



## Newsletter

Editor Debra Boles  
Contributor Bruce Gamache

## Property Manager

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

[info@thelandingsatweston.com](mailto:info@thelandingsatweston.com)

## Board of Directors

Debra Boles	President
Scott Rassler	Vice President
Andrew Medina	Treasurer
Meredith O'Keefe	Secretary
Rick Lowes	Director
Steve Greenberg	Director
Michael Bakalar	Director

## Next Board Meeting

To Be Announced  
Tuesday @ 6:30 PM  
Zoom Call

## Community Headlines

- ❖ Annual Meeting
- ❖ 2020 Sidewalk Repairs
- ❖ Leaf Blower Ban
- ❖ Approved Paint Colors
- ❖ See Something – Say Something
- ❖ 2020 Maintenance
- ❖ Home Sales
- ❖ Financial Report



New Basketball Court

## Annual Meeting

The Annual meeting of The Landings Maintenance Association Inc. was held on October 28, 2020 at 6:30 PM at the Bonaventure Town Center Club at 16690 Saddle Club Road, Weston, FL 33326.

The three Voting Members from the neighborhood committees elected the following seven Directors:

Debra Boles	Michael Bakalar
Rick Lowes	Meredith O'Keefe
Steve Greenberg	Scott Rassler
Andrew Medina	

## 2020 Sidewalk Repairs

The 2020 sidewalk repair project is nearing completion, on schedule and on budget.

Approximately 45% of the sidewalks in the three neighborhoods and the park have been replaced since the program began more than five years ago.

Homeowners should check their irrigation systems that are adjacent to any 2020 repair areas. Any problems should be reported to the property manager by the end of November.

## Leaf Blower Ban Proposed in Ft. Lauderdale

The Sun Sentinel reports that Ft. Lauderdale mayor Dean Trantalis plans to draft an ordinance before the end of the year that would ban leaf blowers.

In addition to noise pollution, landscape trimmings get blown into the street. The debris winds up in storm drains, then gets swept into the waterways and, in the worst cases, results in algae blooms and water pollution.

Key Biscayne banned gas-powered blowers in 2018. The town of Palm Beach banned them on properties smaller than an acre in 2017, after years of debating whether to embrace an outright ban.

If a blower ban was put in place, the cost to homeowner associations would increase. Costs would go up due to labor. Using a rake and a broom to clean up could take an hour. And with a blower it would take just five minutes.

Landscape crews should blow the landscape trimmings into a pile, bag them and haul them away.

But not every company follows the rules.

Homeowners should speak to their landscapers to make sure that lawn debris is not blown into the street or storm drains.

## Approved Paint Colors

As a reminder to all homeowners, there is a list of approved exterior paint colors for the house, trim, front door and garage doors. Please do not have your painter guess the colors by looking at other homes.

The Sherwin Williams and Benjamin Moore paint books are available upon request to the property manager. If you have any questions, Debbie Boles, the Association President and head of the Architectural Review Committee, can suggest alternatives and show you houses in The Landings with the various color choices.

The approved colors must be noted on the Architectural Review application.

The list of approved colors is designed to provide variety but maintain a consistent look throughout the community to maintain property values.

## See Something – Say Something

The property manager can use your help. If you see something – say something.

Our property manager, Larry Ellman, drives through The Landings each week to check on vendors, the status of any projects (like sidewalk repairs, tree trimming or pressure washing), landscape maintenance in the common areas and the condition and appearance of the homes in each neighborhood.

If you see something unusual like alligators swimming in the lakes or a large bees nest or something that needs to be fixed such as street lights and landscape lighting in the common areas that are not working or irrigation leaks, please notify the property manager.

## 2020 Maintenance

Maintaining the look and feel of the community is a major factor in supporting property values. 2020 has been another busy year.

Additional sidewalks were repaired.

Mailboxes were cleaned and repainted in black to match the street signs and light poles. New reflective numbers were installed. Broken springs and flags were replaced.

The basketball court was resurfaced and new pickle ball court lines were included at the request of homeowners.

Sidewalks will be pressure cleaned in all the neighborhoods and common areas later this month.

The monument walls will be repaired and repainted before the end of the year.

## 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>
<b><u>Homes For Sale</u></b>		
1 144 Dockside Circle	\$1,099,000	4,289
2 105 Dockside Circle	\$1,080,000	3,863
3 378 Mallard Road	\$1,050,000	3,104
4 397 Mallard Lane	\$935,000	4,814
5 208 Landings Blvd	\$889,900	3,045
6 374 Mallard Road	\$869,900	3,398
7 295 Egret Lane	\$779,900	3,042
8 288 Landings Blvd	\$764,900	2,898

### **Recent Home Sales**

1 127 Dockside Circle	\$1,100,000	4,221
2 308 Mallard Road	\$860,000	3,742
3 260 Landings Blvd	\$818,000	3,029
4 414 Mallard Lane	\$810,000	3,506
5 366 Mallard Road	\$685,000	3,297
6 304 Mallard Road	\$670,000	3,480
7 363 Mallard Road	\$640,000	3,523

## Financial Report

	Sept 2020 YTD (Unaudited)	
	<u>Actual</u>	<u>Budget</u>
<b><u>Income</u></b>		
Assessments	379,080	\$379,080
Sidewalk Repairs	224,234	224,234
Other	5,062	3,001
	<u>608,376</u>	<u>606,315</u>
<b><u>Expenses</u></b>		
Administrative	42,141	47,182
Gate Access	134,020	138,208
Landscaping	102,779	102,797
Maintenance	29,378	29,464
Utilities	16,015	21,375
Sidewalk Repairs	232,739	232,739
Other	15,534	22,267
	<u>572,606</u>	<u>594,032</u>
Net Income	<u>\$35,770</u>	<u>\$12,283</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](mailto:info@thelandingsatweston.com) and [info@procommunitymgmt.com](mailto: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](mailto: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](mailto: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 21<sup>st</sup>    July 22<sup>nd</sup>  
April 22<sup>nd</sup>    October 21<sup>st</sup>

### Maintenance Fees

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

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

Avoid late fees and gate tag reactivation fees.

Payment must be received by the 15<sup>th</sup> 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](mailto: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.**