



**Property Manager**

Pro Community Management Inc.  
Larry Ellman & Marianne Guarerra  
Phone: (954) 349-1037  
Email: info@procommunitymgmt.com

**Comments & Inquiries**

info@thelandingsatweston.com

**Board of Directors**

Bruce Gamache	President
Scott Rassler	Vice President
Debra Boles	Secretary
Andrew Medina	Treasurer
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Ron Jacobowitz	Director
Rafael Soltero	Director

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Debra Boles

**Landscaping/Facilities**

Debra Boles  
Ron Jacobowitz  
Scott Rassler

**Finance**

Andrew Medina  
Ron Jacobowitz  
Scott Rassler

**Communications**

Bruce Gamache  
Debra Boles  
Rafael Soltero

**Next Board Meeting**

September 27, 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.

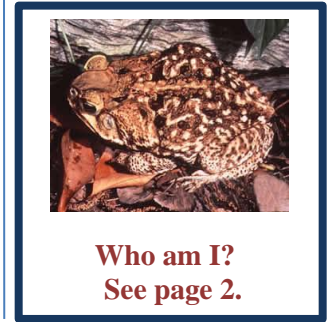
Cannot attend a Board meeting but have a question?

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**

- ❖ New Vendors and Savings
- ❖ Late Fees
- ❖ Vendor/Guest List
- ❖ Vendor Survey
- ❖ Tree Roots - Road Repairs
- ❖ Guardhouse Upgrades
- ❖ Mr. Toad
- ❖ Home Sales
- ❖ Financial Report



**New Vendors and Savings**

Effective August 1<sup>st</sup> DynaServ will be the new vendor for landscaping related services, including turf maintenance, shrubs/hedges and cul de sacs, fertilization and pest control, irrigation, tree replacement and flowers. Previously these services were done by a number of different vendors.

Prime Janitorial will be the new janitorial company responsible for cleaning the guardhouse, park trash pickup and cleaning the new park tables twice each week.

Consolidating these services under two companies will simplify the coordination, accountability and management of our landscaping and maintenance activities.

In addition, the overall cost savings will exceed \$15,000 per year.

**Vendor/Guest List**

The homeowner information forms and the change forms (including instructions) listing homeowner vendors and guests are posted on The Landings website under Forms & Docs. In an effort to stream line the administrative process, the Property Manager now processes all forms.

Completed forms should be mailed, emailed or hand delivered to the Property Manager. Please do not leave them at the guardhouse. It will only delay processing.

We are currently evaluating other systems that allow homeowners to input the information and changes directly from their computers and cell phones.

**Avoid Late Fees**

The quarterly homeowner's association fees are due on the first day of each quarter (January, April, July and October).

After the 15<sup>th</sup> of the month the payment is due, a \$25 late payment fee is assessed, interest accrues and a notice is sent to the homeowner. A second notice is sent after 30 days if payment is not received.

After 45 days, all homeowner gate tags are deactivated until payment is received and a one-time \$30 charge is assessed to reactivate each gate tag.

We encourage homeowners to pay on time as significant administrative time is required to process late payment notices, collect late fees and process gate tag activation changes, all of which cost must be passed onto the delinquent homeowner.

**Homeowner Vendor Survey**

The results of the homeowner vendor survey are posted on The Landings website under the Vendors tab.

21 surveys were submitted out of 243 homes. If you would like to complete the survey to help your neighbors, you will find the instructions on the Vendor page of the website. We will add the results as they are received.

Homeowners made recommendations in over 30 vendor categories. The survey shows that many different vendors are used in the community.

We hope you find the survey results helpful.

## Tree Roots - Road Repairs

At the July 26<sup>th</sup> meeting, 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, repair the asphalt at the entry and exit near the guardhouse and four cul de sacs, and restripe the roads.

In most cases, damaged valley gutters and a 3 foot wide strip of asphalt along the valley gutters will be removed. Tree roots will be removed and cut along the tree line similar to sidewalk repairs.

This will be the third year of a multiyear plan to repair damage being done by tree roots. The next phase of the sidewalk repairs will be done in 2017 as part of the 2017 budget.

We expect the project to commence in Q4 after the permits are filed and approved.

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

## Guardhouse Upgrades

The Landings guardhouse is 20 years old. We are currently making one-time improvements, repairs and upgrades that should last another 20 years.

The project includes new floors, new AC system, updated electrical system to meet the current code, new IT closet to protect and centralize all computer and gate access equipment, new impact windows and doors, new furniture and LED lighting, new exterior lights and interior/ exterior painting.

The guardhouse gate software and computer system and gates were not active during this process and the guards could not work in the guardhouse due to the contractor activity and construction dust. Additional temporary roving patrols were added.

We thank you for your patience and apologize for the inconvenience to homeowners during this period.

## Mr. Toad



This guy is becoming a nuisance at some homes in Mallard.

The Giant Toad or Bufo Marinus is the largest toad or frog in Florida.

They eat all types of native frogs and toads and are known to eat pet food.

When threatened Mr. Toad secretes a highly toxic milky substance from the glands on the back of its head, behind the ears.

This secretion can burn your eyes, may irritate your skin, and can kill cats and dogs if they ingest the secretion.

## Home Sales

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

### Current Homes For Sale in The Landings

		Price	Sq Ft
1	101 Dockside Circle	\$1,299,999	4,537
2	267 Egret Way	\$899,000	3,580
3	313 Mallard Road	\$825,000	4,006
4	249 Landings Blvd	\$780,000	4,219

### Pending Homes Sales in The Landings

		Price	Sq Ft
1	265 Egret Way	\$899,000	3,902
2	423 Mallard Lane	\$799,000	4,463

### Recent Homes Sold in The Landings

		Price	Sq Ft
1	384 Mallard Drive	\$935,000	4,773
2	312 Mallard Road	\$820,000	4,198
3	306 Egret Lane	\$800,000	3,515
4	337 Mallard Road	\$785,000	4,044
5	320 Mallard Road	\$780,000	3,763
6	309 Egret Lane	\$753,000	3,721
7	390 Mallard Drive	\$735,000	4,321
8	403 Mallard Road	\$735,000	4,081
9	302 Egret Lane	\$646,000	3,728

## Financial Report

	June 2016 YTD	
	Actual	Budget
<b>Operating Fund</b>		
<u>Income</u>		
Assessments	\$234,252	\$234,252
Other	4,135	2,500
	<u>238,387</u>	<u>236,752</u>
<u>Expenses</u>		
Administrative	22,940	28,476
Gate Access	82,717	82,150
Landscaping	48,364	106,729
Maintenance	14,758	23,700
Utilities	11,306	12,000
	<u>180,085</u>	<u>253,055</u>
Net Profit (Loss)	<u>\$58,302</u>	<u>(\$16,303)</u>

### General Replacement Fund

<u>Income</u>		
Assessments	\$23,328	\$23,328
Other	1,572	1,215
	<u>24,900</u>	<u>24,543</u>
<u>Expenses</u>		
	18,774	27,000
Net Profit (Loss)	<u>\$6,126</u>	<u>(\$2,457)</u>

## Reminders and Guidelines

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### 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.

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

The next 2016 bulk trash pickup date is on:  
October 20<sup>th</sup>

### Maintenance Fees

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

Avoid late fees and gate tag reactivation fees. Payment must be received by the 15<sup>th</sup> of the month. Gate tags are deactivated after 45 days if fees are not paid.

## 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

Beautiful Mailbox Company (800) 856-6983

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.

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.**