



Property Manager

Pro Community Management Inc.
Larry Ellman & Marianne Guarerra
Phone: (954) 349-1037

Comments & Inquiries

landingsatweston@gmail.com

Board of Directors

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Andrew Medina
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Communications

Bruce Gamache
Debra Boles
Rafael Soltero

Next Board Meeting

May 24, 2016
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

A meeting notice sign will be posted at least 48 hours prior to the meeting at the entrance.

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 landingsatweston@gmail.com

We will include selected questions in our next quarterly newsletter.

Community Headlines

- ❖ Neighbor to Neighbor
- ❖ Community Rules and Policies Updated
- ❖ Rental Agreement
- ❖ Website Update
- ❖ Q2 Community Inspections
- ❖ Comcast Update
- ❖ Home Sales
- ❖ Financial Report

Please clear leaves from valley gutters and storm drains to prevent street flooding.

Neighbor To Neighbor - Request For Vendor Survey

At the request of homeowners who have had poor experiences with certain contractors and vendors, we have been asked to conduct a survey of The Landings homeowners to determine which vendors they use and would recommend to their neighbors and new homeowners.

We have prepared a brief survey that will be distributed to all homeowners in April. We will aggregate the responses and post the summary to The Landings website under the Vendor tab.

We will indicate the number of total responses to the survey and list the number of recommendations that were received by each vendor.

The individual homeowner identity and recommendations will not be disclosed.

Only the aggregate information will be made public on The Landings website.

Please note that the Association and the Board of Directors do not recommend and do not endorse any vendor. All responses to the survey are recommendations from the homeowners.

All vendors operating in the Landings should be licensed and insured.

A preliminary tally from a test group of homeowners is included on the website so that you can see how the information will be presented.

The survey will be sent by email to all Landings homeowners. Please participate in the survey.

Community Rules and Policies Updated

In March the Board of Directors reviewed The Landings organizational documents and updated the various rules and policies.

The information is on the website under:

Forms & Docs

- Organizational Documents
- Florida Statutes for Associations
- Architectural Review Form
- Park Reservation Form
- Rental Application

Rules & Policies

- Community Guide –Rules & Policies
- Quarterly Assessments, Late Payments
- Gate Tags and Fees

Community Guide – Rules and Policies

This Guide provides the most comprehensive listing of rules and policies within the community and guidelines for exterior architectural modifications.

The information is included in 4 sections:

- Homeowner Payment For Property Repairs Related to Association Projects
- New Homeowner Information
- Other Community Rules & Policies
- Enforcement

Homeowners should contact the Association with any questions or issues not covered in the Guide.

Rental Agreement

A Landings homeowner may rent their home up to 2 times per year. The approval of the Association is required.

The Rental Application can be found on the website under Forms & Docs.

The homeowner and/or tenant must:

- Provide a copy of the lease
- Provide information about the tenant
- Authorize a background check of all tenants 18 years and older
- Abide by Florida statutes and Association rules
- Meet the screening criteria
- Pay the following fees and deposits:
 - \$100 application fee
 - \$50 background fee per tenant 18 years and older
 - \$500 homeowner deposit

Completed forms must be sent to the Property Manager. Application processing is approximately 14 days from the date that all required information and payments are received.

Website Update

Please visit our reformatted and updated website www.thelandingsatweston.com.

No passwords are required to use the site. We have only included information that can be shared with the public.

Board meeting dates are listed on the Home page as well as important phone numbers and trash pickup dates.

The updated Forms & Docs section includes organizational documents, Board agendas and minutes, annual audited financial statements, and architectural review, park reservation and home rental forms.

The Community Rules & Policies section includes the Community Guide – Rules and Policies and the quarterly assessment and gate tag policies.

The Vendor section will be updated with the results of the April homeowner vendor survey.

Q2 Community Inspections

The Property Manager will be driving through the community to perform a quarterly inspection.

The vast majority of the violation notices are for power washing dirty roofs and driveways and for fixing sod, mulch and other landscaping issues.

Please address any violation notices in a timely manner and contact the Property Manager if you have any questions.

Comcast Update

Comcast has asked for a meeting to present and explain its services to the homeowners. When they obtain final permit approval from the City of Weston, we will schedule the meeting. The timing may coincide with the May 24th Board meeting. They are currently finishing the final punch list of open items.

Home Sales

Presented By Ruth Bettini
 Realty Associates
 Cell: 954-260-6504
 Email: ruthbettini@gmail.com

Current Homes For Sale in The Landings

		Price	Sq Ft
1	267 Egret way	\$849,999	3,580
2	249 Landings Blvd	\$780,000	4,219
3	403 Mallard Road	\$775,000	4,044
4	302 Egret Lane	\$675,000	3,725

Pending Homes Sales in The Landings

		Price	Sq Ft
1	309 Egret Lane	\$785,000	3,721

Recent Homes Sold in The Landings

		Price	Sq Ft
1	384 Mallard Drive	\$935,000	4,773
2	312 Mallard Road	\$820,000	4,198
3	306 Egret Lane	\$800,000	3,515
4	337 Mallard Road	\$785,000	4,044
5	320 Mallard Road	\$780,000	3,763
6	390 Mallard Drive	\$735,000	4,321

Financial Report

	Feb 2016 YTD	
	Actual	Budget
Operating Fund		
<u>Income</u>		
Assessments	\$78,084	\$78,084
Other/(Bad Debt)	1,442	917
	<u>79,526</u>	<u>79,001</u>
<u>Expenses</u>		
Administrative	7,772	11,839
Utilities	4,060	4,000
Landscaping	16,538	20,567
Gate Access Control	26,788	27,384
Maintenance	4,286	11,566
	<u>59,444</u>	<u>75,356</u>
Net Profit (Loss)	<u>\$20,082</u>	<u>\$3,645</u>
General Replacement Fund		
<u>Income</u>		
Assessments	\$7,776	\$7,776
Interest/Comcast	516	405
	<u>8,292</u>	<u>8,181</u>
<u>Expenses</u>		
	0	0
Net Profit (Loss)	<u>\$8,292</u>	<u>\$8,181</u>

Reminders and Guidelines

Architectural Review Board

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.

To request forms and to submit the Architectural Request form, please email us at landingsatweston@gmail.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 landingsatweston@gmail.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.

Upcoming 2016 bulk trash pickup dates are:

April 21st

July 21st

October 20th

Maintenance Fees

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

Avoid late fees.

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

Important Phone Numbers

Property Management

Pro Community Management Inc.

Phone: (954) 349-1037

Address: 2645 Executive Park Drive
Suite 669
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

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.

All Commercial traffic (moving vans, vendors, service trucks) will not 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

Consider a shelter pet.

**"Saving one dog may not
change the world, but
the world will change for
that one dog".**