



**Newsletter**

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**Property Manager**

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**Comments & Inquiries**

info@thelandingsatweston.com

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Bruce Gamache  
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Andrew Medina

**Next Board Meeting**

September 26, 2017  
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](mailto:info@thelandingsatweston.com)

We will include selected questions in our next quarterly newsletter.

**Community Headlines**

- ❖ Water Water Everywhere
- ❖ Guardhouse Roof
- ❖ Trash Problems In The Landings
- ❖ Visitor Management System
- ❖ Root Pruning and Street Repairs
- ❖ Neighbor To Neighbor



**Water Water Everywhere**

Last month's rainstorm dropped more than 7 inches of rain on Weston. It was one of the worst weeks in the last 15 years.

Our property manager received a few calls from homeowners demanding action when the situation was clearly beyond the control of the Association.

Street flooding can occur even when all water management systems are operating properly and the drains are clear of debris.

When storm drains have reached maximum capacity and the lakes are full, there is nowhere for the water to go except to stay in the street near the basins.

All the lakes in Weston are connected and water levels are lowered at the same time.

The South Florida Water management District controls the pumping of lake water into the canals along Griffin Road and SR84 daily and then into the everglades.

Each town along the canals (Southwest Ranches, Davie, Plantation, Sunrise) pumps a specified amount each day from the lakes to the canals during heavy rains.

What to do?

Be safe, be smart and do not rush.

- Don't panic – follow the local weather reports.
- Drive slowly through standing water and test your brakes.
- Take the day off and work from home if possible.
- Beware of snakes and alligators.

**Trash Problems In The Landings**

Water bottles, soda cans, fast food containers and even an empty can of dog food have been dropped along the entry and exit lanes and around the new picnic tables adjacent to the basketball court. See the photo above as one example.

In addition, full doggie bags have been left on the ground and not properly disposed of in the park.

New trash cans were provided in the park when the new tables were delivered.

The tot lot, basketball court and trash cans (along with the guard house) are cleaned three times each week.

Please note that all residents are responsible for their guests and for cleaning up prior to leaving the park and basketball court. Parents please remind your children.

The Landings is a beautiful and special place to live. All homeowners need to do their part.

## Root Pruning and Street Repairs

We have received the permit for the project to prune the tree roots that are damaging the valley gutters and asphalt throughout The Landings.

The project is expected to commence the first week of September. We will issue an email blast to all homeowners detailing the schedule for each neighborhood prior to starting the work.

There are approximately 75 street locations that require repairs including repairing the asphalt in 4 cul de sacs.

In addition, the asphalt near the guardhouse in the entry and exit lanes will be repaired. This will require that we close the lanes and redirect traffic during the repairs.

The next phase of sidewalk repairs is scheduled for Q1 2018.

## Guardhouse Roof

The new guardhouse roof is almost complete. It is expected to last another 15+ years.

This is the final phase of the guardhouse repairs and upgrades that started last year. In addition to the new roof, the sewer line was repaired and the interior was upgraded (including new floor tile, lighting, furniture, electric and A/C).

## Visitor Management System

A new visitor management system has been installed. We are currently doing beta testing of the new features.

The new system will allow each resident to update their visitor/vendor list from their home computer rather than submitting changes to the property manager.

An update will follow in a few weeks.

## Neighbor to Neighbor

Our property manager has received a few calls and emails from residents requesting that he speak with a neighbor regarding issues related to trash cans that are not properly stored out of sight after scheduled pickups, overgrown hedges and other issues related to general maintenance and community policies.

We encourage all residents to first speak with their neighbors to resolve any compliance issues before contacting the property manager.

As a reminder, landscaping should be neat, properly mulched and trees/hedges trimmed. Trash cans, equipment and any other "stuff" should be kept out of sight.

The Community Guide – Rules and Policies is an easy to read summary that is included on the website [www.thelandingsatweston.com](http://www.thelandingsatweston.com) under the tab Rules and Policies.

## Home Sales

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

		Price	Sq. Ft.
<b>Homes For Sale</b>			
1	152 Dockside Circle	\$1,150,000	5,523
2	101 Dockside Circle	\$1,150,000	4,537
3	104 Dockside Circle	\$1,150,000	4,872
4	146 Dockside Circle	\$1,147,000	3,890
5	112 Dockside Circle	\$1,125,000	5,393
6	418 Mallard Lane	\$1,085,000	5,027
7	133 Dockside Terrace	\$1,025,000	4,995
8	270 Landings Blvd.	\$700,000	4,447
9	395 Mallard Road	\$699,000	4,380
10	363 Mallard Road	\$675,000	4,040
11	204 Landings Blvd.	\$649,900	3,759

### Recent Home Sales

1	317 Mallard Road	\$1,170,000	5,801
2	100 Dockside Circle	\$1,075,000	5,597
3	253 Landings Blvd.	\$900,000	5,172
4	341 Mallard Road	\$690,000	3,700

## Financial Report

	June 2017 YTD (Unaudited)	
	Actual	Budget
<b>Operating Fund</b>		
<u>Income</u>		
Assessments	\$233,037	\$233,037
Other	6,300	2,500
	<u>239,337</u>	<u>235,537</u>
<u>Expenses</u>		
Administrative	24,501	27,447
Gate Access	82,502	85,500
Landscaping	63,363	75,328
Maintenance	19,960	29,870
Utilities	11,995	12,900
Transfer to Reserves	25,000	0
	<u>227,321</u>	<u>231,045</u>
Net Income	<u>\$12,016</u>	<u>\$4,492</u>
<b>Replacement Fund</b>		
Income	\$52,215	\$52,473
Expenses	(20,680)	(85,000)
Net Income	<u>\$31,535</u>	<u>(\$32,527)</u>

## Reminders and Guidelines

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### 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 2017 bulk trash pickup dates are:

January 19<sup>th</sup>  
 April 20<sup>th</sup>  
 July 20<sup>th</sup>  
 October 19<sup>th</sup>

### Maintenance Fees

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

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### Property Management

#### Pro Community Management Inc.

Phone: (954) 349-1037

Address: 2645 Executive Park Drive  
 Suite 669  
 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 Services) (954) 583-1830

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

Florida Power and Light (954) 797-5000

Recycling Bins (954) 765-4202, Ext. 221

Beautiful Mailbox Company (800) 856-6983

Street Light Outages-

Call our Property Manager (954) 349-1037

## Commercial Vehicle Delivery Hours

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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.**