



**Newsletter**

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**Property Manager**

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**Comments & Inquiries**

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**Communications**

Debra Boles  
Bruce Gamache  
Julia Gamache

**Next Board Meeting**

September 24, 2019  
Tuesday @ 6:30 PM  
Bonaventure Town Center Club  
16690 Saddle Club Rd  
Weston FL 33326

**Community Headlines**

- ❖ **Sidewalk Repairs Q&A**  
What is the history of the repair program?  
  
How are repair locations selected?  
  
How are sidewalk repairs funded?  
  
What are the City permit requirements?
- ❖ Home Sales and Financial Report



Photo by Barbara Abels

**What Is The History of the Sidewalk Repair Program?**

Damage from tree roots has been an increasing problem throughout Broward County for many years. City and county code requirements have made it difficult and very expensive to remove and replace the trees.

The sidewalks at each address have been measured. There are about 6 miles of sidewalks in The Landings. Community safety is a top priority.

In 2014, a five year sidewalk repair program began. It was created to address and fund ongoing sidewalk issues that were created by the growing oak trees in the swales. Rather than shave uneven sections of the sidewalks, certain sidewalk sections generally in front of trees were removed, the roots were pruned and a new sidewalk was poured.

From 2014-2018, 2,600 linear feet of sidewalk (8% of the total) were replaced at a cost of about \$200,000. In addition, \$85,000 was spent repairing damage to valley gutters.

Beginning in 2019 a new and larger scope, multiyear program began. 4,500 linear feet of sidewalks (14% of total) will be repaired in 2019. A similar program is being reviewed as part of the 2020 budget.

Longer term, it is likely that most sidewalks in The Landings will need to be replaced.

**How Are Sidewalk Repair Locations Selected?**

As part of the annual budget process, the sidewalks at each address in The Landings are reviewed each year (generally September – November). The repair locations are noted and they are ranked. A small crack that will require repair in the future is a lower rank. A lifted sidewalk that requires immediate repair is a higher rank.

Board members visit certain repair locations and review/approve the location detail, scope of proposed repairs and the related funding requirements.

From 2014 – 2018, repair locations were generally just a few slabs (5 ft by 5 ft sections). Beginning in 2019, repair areas are much longer at each address. Repairing one slab often requires replacing 3 or 4 slabs to the left and right due to the size and growth of the underlying tree roots.

## How Are Sidewalk Repairs Funded?

Beginning in 2014, The Board adopted a five year sidewalk repair program in order to better project the estimated funding requirements and to manage the quarterly homeowner fees from year to year.

Costs were initially included in the General Replacement Fund and ranged from \$50,000 - \$80,000 per year. Cost savings from the Operating Fund were used to help fund the sidewalk repairs while keeping the overall quarterly fee increase each year to about 2%.

In late 2018 it became clear that the required scope of sidewalk repairs needed to be increased and will continue in the near future. 2019 repair costs exceed \$350,000.

Beginning in 2019, sidewalk repair costs are being funded with annual special assessments (as needed). This allows the Association to repair more sidewalks each year without inflating our quarterly fees.

At current rates it would cost more than \$2 million (\$8,000 per home) to replace the remaining sidewalks in the three neighborhoods and the park.

## What Are The City Permit Requirements?

After the Board approves the sidewalk repairs, a contract is signed with the vendor and the vendor applies for a permit with the City of Weston. Each repair location is listed on the permit. The permit fees are about 4% of the project cost.

The City of Weston requires a licensed contractor for the concrete work and a licensed arborist or tree trimmer to prune the roots.

Multiple city inspections are required throughout the sidewalk repair process.

After the damaged sidewalks are removed, the tree roots are pruned. The city inspects each cut on each tree. The repair area is then framed. The city inspects the framing for depth, slope and the condition of the base. After the new concrete is poured, the city inspects for ADA compliance (i.e. slope toward the street cannot exceed 2%), drainage and the transition connecting the new and old sidewalk and the pavers in the driveway apron. The final inspection includes reviewing the irrigation and backfill/sodding along the new sidewalks.

## Home Sales

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

<u>Homes For Sale</u>	<u>Price</u>	<u>Sq. Ft.</u>
1 120 Dockside Circle	\$1,150,000	6,225
2 144 Dockside Circle	\$1,069,000	4,695
3 418 Mallard Lane	\$999,999	5,027
4 348 Mallard Road	\$919,000	4,021
5 171 Dockside Circle	\$899,900	3,591
6 395 Mallard Road	\$899,999	3,486
7 389 Mallard Lane	\$879,900	3,567
8 363 Mallard Road	\$784,900	3,523
9 305 Egret Lane	\$799,000	3,472

### Recent Home Sales

1 317 Mallard Road	\$1,200,000	5,892
2 162 Dockside Circle	\$1,150,000	4,013
3 150 Dockside Circle	\$1,150,000	4,459
4 116 Dockside Circle	\$1,075,000	3,919
5 114 Dockside Circle	\$950,000	4,109
6 399 Mallard Road	\$940,000	3,858
7 309 Egret Lane	\$850,000	3,733
8 367 Mallard Road	\$725,000	2,899

## Financial Report

	August 2019 YTD (Unaudited)	
	Actual	Budget
<b>Operating Fund</b>		
<u>Income</u>		
Assessments	\$341,496	\$341,496
Less: Sidewalks	(40,000)	(40,000)
Other	4,560	2,668
	<u>306,056</u>	<u>304,164</u>
<u>Expenses</u>		
Administrative	36,416	37,865
Gate Access	119,439	112,800
Landscaping	76,296	86,220
Maintenance	16,339	31,155
Utilities	15,148	19,000
Other	0	3,333
	<u>263,638</u>	<u>290,373</u>
Net Income (Loss)	<u>\$42,418</u>	<u>\$13,791</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 2019 bulk trash pickup dates are:

January 17<sup>th</sup>    July 18<sup>th</sup>  
April 18<sup>th</sup>    October 17<sup>th</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.**