

VOLUME
LXVIII

JANUARY
2009

Welleby Management Association

P.O. Box 450370 • Sunrise, FL 33345-0370
(954) 749-6228 • Fax (954) 748-2440



**THE ANNUAL MEETING of the
WELLEBY MANAGEMENT
ASSOCIATION
is FEBRUARY 2, 2009**

**TAKE TIME TO VOTE FOR
YOUR BOARD OF
DIRECTORS**

(CHECK YOUR QUADRANT FOR VACANCIES.)



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!**

Having opened on October 17 at the northeast corner of Oakland Park Blvd and Nob Hill Road, the 24 Hour Fitness facility, at 53,000 square feet, is the second largest private gym in the entire state!

You can view informative pictures of the new facility at and see information relating to introductory offers at <http://www.24hourfitness.com/FindClubDetailGeneric.do?clubid=00631> or you can find specific information through the 24 Hour Fitness website.

I encourage all our members to patronize all the fine businesses located in our Welleby community.

The Welleby Association Board and staff wish you all happy holidays and a safe and prosperous new year.



**Welleby welcomes
24 Hour Fitness
Super Sport
to the community!**

WELLEBY MANAGEMENT
ASSOCIATION, INC.
3489 Hiatus Road
Sunrise, FL 33351

PRSR STD
U.S. POSTAGE
PAID
FT. LAUDERDALE, FL
PERMIT #582

RULES REMINDER:

WELLEYBYS
COMMERCIAL
VEHICLE
DEFINITION
2009

Seasonal decorations (Christmas and Hanukkah) must be removed no later than January 31st of 2009.

WE ASK FOR YOUR VOLUNTARY COMPLIANCE.

THOSE WHO DO NOT COMPLY VOLUNTARILY WILL BE BILLED FOR THE REMOVAL AND DISPOSAL OF EXTERIOR DECORATIONS.



2009 FL WORKERS' COMP RATE REDUCTION APPROVED - FOR NOW

Florida's Insurance Commissioner has approved the National Council on Compensation Insurance's amended rate filing for workers' compensation insurance rates, but warned that a recent Florida Supreme Court ruling could result in higher rates down the road. Kevin McCarty's rate approval marks the sixth consecutive drop in workers' comp rates since 2003, when the Florida Legislature passed sweeping reforms to the system that limited attorneys' fees. But, in its Oct. 23 decision, the state's highest court ruled that when the legislature

instituted those reforms an ambiguity was created involving how claimant attorneys' fees should be calculated. The high court's decision in *Emma Murray v. Mariner Health* found that claimant attorneys are entitled to "reasonable" fees in workers' compensation insurance cases.

FLORIDA EMPLOYERS EXCHANGE, INC. 7365 MERCHANT CT., STE. 8, SARASOTA, FL 34240 — WWW.FLORIDAEMPLOYERS.ORG
TELEPHONE: 941-907-0607 TOLL-FREE: 800-356-8498
FAX: 941-907-0307 — E-MAIL: ADMIN@FLORIDAEMPLOYERS.ORG

PATROL SERVICES

The Welleby Management Association employs a patrol service to monitor the enforcement of the Association's Documents (not a security patrol). The patrol officer is also responsible for towing commercial and recreational vehicles, including boats and trailers. They will also ticket and tow any vehicles with expired tags or no tags, damaged vehicles and/or abandoned vehicles.

COMMERCIAL VEHICLE DEFINITION

Commercial vehicles are prohibited in Welleby (Article 16, page 17). The term "commercial vehicle" is further defined as follows:

"...the term 'commercial vehicle' includes trucks and vehicular equipment or other vehicles which shall be used for commercial purpose". It shall be further defined, but not limited to, any motor vehicle bearing commercial lettering, logo, commercially identifiable coloring, or any vehicle, motorized or otherwise, clearly designed for a purpose other than the transportation of persons, including, but not limited to, pickup trucks, modified automobiles or trucks or conversion flat-bed automobiles which clearly contain materials regularly used in trade or business. Such materials may include, but need not be limited to ladders, scaffolding, mechanical or trades tools, supplies, or any other such materials which would represent commercial activity.

Our patrol officer will issue your vehicle a "WARNING" ticket if you are using plain magnets to cover up the letter. After the second warning ticket is issued, your vehicle will be towed without further notice.

MAGNETIC SIGNS

Vehicles with any type of lettering may not use magnetic signs to cover up the lettering. The lettering must be removed. You may use magnetic signs with lettering as long as the signs are removed daily.

PROPERTY MANAGERS & NON-RESIDENT OWNERS

PROVIDE A SERVICE TO YOUR OWNERS OR RENTERS—REMINDE THEM OF THIS TOW POLICY.

