



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

May 23, 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

- ❖ Community Inspections
- ❖ Deposits – Architectural Review
- ❖ Alligator Mating Season
- ❖ Cul de Sacs Project
- ❖ 2nd Q Late Fees
- ❖ Visitor Management System
- ❖ Guardhouse Roof
- ❖ Leash Law

BEWARE – Gator Sightings



Community Inspections

Community inspections have been completed by the property manager. Property maintenance is the responsibility of the homeowner. Violation letters will be sent out in the next few weeks.

Roofs and driveways need to be pressure washed, palms neatly trimmed and plant beds mulched.

Please attend to any obvious items on your property that require improvement. If you receive a Violation Notice, please address the items noted within 30 days.

Our objective is to maintain a high quality and consistent look for the community.

All sidewalks are scheduled to be pressure cleaned by the Association in May.

Alligator Mating Season

2 alligators have been sighted near the guardhouse and in Mallard. The alligator hotline was notified. Alligator mating season is in the months of May and June.

Remember these safety tips:

- Alligators live in Florida's lakes, ponds and canals.
- Alligators are most active between dusk and dawn.
- Feeding alligators is dangerous and illegal.
- Dogs and cats are similar in size to natural prey of alligators.
- Leave Alligators alone!

The Nuisance Alligator Hotline is (866) 392-4286.

Visit 'MyFWC.com/Gators' for more information.

2nd Q Late Fees

The late payments of quarterly fees continue to be a problem. More than 10% of the homes did not pay the April fee on time (before April 15th).

A \$25 late fee is charged for all late payments. A letter is also sent by the property manager noting that the payment is late. If the payment is not received by month end, all vehicle tags registered to the home will be deactivated and a \$30 reactivation fee per vehicle will be charged.

Consider prepaying or using bill pay or ACH to make timely quarterly payments.

Guardhouse Roof

The remaining Guardhouse upgrade involves replacing the roof. Permits are now being filed and tiles are being selected.

The work is scheduled to be completed by the end of June, pending timely permit approval, and is expected to take 2-3 days.

The project will require that we redirect traffic flow into and out of The Landings for portions of the project. The guardhouse will be fully functional during the roof renovations.

We will send an email blast a week before commencing work.

Deposits for Architectural Review Applications

As a reminder, a \$500 Deposit is required for any work to your home that will involve construction equipment.

The check should be included with your Architectural Review Application and delivered to the property manager (Pro Community Management).

Failure to submit the check will delay the approval of the application.

The purpose of the Deposit is to pay for any damage that may be done to the community common areas as a result of the construction, such as a broken sidewalk or street.

Upon completion of the work, an inspection of the worksite and community property will be done by the property manager prior to returning the Deposit.

Cul De Sacs Project

There are a total of 14 cul de sac circles in The Landings. 7 have now been upgraded with new grass and landscape lighting and new lights have been added to 3 additional cul de sacs.

The remaining 4 cul de sacs (2 in Mallard, 1 in Egret and 1 in Pelican) do not need immediate attention and will be addressed in the 2018 budget.

Visitor Management System

A new visitor management system is expected to be installed and in beta testing by the end of May.

One new feature will allow each resident to update their visitor/vendor list from their home computer rather than submitting changes to the property manager.

We will update after the beta test.

Leash Law

A neighboring community had an incident with a large dog attacking a smaller dog.

We want to avoid a repeat of this in our community and keep our pets and more importantly our children and adults safe from harm.

Please keep in mind that in Broward County dogs at large are prohibited.

This means that dogs may not be allowed to be off of their leash upon any public property including streets, sidewalks, or parks. In addition, they may not be allowed at large on another's private property without the consent of the owner.

Markham Park offers both large and small dog parks for your pets to enjoy off the leash time with other dogs.

Please remember, allowing your dog to run in our park without its leash is a violation!

Home Sales

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

	Price	Sq. Ft.
Homes For Sale		
1 100 Dockside Circle	\$1,199,000	5,000
2 152 Dockside Circle	\$1,199,000	5,523
3 101 Dockside Circle	\$1,195,000	4,537
4 104 Dockside Circle	\$1,150,000	4,872
5 418 Mallard Lane	\$1,135,000	5,027
6 363 Mallard Road	\$950,000	3,598
7 270 Landings Blvd.	\$735,000	3,695
8 204 Landings Blvd.	\$659,000	3,066
Recent Home Sales		
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	3,515

Financial Report

	March 2017 YTD (Unaudited)	
	Actual	Budget
Operating Fund		
<u>Income</u>		
Assessments	\$116,519	\$116,519
Other	1,790	1,250
	<u>118,309</u>	<u>117,769</u>
<u>Expenses</u>		
Administrative	12,867	14,581
Gate Access	40,257	43,250
Landscaping	28,150	32,621
Maintenance	4,324	4,710
Utilities	5,520	6,450
Holiday	0	0
	<u>91,117</u>	<u>101,612</u>
Net Income	<u>\$27,192</u>	<u>\$16,156</u>
Replacement Fund		
Income	\$13,573	\$38,129
Expenses	(12,763)	(85,000)
Net Income	<u>\$810</u>	<u>(\$46,871)</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.