



Newsletter

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Property Manager

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Comments & Inquiries

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Debra Boles
Bruce Gamache

Next Board Meeting

July 28, 2020
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Community Headlines

- ❖ 2020 Graduates
- ❖ Turtles
- ❖ Alligators
- ❖ Flooding and Lakes
- ❖ Mailbox Upgrades and Sidewalk Repairs
- ❖ Home Sales
- ❖ Financial Report

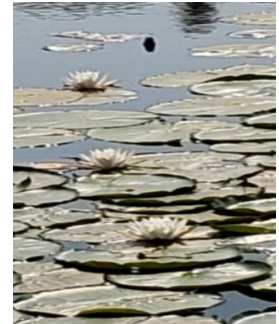


Photo by Debra Boles

Congratulations to 2020 Graduates

We would like to congratulate the 2020 graduates from all the schools in Weston. Despite the disappointment of cancelled proms and traditional graduations for the high school seniors, Cypress Bay High School, in coordination with the City of

Weston, celebrated on May 23rd with a parade of cars from the high school down South Post Road to Regional Park. Each student decorated their car showing their creativity and school spirit. Best wishes to all graduates.

How to Help Turtles Cross the Road

Recently there have been many turtle sightings as they try to cross the road.

If you happen to see a turtle that is at risk crossing the road, PETA recommends the following:

- Safely pull over.
- Carefully pick them up from the sides.
- Always move them in the direction they are going.
- Don't relocate them.
- Make sure they do not turn around.
- Never pick up a turtle by the tail.

Injured turtles (including those with cracked shells) may live for a long time.

Injured turtles can be taken to a vet, wildlife rehabilitator or the nearest animal shelter.

Alligator Sightings

A number of homeowners have reported seeing alligators in the lakes and along the shoreline. In some cases the alligators show no fear of humans. One homeowner reported an alligator attacking a dog.

A Guide to Living With Alligators is posted on The Landings website (thelandingatweston.com) under the News Tab.

Please note that alligators are found in all 67 counties in Florida. Most importantly – Never feed the alligators. It is dangerous and illegal. When fed, alligators associate people with food and overcome their natural wariness.

Nuisance alligators (more than 4 feet in length and posing a threat to people, animals or property) should be reported to the Alligator Hotline (866) FWC-GATOR or (866) 392-4286.

Flooding, Lakes and Water Management

A few reminders as we are about to enter the rainy season.

Dry conditions generally prevail from November to May. Summer rains however can create flooding problems in The Landings.

Homeowners are responsible for disposing of palm fronds and landscaping debris and clearing storm drains in the valley gutters.

Previously, during heavy rain storms, the streets in Pelican and Mallard have severely flooded due to small amounts of leaves blocking the drains.

Along with the wetland preserves, Weston has 1,877 acres of lakes, canals that they maintain.

These water bodies are an integral part of the City's water management system.

The Broward County Water Management Division is responsible for managing the overall water levels

The lakes and canals provide storage for storm water runoff. In the event of a major storm, they are lowered to accommodate increased runoff.

The storm drains empty into the lakes and the lakes connect to nearby canals. During periods of heavy rainfall, excess water is pumped from the canals into the Everglades or Atlantic Ocean.

Mailbox Upgrades and Sidewalk Repairs

Mailboxes

The mailbox project has been completed.

Each mailbox was repainted in black. New reflective numbers were installed. The red flags were removed, repainted and reinstalled and new springs were installed where needed. A follow-up punch list was made based on emails received from homeowners.

Sidewalk Repairs

The 2020 sidewalk repair project is scheduled to begin in July. The project will start in Pelican. Homeowners will be notified prior to commencement of the work in each neighborhood.

Homeowner irrigation systems next to each repair area will be checked before and after the repairs are made.

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	108 Dockside Circle	\$1,250,000	5,314
2	144 Dockside Circle	\$1,190,000	4,695
3	253 Landings Blvd	\$975,000	4,292
4	366 Mallard Road	\$799,000	3,297

Pending Sales			
1	308 Mallard Road	\$898,000	3,742
2	414 Mallard Lane	\$835,000	3,506
3	118 Dockside Circle	\$750,900	4,669
4	363 Mallard Road	\$699,900	3,523
5	304 Mallard Road	\$667,000	3,480

Recent Home Sales			
1	146 Dockside Circle	\$1,098,250	5,442
2	120 Dockside Circle	\$1,100,000	6,225
3	226 Egret Court	\$985,000	4,507

Financial Report

	March 2020 YTD (Unaudited)	
	Actual	Budget
Operating Fund		
<u>Income</u>		
Assessments	\$126,360	\$126,360
Other	1,680	1,003
	<u>128,040</u>	<u>127,363</u>
<u>Expenses</u>		
Administrative	13,646	15,703
Gate Access	43,385	46,060
Landscaping	33,334	32,293
Maintenance	4,324	5,185
Utilities	5,262	7,125
Other	898	4,997
	<u>100,848</u>	<u>111,363</u>
Net Income	<u>\$27,192</u>	<u>\$16,000</u>

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 2020 bulk trash pickup dates are:

January 23rd July 23rd
May 28th October 22nd

Maintenance Fees

Home owners may prepay maintenance fees annually in January or pay them in quarterly installments.

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 Bins/ Services) (954) 583-1830

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

Florida Power and Light (954) 797-5000

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.