WHETHER YOUR CLIENTS ARE OWNERS OR RENTERS IN WELLEBY THEY ALL MUST COMPLY WITH THIS RULE.

THIS HAS BEEN PART OF THE DECLARATION OF PROTECTIVE COVENANTS OF WELLEBY FROM THE BEGINNING AND YOU OWE IT TO THEM TO REMIND THEM.

IT WILL MAKE YOUR BUSINESS RUN SMOOTHER AS WELL AS OURS.

REPRINTED



You can also pay online at the Welleby website



JANUARY 1, 2009 MAINTENANCE DUE

Mail Payment to: P.O. BOX 450370, SUNRISE, FL 33345-0370

ACCOUNT NUMBER _____

PUT X HERE IF
CHANGE OF
ADDRESS

**“ON TIME PAYMENT” — DUE ON OR BEFORE
\$39.00 JANUARY 1, 2009**

**WELLEBY MANAGEMENT ASSOCIATION
AVOID COLLECTION CHARGES, PAY BY THE DUE DATE**

GIVE US YOUR NEW ADDRESS

Name & Address _____

Check # _____

Paid Date _____

Amt. Paid \$ _____

HOW DOES WELLEBY PROCESS YOUR PAYMENTS?

When monies are received they are applied to your account in the following order:

1. Outstanding balances, including legal fees (if collectible by the association);
2. Administrative fees; and then
3. Maintenance fees due.

Regardless of your request or instructions on how you wish the monies to be applied they will be applied as shown above.

Welleby Management Association complies with all State statutes.

WHAT IS THE COLLECTION PROCESS?

All maintenance fees are due on or before the 1st day of each quarter (January, April, July & October)

Coupons are mailed to each registered owner every three (3) years. If you purchased your home after coupons were mailed in 2004 you received a coupon book or coupon sheet once we received a copy of your warranty deed as part of the ‘Welcome’ package that is mailed to all new owners. If you lost your coupon book, you only need to make a request for new ones.

If your payment is not received within 45-days of the first of the quarter, you will receive a “Friendly Reminder” letter. This letter lets you know the

amount past due and tells you that if payment is not received within 15-days you will receive another letter.

This second letter is sent 60-days after the maintenance fee is due and an **administrative fee of \$20.00** is assessed. This letter gives you another 30-days to pay the full amount due. This letter is sent both by Registered mail (which is required by the Welleby documents) and regular mail, in case you cannot go to the Post Office to pick-up the Registered one.

If we do not receive full payment by the end of 90-days from the 1st of the quarter we are required to process your account for collection and forward to Welleby’s attorney.

Once the account is forwarded to Welleby’s attorney, the staff at the Welleby office are not permitted to speak with you about your account and all correspondence must go to Welleby’s attorney. There are also substantial legal fees attached at this point.

The Welleby Board, nor the staff enjoy this activity, **so we encourage you to call us if you are having difficulties. Let us work with you. We may be able to provide a payment plan that will make it easier for you.** However, DO NOT WAIT TO CALL US FOR A PAYMENT PLAN AFTER IT IS SENT TO WELLEBY’S ATTORNEY.

IT IS TOO.... LATE!

IF YOU ARE HAVING FINANCIAL DIFFICULTY...

IF YOU ARE BEHIND ON YOUR WELLEBY MAINTENANCE FEES AND HAVE NOT YET RECEIVED A LETTER FROM THE ATTORNEY

..... **CALL US!**

WE MAY BE ABLE TO WORK OUT A PAYMENT PLAN.

Reminder!

2009 BOARD MEETINGS

Meetings for 2009 will be held at 3489 N. Hiatus Road, Sunrise, FL 33351

ON

January 19—Board of Directors Meeting 7:00 p.m.

February 2, 2009 Annual Members Meeting

2:00 p.m. and reconvened at 7:00 p.m.

SEATS ARE PRESENTLY OPEN IN QUADRANTS A (CONDO ONLY) AND QUADRANT D. (all other seats are filled)

Board meetings are open to all unit owners in Welleby. If you wish to be placed on the Agenda please forward your request along with the topic. You will be given Three (3) minutes to state your issue or concerns.

(Check www.welleby.net for changes.)

**NEW COUPONS COMING SOON!
LOOK FOR THEM IN THE MAIL**

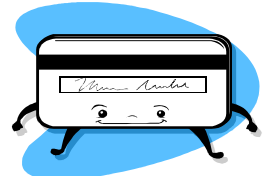
WELLEBY MANAGEMENT ASSOCIATION IS WORKING WITH COLONIAL BANK TO OFFER OUR MEMBERS MORE WAYS TO PAY YOUR MAINTENANCE FEES.

