



Newsletter

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Student Volunteers

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Property Manager

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Comments & Inquiries

info@thelandingsatweston.com

Board of Directors

Debra Boles	President
Scott Rassler	Vice President
Andrew Medina	Treasurer
Bruce Gamache	Secretary
Michael Bakalar	Director
Ron Jacobowitz	Director
Jaime Ovadia	Director

COMMITTEES:

Architectural Review

Debra Boles
Michael Bakalar
Scott Rassler

Landscaping/Facilities

Debra Boles
Ron Jacobowitz
Scott Rassler

Finance

Andrew Medina
Bruce Gamache
Rafael Soltero

Communications

Debra Boles
Bruce Gamache
Julia Gamache

Next Board Meeting

Sept 25, 2018
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Community Headlines

- ❖ Col. Glasser Retirement
- ❖ Student Volunteer Community Service Program
- ❖ New Street Signs
- ❖ Overnight Parking
- ❖ Guardhouse Visitor Management System



Alligator Sightings
Please Be Careful
Near the Lakes

Col. Glasser Retirement

A number of homeowners have inquired about Col. Glasser in the past few months. Debra Boles (Board President) received the letter below on June 15th and was asked that we send it to all homeowners.

Col. Glasser was a fixture in our community for many years. We wish him and his wife Gloria a well-deserved, happy and healthy retirement.

Dear Debbie,

It is with greatest, most heart-felt regrets, that I must notify you, all the members of the Board and with great affection, all the residents of The Landings of my immediate resignation per the orders of my cardiologist.

Although the open-heart surgery was successful, unfortunately, I am no longer physically able to carry out those duties that are required of me in my position at The Landings.

I would appreciate it if you could post this letter in your newspaper, so that my thanks can be conveyed to all the residents for the many kindnesses bestowed on me and my family for the past 20 odd years.

Rather than say "goodbye" ---- farewell for now. Hope to be able to see you all soon.

Most sincerely yours,

Colonel Irwin Glasser
June 15, 2018

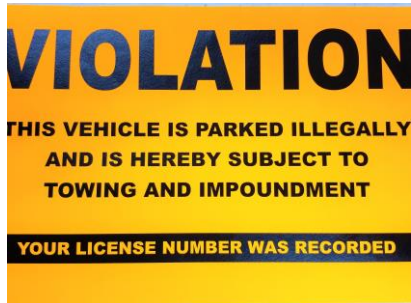
New Street Signs

New street sign poles and blades will be replaced in the next few months.

The new blades will be white letters on a green background. They are easier to read and will match those used by the City of Weston.



Overnight Parking



The Landings security company has roving patrols at night.

For security and safety reasons, parking on the streets overnight in The Landings is not permitted. Other Weston communities have the same policies.

If you have received a violation notice, please park your car in the garage or driveway.

Your cooperation is appreciated.

Student Volunteer Community Service Program

The Landings Student Volunteer Community Service Program involves learning about all the aspects of managing The Landings homeowner association.

Activities total more than 100 hours and include corporate governance (annual meetings, election of Directors, attending Board meetings, drafting Board agendas and minutes), community rules and policies, finance (annual budgets, monthly financials, finance committee meetings), communications (email blasts, newsletters, website and email list maintenance) and various community projects.

High schools students interested in the program and earning community service hours should send an email to info@thelandingsatweston.com

Guardhouse Visitor Management System

The Visitor Management System has recently been upgraded. The changes will reduce paperwork for the homeowner and property manager, increase efficiency and put more control in the hands of the homeowners.

The homeowner will be able to update their information online using a designated portal, including the permanent vendor/guest list and contact phone numbers.

In addition, using a new dedicated call in phone number, a new voicemail function will allow homeowners to leave voice instructions for the guards to admit a guest/vendor temporarily for 1-2 days.

Instructions will be issued at the end of August.

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>
Homes For Sale		
1 309 Egret Lane	\$934,900	3,733
2 345 Mallard Road	\$849,999	3,213
3 422 Mallard Road	\$849,000	3,900
4 358 Mallard Road	\$799,900	3,206
5 367 Mallard Road	\$799,900	3,899
Recent Home Sales		
1 152 Dockside Circle	\$1,100,000	5,523
2 125 Dockside Circle	\$1,060,000	5,534
3 104 Dockside Circle	\$1,026,000	4,872
4 112 Dockside Circle	\$1,025,000	5,393
5 347 Mallard Road	\$1,020,000	5,188
6 170 Dockside Circle	\$980,000	4,235
7 411 Mallard Road	\$870,000	3,620
8 308 Egret Lane	\$846,000	4,215
9 378 Mallard Road	\$815,000	3,104
10 236 Landings Blvd.	\$812,500	3,295
11 313 Mallard Road	\$760,000	3,171

Financial Report

	July 2018 YTD (Unaudited)	
	Actual	Budget
Operating Fund		
<u>Income</u>		
Assessments	\$272,160	\$272,160
Other	3,960	2,333
	<u>276,120</u>	<u>274,493</u>
<u>Expenses</u>		
Administrative	29,107	32,586
Gate Access	94,862	96,367
Landscaping	75,109	85,051
Maintenance	19,716	28,850
Utilities	13,698	16,625
Other	3,500	5,308
	<u>235,992</u>	<u>264,787</u>
Net Income	<u>\$40,128</u>	<u>\$9,706</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 2018 bulk trash pickup dates are:

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

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.