



Newsletter

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Property Manager

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Comments & Inquiries

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Communications

Bruce Gamache
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Andrew Medina

Next Board Meeting

March 28, 2017
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

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 info@thelandingsatweston.com

We will include selected questions in our next quarterly newsletter.

Community Headlines

- ❖ Landings Profile
- ❖ Tree Root Project
- ❖ Street Parking & Speeding
- ❖ Quarterly Fees
- ❖ Cul De Sac Project
- ❖ Home Sales
- ❖ Guardhouse Sewer Repairs
- ❖ Financial Report



Landings Profile - EMS Chief Medical Officer for BSO

Dr. James Roach, a Landings homeowner, is the new EMS Chief Medical Officer for the Broward Sheriff's Office, working with a group of emergency medicine physicians.

This group of distinguished physicians includes Dr. Ken Schepke, Dr. Paul Pepe, and Dr. Ian Russinoff. Each of these physicians brings specific areas of expertise to the Broward Sheriff's Office.

Dr. Roach graduated from Nova Southeastern College of Medicine, previously worked at Broward Health Medical Center and has lived in Broward County for more than 30 years.

He has made it his passion and life's work to improve patient experience through efficient systems and inspiring a positive culture within organizations.

He is a recognized innovator for emergency departments and over all patient throughput and patient satisfaction.

His philosophy of "It is not OK for patients to wait" was validated by unprecedented benchmark metrics under his leadership and vision of transforming emergency department systems.

In his new role as EMS Chief Medical Officer for the Broward Sheriff's Office the team will focus on supporting the vision of Sheriff Israel, Chief Fernandez, and the entire BSO team in improving patient outcomes for the citizens of Broward County.

They will be implementing cutting edge science and training protocols to affect the best outcomes in cardiac resuscitation, stroke, and all other medical and traumatic emergencies.

Street Parking & Speeding

Parking on the streets continues to be a potential safety issue in many sections of The Landings, particularly for school buses, garbage trucks and delivery trucks.

Per The Landings Community Guide – Rules and Policies (posted on the website) vehicles shall not be parked on roadways.

Please advise your guests and other visitors to park in your driveway.

Also, please watch your speed when driving in The Landings.

Cul De Sac Project

The Landings has 14 cul de sacs. Five cul de sacs were recently relandscaped (3 in Mallard and 2 in Egret). The old bushes were removed and replaced with grass.

Sprinkler systems were modified to better target the watering and new LED landscape lights were added in each cul de sac.

The result is a safer, better lit and cleaner look with lower ongoing maintenance costs (mulch and trimming costs have been eliminated).

Guardhouse Sewer Repairs

Repairs to the guardhouse sewer line (aka "the Big Dig") were finally completed on January 13th. The sewer line periodically backed up over the past few years for reasons that were difficult to evaluate.

It was finally determined last June, after digging up a portion of the line, that the original sewer pipe was installed incorrectly.

The sewer line crossed the exit lane and berm adjacent to the guardhouse. It was excavated and replaced with a new pipe that was raised six inches to increase the slope of the pipe away from the guardhouse.

A new engineering permit was required to remove the asphalt of the exit lane. Multiple engineering drawings and submissions to the City of Weston were made to meet revised permit requirements.

Temporary exit lane closures were limited to a few hours during the repairs.

Tree Root Project

Last summer the Board of Directors approved a project to repair more than 1,000 linear feet of asphalt and valley gutters that are being damaged by tree roots and other wear and tear.

The Board delayed this project as a result of other 2016 project priorities and the increased time and requirements to upgrade the guardhouse and to repair the guardhouse sewer line.

We expect the tree root/street repair project to commence in a few months. The permit application is currently being reviewed by the City of Weston.

Homeowners will be notified about one week in advance of the repair work being done in their neighborhood.

Temporary lane closures (similar to those required to repair the guardhouse sewer line) at the entrance and exit near the guardhouse will be required to make asphalt repairs in those lanes.

Quarterly Fees

Just an additional reminder.

Quarterly homeowner fees for 2017 are \$555.

The Board approved a new Late Fee Policy effective January 1, 2017 as a result of the alarming increase in the number of late payments of quarterly fees during 2016.

Payments are due on the 1st day of each quarter. After 15 days one late letter will be sent and a \$25 late fee will be charged. After 30 days all gate tags will be deactivated and a \$30 per tag fee will be charged to reauthorize the tags.

Interest will be charged after 30 days. The account will be sent to legal for collection after 60 days.

We encourage timely payment using ACH or bill pay or by prepayment.

Home Sales

Presented By Ruth Bettini
Dream Homes International, Inc.
Cell: 954-260-6504
Email: ruthbettini@gmail.com

		Price	Sq Ft
Current Homes For Sale in The Landings			
1	101 Dockside Circle	\$1,299,999	4,537
2	152 Dockside Circle	\$1,199,000	5,523
3	363 Mallard Road	\$925,000	4,040
4	204 Landings Blvd	\$739,000	3,066

Pending Homes Sales in The Landings			
1	395 Mallard Road	\$645,000	4,259

Recent Homes Sold in The Landings			
1	362 Mallard Road	\$935,000	4,206
2	384 Mallard Drive	\$935,000	4,773
3	265 Egret Way	\$850,000	3,902
4	267 Egret Way	\$825,000	4,259
5	312 Mallard Road	\$820,000	4,198
6	306 Egret Lane	\$800,000	3,515
7	337 Mallard Road	\$785,000	4,044
8	320 Mallard Road	\$780,000	3,763
9	423 Mallard Lane	\$767,000	4,463
10	249 Landings Blvd	\$765,000	4,219
11	309 Egret Lane	\$753,000	3,721
12	390 Mallard Drive	\$735,000	4,321
13	403 Mallard Road	\$735,000	4,081
14	302 Egret Lane	\$646,000	3,728

Financial Report

	Dec 2016 YTD (Unaudited)	
	Actual	Budget
Operating Fund		
<u>Income</u>		
Assessments	\$468,504	\$468,504
Other	7,910	5,000
	<u>476,414</u>	<u>473,504</u>
<u>Expenses</u>		
Administrative	48,007	54,004
Gate Access	176,134	165,800
Landscaping	148,335	183,800
Maintenance	68,586	39,900
Utilities	21,472	24,000
Holiday	7,979	6,000
	<u>470,513</u>	<u>473,504</u>
Net Income	<u>\$5,901</u>	<u>\$0</u>
Replacement Fund		
Income	\$49,842	\$47,272
Expenses	(82,743)	(54,000)
Net Income	<u>(\$32,901)</u>	<u>(\$6,728)</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 2017 bulk trash pickup dates are:

January 19th
 April 20th
 July 20th
 October 19th

Maintenance Fees

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 669
 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 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

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.