WITHIN THE NEXT 30 DAYS YOU WILL RECEIVE A NEW COUPON BOOK FOR 2009!

IF YOU HAVE ALREADY MADE PAYMENT FOR JANUARY OR FOR ANY PORTION OF THE YEAR DO NOT WORRY. WE WILL CONTINUE TO PROCESS PAYMENTS IN THE WAY WE HAVE ALWAYS DONE.

THE PURPOSE FOR WORKING WITH COLONIAL BANK IS TO ADDRESS THE MANY REQUESTS WE HAVE HAD ABOUT CREDIT CARD AND DEBIT PAYMENTS. WE HAVE NOT BEEN ABLE TO ACCOMMODATE THOSE REQUESTS WITHOUT EACH OWNER PAYING A SUBSTANTIAL FEE.

WITH COLONIAL BANK YOU WILL HAVE MORE OPTIONS.



2009 INFLATION ADJUSTMENTS WIDEN TAX BRACKETS AND EXPAND TAX BENEFITS

For 2009, personal exemptions and standard deductions will rise and tax brackets will widen because of inflation adjustments announced today by the Internal Revenue Service. By law, the dollar amounts for a variety of tax provisions must be revised each year to keep pace with inflation. As a result, more than three-dozen tax benefits, affecting virtually every taxpayer, are being adjusted for 2009. Key changes affecting 2009 returns, filed by most taxpayers in early 2010, include the following:

- The value of each personal and dependency exemption, available to most taxpayers, is \$3,650, up \$150 from 2008.
- The new standard deduction is \$11,400 for married couples filing a joint return (up \$500), \$5,700 for singles and married individuals filing separately (up \$250) and \$8,350 for heads of household (up \$350). Nearly two out of three taxpayers take the standard deduction,

rather than itemizing deductions, such as mortgage interest, charitable contributions and state and local taxes.

- Tax-bracket thresholds increase for each filing status. For a married couple filing a joint return, for example, the taxable income threshold separating the 15% bracket from the 25% bracket is \$67,900, up from \$65,100 in 2008.
- The maximum earned income tax credit for low and moderate income workers and working families with two or more children is \$5,028, up from \$4,824. The income limit for the credit for joint return filers with two or more children is \$43,415, up from \$41,646.
- The annual gift exclusion rises to \$13,000, up from \$12,000 in 2008.

Information about the pension and retirement plan-related changes can be found in IR-2008-118. Other inflation adjustments are described in Revenue Procedure.

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Finances/Foreclosure Beware of Foreclosure Scams

Rising foreclosure rates have led to an increase in scam artists offering to aid homeowners in financial straits. They typically promise to help save the homes of people facing foreclosure, but will strip away the value of the home with no benefit for the homeowner.

The National Foundation for Credit Counseling advises homeowners to proceed with caution if an individual or company:

- ◆ Calls itself a “mortgage consultant” or “foreclosure service.”
- ◆ Contacts people whose homes are listed for foreclosure, including anyone who uses flyers or solicits for business door-to-door, by phone or email.
- ◆ Encourages you to lease your home so you can buy it back over time.
- ◆ Collects a fee before providing any services to you.
- ◆ Instructs you to cease all contact with your lender, credit or housing counselors, lawyer or other legitimate experts.
- ◆ Tells you to make your mortgage payments directly to him or his company (not the lender).
- ◆ Requires that you transfer your property deed or title to him or his company.
- ◆ Makes a promise that seems too good to be true, for example, instant cash with “no strings attached.”
- ◆ Tells you that as part of the deal you will need to move out of your house for some period of time for remodeling or other reasons.
- ◆ Offers to buy your house for cash at a fixed price that is not set by the housing market at the time of sale.

What should a homeowner *never* do?

- ◆ Don't be pressured to sign a contract. Take your time to review all documents thoroughly, preferably with a lawyer who is representing your interests only.
- ◆ Don't send or give your mortgage payments to someone other than your lender, even if he promises to make the payments for you.
- ◆ Don't sign away ownership of your house to anyone without advice from a credit or housing counselor or lawyer.
- ◆ Don't rely on verbal agreements. They mean nothing. Get all promises in writing and keep copies of all documents, especially those you sign.
- ◆ Don't sign anything containing blank lines or spaces. Scammers can add information later without your knowledge or approval.
- ◆ If you do not speak English, use your own translator. Don't depend on someone who is provided by the “rescuer.”
- ◆ Don't fall for promises often used to lure homeowners such as claims to save your credit rating, promises of instant cash, guarantees that a buyer will be found within a certain number of days, help in filing for bankruptcy to “stop the foreclosure” and offers of free rent or gifts. For more information, visit www.HousingHelpNow.org.

