



Newsletter

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Property Manager

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Comments & Inquiries

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Board of Directors

Debra Boles President
Scott Rassler Vice President
Andrew Medina Treasurer
Bruce Gamache Secretary
Ron Jacobowitz Director
Meredith O'Keefe Director
Jaime Ovadia Director

COMMITTEES:

Architectural Review

Debra Boles
Scott Rassler

Landscaping/Facilities

Debra Boles
Ron Jacobowitz
Scott Rassler

Finance

Ron Jacobowitz
Andrew Medina
Scott Rassler
Rafael Soltero

Communications

Debra Boles
Bruce Gamache

Next Board Meeting

January 29, 2020
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Community Headlines

- ❖ Annual Meeting
- ❖ 2020 Budget
- ❖ 2020 Sidewalk Repairs And Special Assessment
- ❖ Pickle Ball
- ❖ Mailbox Upgrades and Sidewalk Cleaning
- ❖ Home Sales
- ❖ Financial Report



Photo by Barbara Abels

Annual Meeting

The Annual meeting of The Landings Maintenance Association Inc. was held on October 29, 2019 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 Meredith O'Keefe
Bruce Gamache Jaime Ovadia
Ron Jacobowitz Scott Rassler
Andrew Medina

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

The Board approved a new meeting schedule for 2020. Meetings have been scheduled quarterly on the 4th Tuesday of January, April, July, and October.

The new meeting schedule will facilitate discussing and approving the annual budget later in the year.

Additional meetings will be held on an as needed basis.

2020 Budget

The Board adopted the 2020 Budget at the December 17, 2019 Board meeting. The budget was mailed previously to all homeowners.

Quarterly homeowner assessments for 2020 will increase from \$580 to \$590 (1.72%).

	2019	2020
Operating	465	520
Sidewalks	62	35
Gen Replacement	15	25
Street Replacement	38	10
	<u>580</u>	<u>590</u>

The 2020 Operating budget includes an increase for the guards to \$13.00 per hour and one pressure cleaning for homeowner sidewalks.

The General Replacement and Street Replacement funds have been budgeted at levels which represent the funding rates required for the next few years.

Major improvements are scheduled in the next 3 years (2020 - 2022). Mailboxes and the basketball court will be upgraded (2020), 40% - 50% of the sidewalks in the 3 neighborhoods will have been replaced (2020) and the streets will be repaired and replaced with new asphalt and lines (2021-2022).

2020 Sidewalk Repairs And Special Assessment

Safety is the major objective and priority in addressing the sidewalk damage caused by tree roots. The scope and cost of repairing the sidewalk damage has increased significantly in the last 2 years as the tree roots get larger

The 2020 budget includes additional sidewalk repairs, similar in scope to the 2019 repairs, that will address safety issues.

Based on current estimates, upon completion of the 2020 repairs 40% - 50% of the sidewalks in the three neighborhoods will have been replaced since the repair program began in 2014.

At the December 17, 2019 Board meeting, the Board approved a \$1,500 per home special assessment to fund the sidewalk repairs.

Pickle Ball

Repairs to the basketball court are scheduled in 2020 as part of the ongoing Landings maintenance program. This includes resurfacing the court and adding new lines. The backboards and rims have already been replaced.

We have a number of homeowners who play pickle ball. They have asked that the basketball court be modified and extended if necessary to include an area for pickle ball posts and court lines. A pickle ball court is 40' x 20'.

The required modifications are currently being evaluated. The Board is expected to approve the project at the January 28, 2020 Board meeting.

Mailbox Upgrades and Sidewalk Cleaning

The 2020 budget includes scheduled repairs for the homeowner mailboxes.

Each mailbox will be cleaned and repainted in black to match the street signs and light poles. New reflective numbers that are easier to read at night will be installed.

In addition each mailbox will be inspected. Broken springs and flags will be replaced. Any mailboxes that have been affected by tree roots will be straightened.

The 2020 budget includes pressure cleaning homeowner sidewalks one time before the year-end holidays. Note that sidewalk repairs are scheduled from spring through the summer in 2020 and will include all three neighborhoods.

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		
1 226 Egret Court	\$1,185,000	4,507
2 120 Dockside Circle	\$1,150,000	6,225
3 253 Landings Blvd	\$1,085,000	4,292
4 244 Landings Blvd	\$949,000	3,181
5 389 Mallard lane	\$850,000	3,567
6 363 Mallard Road	\$749,900	3,523
7 304 Mallard Road	\$725,000	3,480
Recent Home Sales		
1 317 Mallard Road	\$1,200,000	5,892
2 170 Dockside Circle	\$980,000	4,235
3 114 Dockside Circle	\$950,000	4,109
4 399 Mallard Road	\$940,000	3,858
5 171 Dockside Circle	\$875,000	3,591
6 309 Egret Lane	\$850,000	3,733
7 378 Mallard Road	\$850,000	3,104
8 211 Landings Blvd	\$725,000	2,953

Financial Report

	Oct 2019 YTD (Unaudited)	
	Actual	Budget
Operating Fund		
Income		
Assessments	376,870	\$376,870
Other	5,460	3,333
	<u>382,330</u>	<u>380,203</u>
Expenses		
Administrative	44,711	46,475
Gate Access	146,419	141,000
Landscaping	119,428	105,332
Maintenance	23,134	33,505
Utilities	18,812	23,750
Other	3,363	4,167
	<u>355,867</u>	<u>354,229</u>
Net Income	<u>\$26,463</u>	<u>\$25,975</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 2020 bulk trash pickup dates are:

January 16th July 16th
April 16th October 15th

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.