



Newsletter

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Debra Boles
Bruce Gamache
Julia Gamache

Next Board Meeting

March 26, 2019
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Community Headlines

- ❖ Vendor Insurance
- ❖ Rats
- ❖ Exterior Paint Colors
- ❖ Home Sales
- ❖ Sidewalk Repairs and Special Assessment
- ❖ Financial Report



New Gator Sightings

Please Be Careful
Near The Lakes

Vendor Insurance

By Andrew Grub

When a homeowner makes any structural or architectural change to the outside of their home, they must complete and submit an Architectural Review Application, including a vendor insurance form, prior to commencement of the work. HOA review/approval takes about one week.

Vendors must be licensed and insured. Commercial insurance requirements include automotive, general liability, and workers' compensation insurance.

The application and instructions and an example of the standard commercial

insurance form are on The Landings website under the tab Forms & Docs.

The vendor insurance requirement protects both the Association and the homeowner, since the homeowner is responsible for all damage done by contractors, subcontractors, or guests. In the past few years, mailboxes have been damaged and sidewalks have been cracked by vendors.

If repairs are required, the Association collects directly from the homeowner. The homeowner then must collect from the contractor to get reimbursed.

Exterior Paint Colors

By Christian Noble

Homeowners are required to submit an Architectural Review Application if they paint the exterior of their home. Exterior Paint Guidelines are included on The Landings website under Forms & Docs. Books with approved paint colors can be requested by sending an email to info@thelandingsatweston.com.

Recently some homeowners have questioned the need for paint color restrictions used on the exterior of homes. The answer is simple. Choosing from previously established color schemes preserves consistency, maximizes the

appearance of each neighborhood and increases property values.

Despite some perceived limitations, residents have a wide variety of options. The Landings' color palette uses warm colors such as cream, brown, and beige. Every approved stucco color and trim combination has been precisely paired by professionals.

It is important to note that there is no such thing as "solid" or "plain" white. Every white has a very subtle hue of yellow, green, blue, or red.

Sidewalk Repairs and Special Assessment

By Julian Vaida

Safety is the major objective in addressing the sidewalk damage caused by tree roots. The next sidewalk repair program is scheduled to begin in May. It will take about one year to complete. Repairs will be done in all three neighborhoods, the park and portions of Landings Blvd. The repair locations have been marked with orange or green dots. The work is expected to be done one area at a time starting with Mallard.

Any damage to sod, irrigation pipes or sprinkler heads resulting from the work will be repaired. Sprinkler systems will be tested in advance and homeowners will be notified of any broken irrigation prior to commencement of the work at that address.

The current repairs include more than 4,500 linear feet and are projected to cost more than \$350,000.

Beginning in 2014, sidewalk repairs were funded from the Operating Fund or the Replacement Fund. However, the scope and cost of repairing tree root sidewalk damage has increased beyond prior years repairs.

Starting in 2019, root damage repairs to sidewalks and valley gutters will be funded from special assessments. Future assessments will be required. It is expected that most of the sidewalks in The Landings will need to be replaced over time. From 2014 – 2018 approximately 10% (2,500 LF) of the sidewalks in the three neighborhoods were replaced.

A new fund on the financial statements and a dedicated bank account will insure the accuracy and transparency of ongoing repair costs and related funding.

Rats

By Christian Noble

Some homeowners have reported rat problems. Please DO NOT spread rat poison around your yard and house. Instead, contact a pest control specialist to handle the situation appropriately.

Rat poison and other rodenticides are specifically designed to be appealing to animals, so it isn't a surprise that other wildlife that are crucial to the environment, such as birds of prey and raccoons, have been inadvertently meeting the same fate as the desired targets. Rodenticides are also extremely dangerous to small children and pets.

Bird feeders can attract rats. It is especially important that pet food is not left outdoors. It is unlikely that rats will choose to nest in a well-kept and frequently manicured yard, so we advise that your yard be regularly maintained.

Home Sales

Presented By Ruth Bettini
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 United Realty Group, Inc.
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 Email: ruthbettini@gmail.com

		<u>Price</u>	<u>Sq. Ft.</u>
<u>Homes For Sale</u>			
1	144 Dockside Circle	\$1,139,000	4,695
2	171 Dockside Circle	\$1,100,000	3,591
3	418 Mallard Lane	\$999,999	5,027
4	114 Dockside Circle	\$999,000	4,109
5	395 Mallard Road	\$969,000	3,486
6	309 Egret Lane	\$874,900	3,733
7	367 Mallard Road	\$779,000	2,899
8	345 Mallard Road	\$759,990	3,213

<u>Recent Home Sales</u>			
1	162 Dockside Circle	\$1,150,000	4,013
2	152 Dockside Circle	\$1,100,000	4,872
3	116 Dockside Circle	\$1,075,000	3,919
4	347 Mallard Road	\$1,020,000	5,188
5	384 Mallard Drive	\$1,000,000	4,803
6	101 Dockside Circle	\$1,000,000	4,537
7	170 Dockside Circle	\$980,000	4,235
8	308 Egret Lane	\$846,000	4,215

Financial Report

	<u>Dec 2018 YTD (Unaudited)</u>	
	<u>Actual</u>	<u>Budget</u>
<u>Operating Fund</u>		
<u>Income</u>		
Assessments	466,560	\$466,560
Other	6,780	4,000
	<u>473,340</u>	<u>470,560</u>
<u>Expenses</u>		
Administrative	53,036	58,056
Gate Access	172,413	167,000
Landscaping	142,714	156,204
Maintenance	30,388	45,700
Utilities	23,683	28,500
Other	17,636	15,100
Est To Reserve Fund	33,470	0
	<u>473,340</u>	<u>470,560</u>
Net Income	<u>\$0</u>	<u>\$0</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.