



Newsletter

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Property Manager

Pro Community Management Inc.
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Comments & Inquiries

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Next Board Meeting

March 27, 2018
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Homeowners' Forum

Join us at our Board meetings if you have ideas or issues to discuss.

Cannot attend a Board meeting but have a question?

Email your questions to us at info@thelandingsatweston.com

We will include selected questions in our next quarterly newsletter.

Community Headlines

- ❖ Landings Reminders
- ❖ Architectural Review
- ❖ Street Repairs
- ❖ Home Sales
- ❖ Inspections
- ❖ Financials



Landings Reminders

We have a number of new homeowners during the past year. It reminds us that The Landings is a very unique and desirable community.

The Landings Community Rules and Policies and Organizational Documents are posted on the website (thelandingsatweston.com) for your convenience.

Based on recent correspondence from homeowners, we have a few reminders regarding simple policies that are designed to keep The Landings safe, friendly and looking its best.

Neighbor to Neighbor If you have any issues with your neighbors, please speak to them directly before contacting the Property Manager.

Rentals Airbnb and other short term home rentals are prohibited. Any home rental must initially be for at least one year and the rental application must be completed and approved prior to renting your home and a \$500 deposit must be paid.

Garbage Cans Garbage cans must be removed from the street on Monday and Thursday nights and put out of sight in your garage or on the side of your house. Your neighbors do not want to look at your garbage cans.

Street Parking Overnight street parking is prohibited. During daytime, homeowners and guests should park in the driveway whenever possible. Streets, cul de sacs, swales, and access to mailboxes and hydrants must be clear for residents, school busses, mail delivery and emergency/commercial vehicles.

Feeding Animals Please do not leave food out for the birds and other animals. The food and animals attract alligators in the lakes.

Hedges Hedges must be neatly trimmed at all times. Neighbors should discuss the trim heights and trim schedules for hedges along their property lines. There is generally no need for hedges to exceed 10-12 feet.

Roofs Please keep your roof clean by power washing it on a regular basis. Applying a fungicide may slow the dirt buildup.

Pets February is Responsible Pet Ownership Month. Per Weston ordinance, please pick up after your dog. The park and other common areas and your neighbor's lawn are not litter boxes. There are 2 stations in the park that provide free waste bags and trash containers. The park is cleaned 3 times each week.

Street Repairs

The street repair project (to repair tree root damage to the asphalt and valley gutters) has started. Pelican and Mallard are complete.

The locations selected for repair were determined based on the severity of root damage to the valley gutters and the asphalt. In many cases the roots were growing under the valley gutter and then up through the asphalt.

The asphalt and valley gutters are removed. DynaServ then digs out the roots and cuts them back along the base of the tree.

After inspections from the City of Weston, the new valley gutters are poured and the asphalt is replaced.

Despite efforts to slope the new valley gutters toward the nearest catch basin, there is no guarantee that water will not continue to puddle in the immediate or adjacent areas.

Inspections

Inspection reports are being issued to homeowners by the Property Manager.

Inspections are generally done quarterly in order to maintain a clean and consistent look throughout the community and to be in compliance with Weston codes.

65 roofs require immediate cleaning. Other homes require improvements to landscaping, including new mulch, debris cleanup, trimming of palm trees and the trimming of hedges.

If you have received a violation notice, please take corrective action within 30 days. If you require additional time, please contact Mr. Ellman, the Property Manager (954-349-1037). Email: info@procommunitymgmt.com

Please note that common areas and homeowner sidewalks and valley gutters are scheduled to be pressure washed by the Association later this year.

Architectural Review

New roofs are currently being replaced throughout the community.

The Landings is now reaching the time when many homeowner roofs need to be replaced and homes need to be repainted.

As a reminder, any improvements, major repairs/replacements, paint colors, roof tile colors or changes to the exterior of your home, require approval from the Association in advance of the commencement of the work. The homeowner is responsible for obtaining any permits required by the City of Weston.

Only licensed and insured contractors are permitted to work in The Landings.

The Architectural Review Application and the Exterior Paint Guidelines can be downloaded from The Landings website (under Forms & Docs).

