



Newsletter

Editor Debra Boles
Contributor Barbara Abels
Bruce Gamache

Property Manager

Pro Community Management Inc.
Larry Ellman & Marianne Guarerra
Phone: (954) 349-1037
Email: info@procommunitymgmt.com

Comments & Inquiries

info@thelandingsatweston.com

Board of Directors

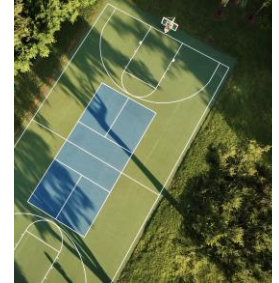
Debra Boles	President
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Steve Greenberg	Director
Michael Bakalar	Director

Next Board Meeting

July 20, 2021
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Road
Weston, FL 33326

Community Headlines

- ❖ Pickle Ball Tournament
- ❖ Street Replacement and Visitor Management System
- ❖ Listed Today - Sold Tomorrow
- ❖ Home Sales
- ❖ Reminders For New Homeowners
- ❖ Financial Report
- ❖ Roof Maintenance



Aerial Photo by Barbara Abels

Pickle Ball Tournament Anyone?

A homeowner suggestion to add pickle ball court lines to the resurfacing of the basketball court last year has been a resounding success.

The pickle ball court is busy every weekend. Which raised the question – Why not have a “get to know you” tournament among The Landings residents (of all ages)?

Rafael Soltero has volunteered to be the tournament director.

Interested? Please email your name(s) and address to raf_soltero@yahoo.com. Rafael will match up any singles to create 2 person teams.



Roy Paskow Action Photo by Barbara Abels

Listed Today - Sold Tomorrow

Florida Trend reports the growth in residential sales in 2021 is part of an overall economic boom in South Florida led by technology and venture capital companies relocating from Silicon Valley and the Northeast.

Florida draws the second highest number of movers from other states, following only Texas. Florida is gaining more than 600 new residents every day.

Historically low mortgage rates and a low inventory of single family homes have resulted in increased prices.

The Landings continues to be a one of the most desirable communities in Weston.

In addition to the A+ rated school system, new buyers are attracted to The Landings due to its smaller size, well landscaped and maintained common areas, community park, dog friendly neighborhoods and overall value.

Currently there are no homes for sale. Homes in each neighborhood of The Landings are on the market for less than one week and homeowners are receiving multiple offers.

Reminders For New Homeowners

The next bulk pickup is Thursday July 22.

Trucks must be parked in the garage.

Any changes to the exterior of your home (including painting, landscaping, new roof) require HOA approval Prior To The Commencement of Work. The Architectural Review Application can be downloaded from Forms & Docs on The Landings website www.thelandingsatweston.com.

Only licensed and insured contracts will be approved. Deposits may be required.

If you have any questions, Debbie Boles, the Association President and head of the Architectural Review Committee, can help.

Roof Maintenance

Maintaining the curb appeal of each of each home in The Landings is a major factor in new homeowner interest and supporting property values.

Maintaining a clean roof is the responsibility of the homeowner.

Our property manager, Larry Ellman, drives through the community to evaluate the condition and appearance of the homes. Violation notice guidelines were relaxed last year due to Covid-19.

Please keep your roof pressure cleaned before you receive a violation notice. Consider using Roof-A-Cide or similar algae inhibitors to reduce mildew growth.

Street Replacement Project and Visitor Management System

The Street Replacement project is expected to begin later this year.

The project includes repairing valley gutters and curbing in the cul de sacs and entry damaged by tree roots, replacing and leveling pavers in the entrance and exit lanes near the guardhouse, and new asphalt, lines and road reflectors.

The project is funded by the 2021 and 2022 special assessments.

A new visitor management system (the same used in Weston Hills) is also being evaluated. It includes increased security using a dual gate system to enter The Landings and a smart phone based admissions system for visitors and vendors.

Home Sales

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

		<u>Price</u>	<u>Sq. Ft.</u>
<u>Pending Home Sales</u>			
1	313 Mallard Road	\$950,000	3,163

<u>Recent Home Sales</u>			
1	105 Dockside Circle	\$1,180,000	4,067
2	127 Dockside Circle	\$1,100,000	4,221
3	144 Dockside Circle	\$1,050,000	4,289
4	346 Mallard Road	\$980,000	3,814
5	142 Dockside Circle	\$977,000	4,080
6	370 Mallard Road	\$970,000	3,269
7	225 Landings Blvd	\$960,000	2,992
8	281 Landings Blvd	\$950,000	3,119
9	228 Landings Blvd	\$948,000	3,293
10	378 Mallard Road	\$945,000	3,104
11	244 Landings Blvd	\$937,500	3,181
12	397 Mallard Lane	\$920,000	4,814
13	208 Landings Blvd	\$890,000	3,045
14	308 Mallard Road	\$860,000	3,742

Financial Report

	May 2021 YTD (Unaudited)	
	<u>Actual</u>	<u>Budget</u>
<u>Income</u>		
Assessments	\$223,400	\$223,400
Other	6,085	6,175
	<u>229,485</u>	<u>229,575</u>
<u>Expenses</u>		
Administrative	21,693	23,330
Gate Access	71,414	75,617
Landscaping	68,883	65,295
Maintenance	19,857	20,159
Utilities	9,102	9,750
Other	500	500
	<u>191,449</u>	<u>194,651</u>
Net Income	<u>\$38,036</u>	<u>\$34,924</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 2021 bulk trash pickup dates are:

January 21st July 22nd
April 22nd October 21st

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.