



**Property Manager**

Pro Community Management Inc.  
Larry Ellman & Marianne Guarerra  
Phone: (954) 349-1037

**Comments & Inquiries**

landingsatweston@gmail.com

**Board of Directors**

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Scott Rassler	Vice President
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**Next Board Meeting**

March 22, 2016  
Tuesday @ 6:30 PM  
Bonaventure Town Center Club  
16690 Saddle Club Rd  
Weston FL 33326

A meeting notice sign will be posted at least 48 hours prior to the meeting at the entrance.

**Homeowners' Forum**

Join us at our Board meetings if you have ideas or issues to discuss.

Cannot attend a Board meeting but have a question?

Email your questions to us at [landingsatweston@gmail.com](mailto:landingsatweston@gmail.com)

We will include selected questions in our next quarterly newsletter.

**Community Headlines**

- ❖ Neighbor to Neighbor
- ❖ Gate Access and Tailgating
- ❖ Comcast Update
- ❖ Tag Fee Schedule
- ❖ Tot Lot Equipment
- ❖ Dog Duty
- ❖ Neighborhood Home Sales
- ❖ Financial Report



**Neighbor To Neighbor**

We have received a number of inquiries and requests regarding "neighbor to neighbor" issues. One issue relates to the proper maintenance of the ficus hedges that border the property lines between houses.

What are the height requirements and who is responsible for maintaining the hedge?

The general guidelines are as follows:

- All hedges must be neat and well maintained at all times.
- Neat and well maintained is more important than the height and width.
- A homeowner cannot be compelled to trim "the other side" of a hedge facing his neighbor; nor can that homeowner go on his neighbor's property to trim "the other side" without the permission of the other homeowner.

Under Florida law, a property owner is not liable to his "next door" neighbor or others outside his property for a nuisance resulting from trees or other vegetation growing on his land.

The law allows neighboring owners to use self-help to trim back any encroaching tree roots or branches and other vegetation which has grown onto or beneath their property.

We encourage homeowners to get to know their neighbors and to reach a mutual agreement on how best to maintain the hedges on both sides.

Regardless of who may have paid for the installation and whether the hedge is planted a foot or two on either side of the property line both owners benefit from the hedge.

As a result, the most common approach is for each homeowner to maintain their side of the hedge.

**Gate Access and Tailgating**

Tailgating is a major security and safety issue for The Landings and other Weston communities. Many thieves enter communities by following closely behind a homeowner vehicle, avoiding the visitor lane and passing through the gate before the gate arm has a chance to close.

Tailgating by Landings residents is a violation of the Association rules and safety procedures.

Homeowners will be charged for the cost to replace or repair any damage done to the gate arms or the gate system resulting from tailgating or other reckless driving.

Security cameras are located at the entry and exit lanes. For the benefit of all homeowners, residents should promptly report all tailgating violations to the guardhouse.

**Comcast Update**

The Comcast project which began in October 2015 is expected to be completed in February/March.

The main cabling work in Pelican and Egret is complete. The fiber line from Glades Parkway to the park has been installed. This line connects to each of the neighborhood lines. The power lines are being installed and trenching work in Mallard should be completed in the next 2 weeks.

Additional clean up and sod work needs to be completed in all neighborhoods. We are maintaining a punch list of follow up items for each address.

Comcast service to the home is expected to be available in March.

## New Tag Fee Schedule

The Board adopted a new tag fee schedule as of January 1, 2016. The purpose is to standardize and simplify the fee schedule.

All tag fees must be paid by the homeowner. Third party checks will not be accepted.

### Car Registered to The Landings

New homeowner	\$30 one time
Additional family member	\$30 one time
Renters	\$30 per year

### Car Not Registered to The Landings

Homeowner	\$30 per year
3 <sup>rd</sup> parties	\$30 per year

### Replacement

Lost, stolen, damaged	\$30
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### Deactivated Tags Due To Late Payment of Homeowner Fees

- If the payment of the quarterly homeowner fee is 45 days past due, all homeowner tags will be deactivated.
- An administrative fee of \$30 per tag will be charged to reactivate the tags.

## Tot Lot Equipment



Three new metal picnic tables have been installed, one at the basketball court and two inside the tot lot under the trees. The new tables provide additional seating as well as a place to eat or rest while enjoying the park.

The swing poles are being scraped, sanded and repainted. New swings with flat seats and new chains are being installed.