Home Sales

Presented By Ruth Bettini
Broker Associate/Realtor
United Realty Group, Inc.
Cell: 954-260-6504
Email: ruthbettini@gmail.com

		Price	Sq. Ft.
Homes For Sale			
1	152 Dockside Circle	\$1,125,000	5,523
2	384 Mallard Road	\$1,100,000	4,803
3	125 Dockside Circle	\$1,099,000	5,534
4	101 Dockside Circle	\$1,099,000	4,537
5	418 Mallard Lane	\$1,072,000	5,027
6	308 Egret Lane	\$797,000	4,215
7	313 Mallard Road	\$790,000	3,171
8	304 Egret Lane	\$708,807	2,981
9	270 Landings Blvd.	\$675,000	3,695

Recent Home Sales

1	104 Dockside Circle	\$1,026,000	4,872
2	112 Dockside Circle	\$1,025,000	5,393
3	378 Mallard Road	\$815,000	3,104
4	133 Dockside Terr	\$776,000	4,945
5	225 Landings Blvd.	\$765,000	3,890
6	395 Mallard Road	\$650,000	3,499
7	204 Landings Blvd	\$615,000	3,066

Financial Report

	December 2017 YTD (Unaudited)	
	Actual	Budget
Operating Fund		
Income		
Assessments	\$466,074	\$466,074
Other	9,107	5,000
Hurricane Assesment	119,556	
	594,737	471,074
Expenses		
Administrative	51,205	56,864
Gate Access	165,700	171,600
Landscaping	153,961	160,570
Maintenance	38,814	50,240
Utilities	24,740	25,800
Holiday	6,547	6,000
Transfer to Street Fund	29,720	0
Hurricane Cleanup	124,050	0
	594,737	471,074
Net Income	\$0	\$0

Reminders and Guidelines

Architectural Review Committee

Guidelines & Request Form

Please remember that you must receive architectural approval for any exterior changes PRIOR to doing the work.

Failure to do so may result in fines or the need to remove or change any improvements. Both of these options can prove costly.

Forms are available for download on the website. To submit the Architectural Request form, please email us at info@thelandingsatweston.com and info@procommunitymgmt.com.

If all the documents are complete, we will try to review and approve the requests within 2 weeks.

If anyone is interested in serving on the Architectural Review Committee, please email us at info@thelandingsatweston.com.

Park Usage & Reservations

The Park is available for homeowners to use for events, but you need to reserve it with the management company.

We will need the following:

- Park Reservation Application
- Release and Indemnification Agreement
- \$250 deposit at the time of reservation

Contact: Marianne Guarrera

Phone: (954) 349-1037

Email: info@procommunitymgmt.com

The forms are also available for download on the website.

Please remove all trash from the park and do not drive or park any vehicles on the grass.

Weekly & Bulk Trash Pickup

Weekly trash pickup is on Monday and Thursday.

Store trash bins and containers out of sight.

The 2018 bulk trash pickup dates are:

January 18th
 April 19th
 July 19th
 October 18th

Maintenance Fees

Quarterly fees are due on the 1st day of each quarter (January, April, July, October).

Avoid late fees and gate tag reactivation fees.

Payment must be received by the 15th of the month.

Gate tags are deactivated after 30 days if fees are not paid.

Important Phone Numbers

Property Management

Pro Community Management Inc.

Phone: (954) 349-1037

Address: 2645 Executive Park Drive
 Suite 111
 Weston, FL 33331

Property Manager Larry Ellman
 Marianne Guarrera
info@procommunitymgmt.com

The Landings' Gate House (954) 349-0722

Lake Maintenance (954) 385-2600

Nuisance Alligator Hotline (866) 392-4286

City of Weston (954) 385-2000

Police/Rescue (Non-Emergency) (954) 764-HELP

Advanced Cable (954) 753-0100

All Service (Trash Services) (954) 583-1830

City of Sunrise (Water/ Sewer) (954) 746-3232

Florida Power and Light (954) 797-5000

Recycling Bins (954) 765-4202, Ext. 221

Beautiful Mailbox Company (800) 856-6983

Street Light Outages-

Call our Property Manager (954) 349-1037

Commercial Vehicle Delivery Hours

In order to maintain the safety and tranquility of the community, The Landings restricts contractor activity and deliveries primarily to daytime hours.

No commercial traffic (moving vans, vendors, service trucks) will be allowed in the community outside of these hours:

- ❖ WEEKDAYS 8 AM – 6 PM
- ❖ SATURDAYS 9 AM – 5 PM
- ❖ No Deliveries on Sundays or Holidays

Security Reminder

Please remember to lock your car doors at all times and remove all valuables whether you are parked inside or outside The Landings.

We have many visitors and workers in the neighborhood each day. Unlocked cars make easy targets.