ALL FENCES AND GATES MUST BE 6' VERTICAL SHADOWBOX, NATURAL IN COLOR

You must get prior architectural approval prior to installing a fence.

Call the Welleby office at 749-6228 to get an Architectural Modification form and hi-light on a copy of your survey where you wish to install the fence.

A Stockade or a Horizontal fence **must be replaced with a 6' vertical shadowbox fence, natural in color** and you must submit an Architectural form to replace the current fence.

After your receive approval, you must also check with the City of Sunrise for the necessary permits.

THE FENCE SPECIFICATIONS ARE AS FOLLOWS:

CONSTRUCTION must be a 6' foot vertical shadowbox fence with a 6' vertical shadowbox gate.

GATES cannot be more than 4 feet wide.

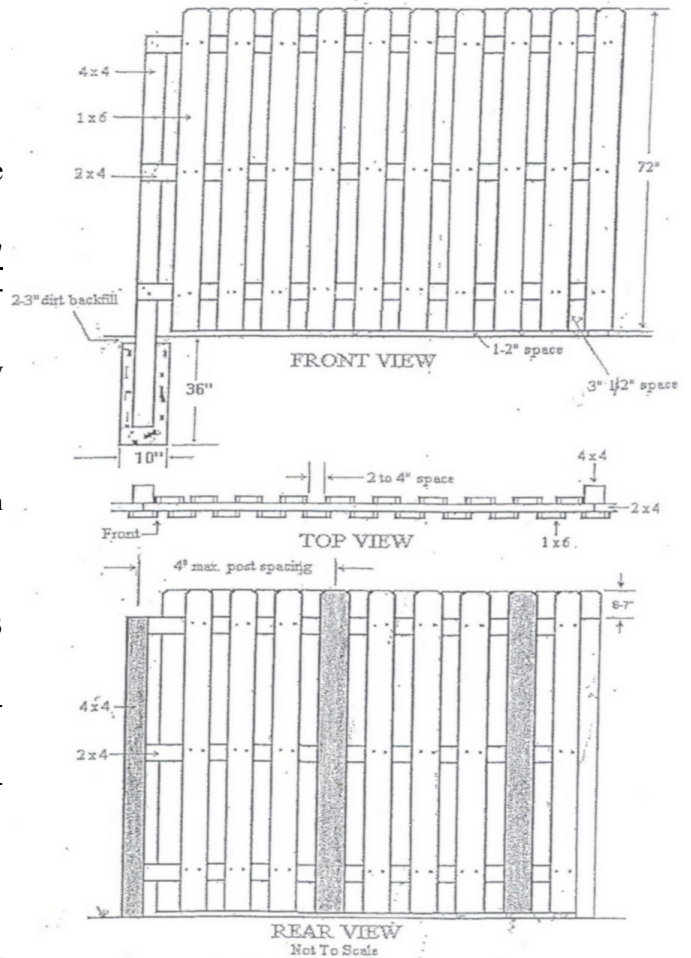
SLATS are 6" wide and a minimum of 1/2 inch thick; there is to be 3 1/2 inches between the slats.

POSTS are 4" x 4" and must have 2 feet of the post imbedded in cement (usually 1/2 to 3/4 bag per post).

SUPPORTS: There are three (3) 2" x 4" supports installed horizontally (top, middle, and bottom) on a 2" edge.

IF YOU BELONG TO ANOTHER ASSOCIATION, GET THEIR PRIOR APPROVAL BEFORE SUBMITTING YOUR REQUEST TO WELLEBY.

Example of a Shadow Box Fence



BOARD OF DIRECTORS

Welleby Board of Directors

President.....	Paul Callsen
Vice President....	James Neipris
Treasurer.....	Cindy Hannes
Secretary.....	Irina Tokar
Director.....	Bruno Condron
Director.....	Vacant
Director.....	Wayne Cole
Director.....	Juan Gisbert
Director.....	Helene Milman
Director.....	Donna Connally
Director...	Dave Abderhalden
Director.....	Vacant



WELLEBY

CHECK OUT BEST GAS PRICES IN OUR AREA AT:

http://www.motortrend.com/gas_prices

Mon-Friday.....9 a.m.—5 p.m.

P. O. BOX 450370, SUNRISE, FL 33345

NEW OFFICE ADDRESS:
3489 N. HIATUS ROAD, SUNRISE, FL 33351

TEL (954)749-6228
FAX (954)748-2440

Visit us on the web at www.welleby.net to request your login and password. Email address is info@welleby.net

Welleby Staff

Pat Straight.....	Property Manager
Franca Jimenez	Admin Assistant
Grady Martin.....	Code Enforcement
G. Medina	Maintenance