



Newsletter

Editor Debra Boles
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Property Manager

Pro Community Management Inc.
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Comments & Inquiries

info@thelandingsatweston.com

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Scott Rassler
Rafael Soltero

Communications

Debra Boles
Bruce Gamache

Next Board Meeting

April 28, 2020
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Community Headlines

- ❖ New Guard Company
- ❖ Sidewalk Repairs
- ❖ Basketball Court and Pickle Ball Court
- ❖ Mailbox Upgrades
- ❖ Home Sales
- ❖ Architectural Review
- ❖ Financial Report



Photo by Barbara Abels

New Guard Company

Effective March 8th, Platinum Group Security has been hired to manage The Landings guards and gate access. Platinum was recently hired in Weston Hills.

One of the guards, Roosevelt Emile will continue with Platinum. Willie Thomas, a long time guard, has retired to care for his ailing mother.

The new agreement brings significant benefits to The Landings, including cost savings, improved operational and supervisory support and increased roving.

Under the new contract, all guards will be paid \$13.00 per hour.

In order to reduce the visitor lines at the guard house, all homeowners are encouraged use the online link to make changes to their vendor and guests lists.

The link and instructions can be found on the homepage of The Landings website www.thelandingsatweston.com. If you do not know your login in or password, please contact the Property Manager, Larry Ellman (954) 349-1037. He will walk you through the intial set up.

Basketball Court and Pickle Ball Court

At the request of a group of homeowners, the Board reviewed a number of options to add a pickle ball court to the scheduled maintenance upgrade and resurfacing of the basketball court.

In order to insure that at least one half of the basketball court can be used for basketball at all times and that there is a safe separation of those using the court at the same time, the Board agreed to convert the basketball court into a multi-use court.

A portion of the existing court will be extended approximately 14 feet into the park along The Landings Blvd side.

The entire court will be resurfaced. New lines for the basketball court and the pickle ball court will be added.

Portable pickle ball nets will be used to facilitate removal after the completion of play. It will allow both basketball nets to be used when pickle ball is not being played.

The project requires a permit from the City of Weston and is currently scheduled to begin in late summer.

Pickle ball has gained popularity in the past few years throughout the country. The new court will be the first amenity that has been added in The Landings.

Architectural Review

Many homeowners in The Landings are replacing roofs and making other exterior upgrades.

All exterior house modifications require advance approval of the Architectural Review Committee to insure compliance with existing guidelines. The objective is to protect community property values by maintaining a consistent look and curb appeal. All improvements should be consistent with the neighboring homes.

Modifications include new roofs, roof tile colors, replacement and colors of garage doors and front doors, exterior trim and paint colors and any major changes to landscaping.

The Architectural Review application and instructions are available on the website www.thelandingsatwseston.com under Forms & Docs.

Sidewalk Repairs

The 2020 sidewalk repair project is expected to begin in the next few months. The overall process in 2019 worked very well and will be used this year.

Homeowners will be notified prior to the commencement of the repairs in each neighborhood. Cars should be parked in the garage to avoid any damage from equipment or sidewalk concrete dust. Homeowners will not be reimbursed for car washes.

All irrigation in the repair areas will be tested prior to the repairs. Sprinkler heads and pipes will be replaced as needed and tested upon completion of the work. All irrigation repairs and any sod replacement will be done by the sidewalk vendor (Sunset Maintenance).

Mailbox Upgrades

Scheduled upgrades and repairs for homeowner mailboxes are expected to begin in April.

Each mailbox will be cleaned and repainted in black to match the street signs and light poles on Landings Blvd.

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.

Some mailboxes have been impacted by tree roots in the swale. These mailboxes will be straightened.

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>Pending Home Sales</u> | | |
| 1 226 Egret Court | \$1,150,000 | 4,507 |
| 2 120 Dockside Circle | \$1,150,000 | 6,225 |
| 3 146 Dockside Circle | \$1,147,000 | 5,442 |
| 4 253 Landings Blvd | \$975,000 | 4,292 |
| 5 304 Mallard Road | \$725,000 | 3,480 |

Homes For Sale

| | | |
|--------------------|-----------|-------|
| 1 218 Egret Court | \$890,000 | 3,890 |
| 2 414 Mallard lane | \$886,000 | 3,506 |
| 3 366 Mallard Road | \$799,000 | 3,297 |
| 4 363 Mallard Road | \$699,900 | 3,523 |

Recent Home Sales

| | | |
|-----------------------|-----------|-------|
| 1 394 Mallard Lane | \$939,888 | 4,508 |
| 2 171 Dockside Circle | \$875,000 | 3,591 |
| 3 348 Mallard Road | \$863,000 | 4,021 |
| 4 263 Egret Way | \$800,000 | 3,288 |

Financial Report

| | Dec 2019 YTD (Unaudited) | |
|---------------------------------------|--------------------------|----------------|
| | Actual | Budget |
| <u>Operating and Sidewalks</u> | | |
| <u>Income</u> | | |
| Assessments | \$452,244 | \$452,244 |
| Sidewalk Repairs | 424,500 | 424,500 |
| Other | 6,420 | 4,000 |
| | <u>883,164</u> | <u>880,744</u> |
| <u>Expenses</u> | | |
| Administrative | 54,890 | 56,085 |
| Gate Access | 179,677 | 171,700 |
| Landscaping | 145,432 | 148,604 |
| Maintenance | 37,901 | 39,855 |
| Utilities | 22,510 | 28,500 |
| Other | 6,394 | 11,500 |
| Sidewalk Repairs | 447,146 | 424,500 |
| | <u>893,950</u> | <u>880,744</u> |
| Net Income | <u>(\$10,786)</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 2020 bulk trash pickup dates are:

January 23rd July 23rd
April 23rd October 22nd

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.