Replacement/Extras	50,000	10,000
Maintenance Supplies/Equipment	3,500	3,000
Mulch	12,000	12,000
Parking Patrol	24,000	24,500
Playground mulch	0	2,215
Pressure Cleaning	5,000	3,500
Remedial maintenance	4,800	3,500
Sign Maintenance/Repairs	4,500	1,500
Special project 2014		50,000
Tree Trimming	10,500	10,000
Truck Maintenance/Repair	2,500	3,000
TOTAL EXTERIOR MAINT/REPAIR	188,800	196,715

*The 2014 budget meeting will be held at 7PM on Wednesday, October 23,
2013 at 3489 Hiatus Road, Sunrise, FL 33351.*

All homeowners are welcome and encouraged to attend.

	Budget	Proposed
	<u>2013</u>	<u>2014</u>
A/C Maintenance/Repair	1,250	750
Alarm Monitoring	320	320
Audit (year-end)	4,800	4,200
Bookkeeping (Financials, A/R, A/P)	36,000	36,000
Computer Technical Support	1,850	1,850
Computer Repairs/Supplies	5,000	5,000
Coupons	8,000	2,000
Legal fees- Association	5,000	5,000
Legal fees- Collection	15,000	1,000
Legal fees- Violation Enforcement	10,000	2,500
Licenses, Memberships & Permits	1,330	1,600
Postage & Folding Lease/supplies	5,200	7,350
Office Lease (CAM + water)	41,000	42,185
Office Equipment Repairs/Supplies	2,000	500
Office Supplies/printing	6,000	7,500
Pest Control (office)	200	300
PO Box Lease	136	136
Postage	10,000	12,000
Quickbooks subscription/support	0	560
Salaries/Taxes (5 employees)	205,000	210,000
Shredding	0	1,400
TOPS/Website support	2,860	2,860
Uniforms	1,000	1,000
Xerox Lease/Maintenance/Supplies	15,500	20,000
TOTAL OFFICE/ADMIN	377,446	366,011
Insurance- Employee	16,500	20,000
Insurance- Association	50,000	58,000
Insurance- Auto	3,800	3,300
Insurance- Workers Compensation	4,500	4,500
TOTAL INSURANCE	74,800	85,800
Contingency	10,000	15,000
Bad Debt	100,000	100,000
TOTAL EXPENSES	793,646	805,326

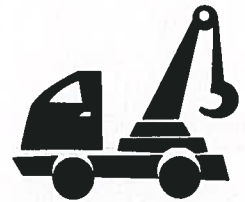
THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

VEHICLES AND PARKING

As a deed restricted community, Welleby has restrictions of the types of vehicles that may be parked or stored in Welleby. Pursuant to Section 32/Vehicles:

- ◆ Commercial vehicles are prohibited unless performing work on property and are hereby defined as 1) vehicles with lettering, pictures, artwork, ladder racks, tools or equipment; 2) vehicles that are typically used for commercial purposes or in connection with a business or trade and 3) vehicles that are designed, intended or used for transportation of goods, things or persons (for profit).
- ◆ Recreational vehicles (boats, trailers, campers, RVs, etc.) may not be parked overnight at any time.
- ◆ Inoperable vehicles (vehicles with expired/missing tags, flat tires, junked vehicles) are prohibited.
- ◆ Vehicle repairs (other than changing a flat tire), are not permitted.
- ◆ Vehicle covers may be used on cars, standard trucks and vans, provided they are maintained in good condition (no tears, mildew, etc.) and conceal the entire vehicle. Covers may be white, tan or gray.

VEHICLES IN VIOLATION OF THIS SECTION MAY BE BOOTED AND/OR TOWED AT THE OWNERS EXPENSE



Single family homeowners are responsible for maintenance (cleaning and repair) of the sidewalks abutting the home, including sidewalks that may be on the side of or behind the home, even on the other side of a fence. Mildewed, lifted or damaged sidewalks pose a tripping hazard that can result in bodily harm to persons walking on them, which could result in law suits to both the owner and the association. Welleby staff is continuously inspecting for damaged or dirty sidewalks, however, each owner should inspect and take corrective action prior to being notified by the association.



The city of Sunrise has a program to help owners with sidewalk repairs at a reduced cost. Please inspect the sidewalk abutting your home and if repairs are needed, contact the city at 954-572-2344 for more information.





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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If your home is currently listed, please disregard

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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- 2nd Wed. of each month

East of Nob Hill/North of Oakland- 2nd Tues. of each month

West of Nob Hill/South of Oakland- 1st Fri. of each month

West of Nob Hill/North of Oakland- 1st Sat. of each month



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



FREE PAINT!

Recycled exterior paint is available to Sunrise residents through the "Paint It Broward" paint recycling program. Colors that may be used are white, gray, beige and terra cotta (terra cotta may be used for trim/doors only). The blue shade offered is not an approved color in Welleby. Written approval of Welleby is required before painting.

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

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Patrick 954-600-4236

ugrowitillmowit@gmail.com

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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Davie, Florida 33317

www.allstatemanagement.com

afuhrman@allstatemanagement.com



CITY OF SUNRISE HOLIDAY EVENTS

October 20– *Fall Harvest Festival*. 12:30pm–4:00pm at Welleby Park. Hayride, costume contests, games, rides, face painting and a pumpkin patch! \$5 per person. Contact 954-747-4600 for more information.

December 7 & 8– *Woodstock Arts & Crafts Festival*. Sat 9:00am–5:00pm, Sunday 9:00am–4:00pm at Welleby Park. \$5 or 6 cans of food per person. Visit woodstockartsfest.com for details.

December 14– *The Nutcracker Ballet*. 2:00pm at the Sunrise Civic Center Theatre. Reserved seating \$18 adult, \$14 student, \$10 child. Call 954-747-4646 for tickets.

December 15– *Winter Wonderland*. 4:30pm to 7:30pm at the Sunrise Civic Center. Holiday games, Santa’s sweet shop and even snow! Pre-registration by December 9 required. \$5 Sunrise residents, \$10 non-residents. Call 954-747-4600 to sign up.



Letters to Santa– For Sunrise residents with children 10 and under. Letters to Santa may be dropped off between Tues. 11/26 & Thurs. 12/12; Santa will reply provided parents ensure the letter is dropped off no later than 12/12, is legible and includes a correct return address. Locations of Santa’s special mailboxes: Leisure Svcs. Dept., 2nd floor Civic Center 10610 W Oakland Park Blvd; US Post office 3225 Hiatus Road; City Hall 10770 W Oakland Park Blvd or Village Multipurpose Center 2240 NW 68 Ave.

SEASONS GREETINGS FROM WELLEBY MANAGEMENT STAFF



We all love to decorate for the holidays, but nobody wants to see pumpkins in December or Christmas lights up in February.



Please remember that seasonal decorations, other than Christmas and Hanukkah, may be put up 2 weeks prior to the holiday and should be removed no later than 1 week after. Christmas and Hanukkah decorations may be put up the weekend following Thanksgiving and should be removed by January 31. Happy Decorating!



NEWSLETTER AD RATES

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- 1/2 Page..... \$200**
- Full Page.....\$300**
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Thursday: "Jam Session & Open Mic Night" (Live Music 7:00-10:00)

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Musicians & Performers are welcome to sit-in. Join us for a great time.

Friday & Saturday: "Dinner & Live Music" (Live Music 7:00-11:00)

Featuring our house band "Tropical Breeze", Playing Classic Jazz, Pop Hits,
Music from Latin America, the Caribbean, Brazil and more...

Sunday: "Family Dinner & Music Day" (Live Music 4:30-7:00)

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