



Newsletter

Editor Debra Boles
Contributor Bruce Gamache

Student Volunteers

Julia Gamache
Andrew Grub
Christian Noble
Julian Vaida

Property Manager

Pro Community Management Inc.
Larry Ellman & Marianne Guarerra
Phone: (954) 349-1037
Email: info@procommunitymgmt.com

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

January 22, 2019
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Community Headlines

- ❖ Special Assessment For 2020 Street Replacement
- ❖ Annual Meeting
- ❖ 2019 Budget
- ❖ Practice T-L-C
- ❖ Tot Lot Refresh
- ❖ Home Sales
- ❖ Financial Report



Let's Go Kids
We are late for the Board Meeting

Special Assessment for 2020 Street Replacement

At the November 27, 2018 Special Board Meeting, the Board approved a \$3,000 special assessment per home, payable in quarterly installments over 2 years (2019 and 2020), to help fund the replacement of the streets. The street project is targeted to start in June/July 2020.

The Board decided to increase the special assessment rather than secure a 10 year loan since it relates to a lack of prior years' funding.

The Board explained that the special assessment is a result of the Association not funding a street replacement reserve for almost 20 years. Dedicated funding for the Street Fund began in 2015. The Street Fund cash balance is projected to be about \$100,000 in 2020.

The total street project is estimated to cost about \$800,000 based on vendor quotes received prior to the Board meeting.

Board will hire a qualified engineer as the Project Manager. He will review the scope of work, including the mill and overlay, paver repairs, Landings Blvd curb damage and cul de sac curb damage due to tree roots, and vendor pricing. He will prepare the documents and drawings needed to obtain the necessary City of Weston permits.

The final scope of work and related costs will be determined in Q1 2020 after assessing the condition of the streets, pavers, curbs and any related root damage.

Annual Meeting

The Annual meeting of The Landings Maintenance Association Inc. was held on September 25, 2018 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 seven Directors. Each neighborhood (Egret, Mallard and Pelican) has at least two Directors on the Board.

The Board and Committee members were rolled over from last year.

See the current Board, Officers and Committee members listed on this page.

The Board has agreed that Board meetings will be continue to be scheduled every two months in 2019 (January, March, May, July, September and November).

2019 Budget

The Board adopted the 2019 Budget at the November 27, 2018 Board meeting. The budget was sent to all homeowners in October.

Quarterly homeowner assessments for 2019 will increase from \$565 to \$580 (2.65%).

The entire 2019 fee increase is for sidewalk repairs and future street replacement.

	2018	2019
<u>Operating</u>		
Sidewalks	\$0	\$62
Other	480	465
	480	527
Gen'l Replacement	55	15
Street Replacement	30	38
	<u>\$565</u>	<u>\$580</u>

Practice T-L-C

Vehicle break-ins continue to be an issue in Weston. The best prevention against vehicle thefts is to practice T-L-C.

Take Out Valuables:

If you can leave your valuables at home, do so. Otherwise, take valuables with you rather than leaving them in your vehicle.

Lock Your Vehicle:

Verify that your vehicle is securely locked before leaving the parking area. Check the batteries on your remote locking and alarm activation devices on a regular basis.

Close Windows and Sun Roof:

Windows and a sun/moon roof allow thieves a quick and quiet way to enter your vehicle. Verify that your vehicle windows are rolled up and the sun/moon roof is closed before leaving the vehicle.

Tot Lot Refresh

The tot lot in the park has been renovated and cleaned.

Tree roots that were growing into the tot lot were pruned and tree limbs that were hanging over the fence were cut to ensure the safety of residents and visitors.

New certified playground mulch was installed over the entire lot and the equipment was pressure cleaned.

To maintain the condition of the tot lot, a formal maintenance plan has been established similar to the tree trimming maintenance plan.

A new budget line item has been established for tot lot maintenance. A complete refresh will be scheduled every 2-3 years in addition to quarterly cleanings.

Home Sales

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

	Price	Sq. Ft.
<u>Homes For Sale</u>		
1 114 Dockside Circle	\$1,199,000	4,109
2 162 Dockside Circle	\$1,199,000	4,013
3 144 Dockside Circle	\$1,179,000	4,695
4 116 Dockside Circle	\$1,125,000	3,919
5 395 Mallard Road	\$995,000	3,486
6 309 Egret Lane	\$895,000	3,733
7 345 Mallard Road	\$799,999	3,213
8 367 Mallard Road	\$799,900	2,899
9 358 Mallard Road	\$779,900	3,206

Recent Home Sales

1 347 Mallard Road	\$1,020,000	5,188
2 384 Mallard Drive	\$1,000,000	4,803
3 101 Dockside Circle	\$1,000,000	4,537
4 170 Dockside Circle	\$980,000	4,235
5 308 Egret Lane	\$846,000	4,215
6 391 Mallard Road	\$725,000	3,540
7 304 Egret Lane	\$640,000	3,783

Financial Report

	Oct 2018 YTD (Unaudited)	
	Actual	Budget
<u>Operating Fund</u>		
<u>Income</u>		
Assessments	388,800	\$388,800
Other	5,670	3,333
	394,470	392,133
<u>Expenses</u>		
Administrative	43,748	48,073
Gate Access	139,833	137,667
Landscaping	102,369	127,407
Maintenance	24,074	32,350
Utilities	19,700	23,750
Other	11,338	10,583
Est To Reserve Fund	30,000	0
	371,062	379,830
Net Income	<u>\$23,408</u>	<u>\$12,304</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 2019 bulk trash pickup dates are:

January 17th July 18th
April 18th October 17th

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.