



Newsletter

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Property Manager

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Comments & Inquiries

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Julia Gamache

Next Board Meeting

July 24, 2018
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

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 info@thelandingsatweston.com

We will include selected questions in our next quarterly newsletter.

Community Headlines

- ❖ Go Fund Me: Col. Glasser
- ❖ BSO Home Safety Check
- ❖ Sidewalk Repairs
- ❖ Tree Trimming and Root Pruning
- ❖ Landscaping
- ❖ Home Sales & Financials



Go Fund Me: Col. Glasser

Dearest Debbie,

I'm sitting here in tears. We received the funds that were so generously contributed to assist us.

Words can't express our feelings. Thank you all.

Gloria



The message above was received by Debbie Boles (Board President) from Col. Glasser's wife Gloria on May 15th.

Col. Glasser has been an important part of this community on a daily basis for many years. The warm and generous response by The Landings homeowner's to help him and his family following his heart surgery is truly overwhelming.

More than \$8,200 was contributed. The funds will go to help during his rehabilitation period. Thank you all for your support and well wishes for Col. Glasser.

Sidewalk Repairs

The 2018 sidewalk repair project is complete. The final scope of the repairs was much greater than in prior years as the tree roots are now much larger and much more difficult to remove.

Heavy equipment (stump grinders and backhoes) are now required to remove the tree roots under the sidewalks and to properly cut the tree roots. Many irrigation lines and sprinkler heads were damaged by tree roots and were

repaired. In some cases the tree roots completely surrounded the irrigation lines.

The pro forma cost to repair sidewalks damaged by roots is about \$80 per linear foot or \$400 per section.

The next phase of this multiyear sidewalk repair program is scheduled for Q1 2019. The cost will be included in the 2019 annual budget.

Landscaping

In a well-manicured community, great landscaping is expected. New flowers were recently installed at the monument signs at the entrance to each neighborhood and The Landings.

The spring months are the time to install new flowers which will tolerate the hot summer weather. Colorful Pentas for example are used throughout Weston.

Trim hedges and bushes before the summer rain and hot sun arrive in order to promote new growth.

Refresh the mulch surrounding these plants to control the inevitable growth of weeds and highlight the landscaping.

Trimming, pruning, and mulching don't require much money or effort. However, it gives new life to an overgrown yard.

BSO Home Safety Check

In a recent community news article in Our City Weston, the City of Weston was ranked #8 in the Top 100 Safest Cities in the U.S. by Neighborhood Scout.

As noted in the article, being a safe community to live and raise our children is a top priority in Weston. One of the extra security measures available to Weston residents from BSO is a daily home safety check when the resident is out of town. With summer vacation season approaching, residents can take advantage of this program by calling the Weston Office at 954-389-2010 or by printing the form at http://www.westonfl.org/media/docs/misc/2017_Home-Watch-Request.pdf.

Another tip: do not advertise that you are out of town on social media. Unfortunately it is not only your friends who might be watching.

Tree Trimming and Root Pruning

DynaServ is scheduled to trim the hardwood trees in the swales in front of each house, in the park and along Landings Blvd in the next few months.

The palm trees along Landings Blvd, in the park and in the cul de sacs are trimmed 2 times per year, once in early summer and once before the holiday lights are installed.

The home owner is responsible for pruning tree roots in their yard. If large tree roots are growing toward your house, contact a certified arborist and have the roots pruned before they cause damage to the foundation or the sewer lines.

Only have a certified arborist prune your trees. Damage to trees (even in your yard) may result in Weston code violations and fines.

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	347 Mallard Road	\$1,100,000	5,188
2	101 Dockside Circle	\$1,099,000	4,537
3	105 Dockside Circle	\$1,085,000	4,061
4	422 Mallard Road	\$895,000	3,900
5	411 Mallard Road	\$890,000	3,620
6	308 Egret Lane	\$849,000	4,215
7	236 Landings Blvd	\$825,000	3,295
8	391 Mallard Road	\$790,000	3,540
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	170 Dockside Circle	\$1,010,000	4,235
6	384 Mallard Drive	\$935,000	4,803
7	226 Egret Court	\$900,000	4,447
8	378 Mallard Road	\$815,000	3,104

Financial Report

	April 2018 YTD (Unaudited)	
	Actual	Budget
Operating Fund		
Income		
Assessments	\$155,520	\$155,520
Other	1,980	1,333
	<u>157,500</u>	<u>156,853</u>
Expenses		
Administrative	17,209	19,223
Gate Access	53,975	55,067
Landscaping	36,765	37,595
Maintenance	13,413	14,300
Utilities	7,863	9,500
Other	0	3,033
	<u>129,225</u>	<u>138,718</u>
Net Income	<u>\$28,275</u>	<u>\$18,135</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.