Two new baby swings and one ADA compliant baby swing with a harness and new chains are also installed

We hope you enjoy the upgraded tot lot.

## Dog Duty

The City of Weston reminds dog owners that dogs must be under the owner's control with a leash in public areas or confined to the owner's property by a fence. Dogs cannot roam freely in a neighborhood, community, park or any open area.

Pet owners must pick up after dogs and cats in any public swale, sidewalk, park and on any private property not belonging to the owner.

All dogs and cats four months and older must be vaccinated against rabies every year by a licensed veterinarian.

Every dog and cat in Broward County must have and wear a Broward County Rabies registration Tag that is renewed annually.



## Neighborhood Home Sales

**Presented By Ruth Bettini**  
**Realty Associates**  
 Cell: 954-260-6504  
 Email: ruthbettini@gmail.com

### Current Homes For Sale in The Landings

		Price	Sq Ft
1	306 Egret Lane	\$850,000	3,515
2	403 Mallard Road	\$804,999	4,044
3	320 Mallard Road	\$800,000	3,763
4	249 Landings Blvd	\$799,888	4,219

### Pending Homes Sales in The Landings

		Price	Sq Ft
1	312 Mallard Road	\$899,999	4,198
2	337 Mallard Road	\$795,000	4,044
3	390 Mallard Drive	\$769,900	4,321

### Recent Homes Sold in The Landings

		Price	Sq Ft
1	100 Dockside Circle	\$1,025,000	5,000
2	416 Mallard Road	\$753,500	4,215
3	244 Landings Blvd	\$670,000	3,273
4	280 Landings Blvd	\$670,000	2,881
5	210 Egret Court	\$591,150	4,339
6	291 Landings Blvd	\$585,000	3,451
7	306 Egret Lane	\$560,700	3,515

## Financial Report

	Dec 2015 YTD	
	Actual	Budget
<b><u>Operating Fund</u></b>		
<u>Income</u>		
Assessments	\$475,794	\$475,794
Other/(Bad Debt)	9,132	(8,694)
	<u>484,926</u>	<u>467,100</u>
<u>Expenses</u>		
Administrative	56,624	60,700
Utilities	21,824	24,000
Landscaping	155,735	160,600
Gate Access Control	171,328	165,600
Holiday	4,957	5,000
Maintenance	47,683	51,200
	<u>458,151</u>	<u>467,100</u>
Net Profit (Loss)	<u>\$26,775</u>	<u>\$0</u>
<b><u>General Replacement Fund</u></b>		
<u>Income</u>		
Assessments	\$41,796	\$41,796
Interest/Comcast	3,655	1,000
	<u>45,451</u>	<u>42,796</u>
<u>Expenses</u>		
Tot Lot	20,794	
Sidewalks Phase 2	56,265	50,000
Monument Walls, Lights	44,538	10,000
	<u>121,597</u>	<u>60,000</u>
Net Profit (Loss)	<u>(\$76,146)</u>	<u>(\$17,204)</u>

## Reminders and Guidelines

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### Architectural Review Board

#### 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.

To request forms and to submit the Architectural Request form, please email us at [landingsatweston@gmail.com](mailto:landingsatweston@gmail.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 [landingsatweston@gmail.com](mailto:landingsatweston@gmail.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.

Upcoming bulk trash pickup dates are:  
April 21, 2016

### Maintenance Fees

Quarterly fees are due on the 1<sup>st</sup> day of each quarter (January, April, July, October).

Avoid late fees.

Payment must be received by the 15<sup>th</sup> of the month.

## Important Phone Numbers

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### Property Management

#### Pro Community Management Inc.

Phone: (954) 349-1037

Address: 2645 Executive Park Drive  
Suite 669  
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 Services) (954) 583-1830

City of Sunrise (Water/ Sewer) (954) 746-3232

Florida Power and Light (954) 797-5000

Recycling Bins (954) 765-4202, Ext. 221

Street Light Outages-  
Call our Property Manager (954) 349-1037

## Commercial Vehicle Delivery Hours

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In order to maintain the safety and tranquility of the community, The Landings restricts contractor activity and deliveries primarily to daytime hours.

All Commercial traffic (moving vans, vendors, service trucks) will not 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

## Consider a shelter pet.

**"Saving one dog may not  
change the world, but  
the world will change for  
that one dog".**