



**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**

Debra Boles	President
Ron Jacobowitz	Vice President
Scott Rassler	Secretary
Bruce Gamache	Treasurer
Michael Bakalar	Director
Andrew Medina	Director
Andy Newman	Director

**COMMITTEES:**

**Architectural Review**

Debra Boles  
Michael Bakalar

**Landscaping/Facilities**

Debra Boles  
Ron Jacobowitz  
Scott Rassler

**Finance**

Ron Jacobowitz  
Andy Newman  
Scott Rassler

**Communications**

Bruce Gamache  
Debra Boles  
Andrew Medina

**Next Board Meeting**

December 7, 2016  
Tuesday @ 6:30 PM  
Bonaventure Town Center Club  
16690 Saddle Club Rd  
Weston FL 33326

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

**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](mailto:info@thelandingsatweston.com)

We will include selected questions in our next quarterly newsletter.

**Community Headlines**

- ❖ Annual Meeting
- ❖ 2017 Budget
- ❖ New Late Fee Policy
- ❖ Pressure Cleaning
- ❖ Rental Policy Reminder
- ❖ Mr. Toad Remedy
- ❖ Home Sales
- ❖ Financial Report



**Mr. Toad Remedy**  
See page 2.

**Annual Meeting and Election of Directors**

The Annual meeting of The Landings Maintenance Association Inc. was held on September 27, 2016 at 6:30 PM at the Bonaventure Town Center Club at 16690 Saddle Club Road, Weston, FL 33326.

The purpose of this meeting was to elect Neighborhood Committees, Voting Members, the Board of Directors and Officers of the Association and to conduct the annual meeting of the Members of the Association.

The three Voting Members from the neighborhood committees elected seven Directors.

Each neighborhood (Egret, Mallard and Pelican) has at least two Directors on the Board. See the current Board, Officers and Committee members listed on this page.

Debra Boles was elected by the Board members as President for the next year.

The Board has agreed that Board meetings will be continue to be scheduled every two months in 2017 (January, March, May, July, September and November). Additional meetings will be held on an as needed basis.

**2017 Budget**

The Board has approved the 2017 Budget.

You should be receiving it by mail in October. It includes a detailed summary for each of the 3 funds (Operating Fund, General Replacement Fund and Street Replacement Fund).

In line with the Association's long term financial plan, quarterly homeowner assessments for 2017 will increase from \$545 to \$555 (1.83%).

	<u>2016</u>	<u>2017</u>
Operating	\$482.0	\$479.5
General Replacement	48.0	53.0
Street Replacement	<u>15.0</u>	<u>22.5</u>
	<u>\$545.0</u>	<u>\$555.0</u>

The average annual increase for the 8 year period 2009 - 2017 is 1.96%.

**New Late Fee Policy**

Late payments of quarterly assessments have increased in 2016 resulting in additional administrative time and cost. 15% of the homeowners paid late in Q3.

As a result, the Board has approved a new Late Fee Policy effective January 1, 2017.

Payments are due on the 1<sup>st</sup> 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. You may prepay if you prefer.

### Pressure Cleaning

We have received a number of requests to have homeowner sidewalks pressure cleaned at the same time the common areas are cleaned.

At the September 27<sup>th</sup> meeting, the Board of Directors approved the power washing of all homeowner sidewalks as a result of cost savings from a new vendor contract. The bulk rate cost per home is \$29.

Sidewalks are scheduled to be cleaned on Nov 7-8.

In addition, the 2017 Operating Budget includes the cleaning of homeowner sidewalks twice in 2017 (April/May and October/November).

The Board discussion emphasized that homeowners continue to be responsible for maintaining their property in accordance with the Association Rules and Policies that are included on The Landings website, including pressure washing driveways and roofs.

### Rental Policy Reminder

We have received information from other homeowner associations in the area that certain homeowners in Weston are advertising rooms or their entire homes on Airbnb and similar sites for short term rentals.

Earlier this year the Board reviewed in detail and updated the rules and policies of the Association. It is posted on The Landings website under the tab Rules & Policies in a document titled "Community Guide – Rules and Policies". The summary of the rental requirements is on pages 8-9 under Leases.

Rental requirements include the following:

- Only the entire home can be rented.
- Individual rooms cannot be rented.
- All rentals/applications must be approved by the Association.
- The minimum lease term is 1 year.
- A \$500 escrow deposit is required.

### Mr. Toad Remedy



Tulbaghia Violacea

It is the home remedy for the Giant Toad (or Bufo Marinus).

Society Garlic (Tulbaghia Violacea) is a flowering plant in the onion family.

It has a rather pungent garlicky odor which Mr. Toad does not like.

It grows up to 24 inches tall and is a clump-forming perennial with large clusters of fragrant, violet flowers from midsummer to fall.

Planting a few clumps at the edge of the yard may discourage Mr. Toad from lingering in your yard.

### 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	424 Mallard Lane	\$950,000	4,443
3	249 Landings Blvd	\$780,000	4,219

#### Pending Homes Sales in The Landings

		Price	Sq Ft
1	267 Egret Way	\$865,000	3,580

#### Recent Homes Sold in The Landings

		Price	Sq Ft
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	312 Mallard Road	\$820,000	4,198
5	306 Egret Lane	\$800,000	3,515
6	337 Mallard Road	\$785,000	4,044
7	320 Mallard Road	\$780,000	3,763
8	423 Mallard Lane	\$767,000	4,463
9	309 Egret Lane	\$753,000	3,721
10	390 Mallard Drive	\$735,000	4,321
11	403 Mallard Road	\$735,000	4,081
12	302 Egret Lane	\$646,000	3,728

### Financial Report

	Aug 2016 YTD	
	Actual	Budget
<b>Operating Fund</b>		
<u>Income</u>		
Assessments	\$312,336	\$312,336
Other	5,066	3,417
	<u>317,402</u>	<u>315,753</u>
<u>Expenses</u>		
Administrative	30,311	36,864
Gate Access	118,071	109,533
Landscaping	95,829	125,896
Maintenance	24,106	27,767
Utilities	14,658	16,000
	<u>282,975</u>	<u>316,060</u>
Net Profit (Loss)	<u>\$34,427</u>	<u>(\$307)</u>
<b>General Replacement Fund</b>		
<u>Income</u>		
Assessments	\$31,204	\$31,104
Other	2,095	667
	<u>33,299</u>	<u>31,771</u>
<u>Expenses</u>		
	<u>67,168</u>	<u>54,000</u>
Net Profit (Loss)	<u>(\$33,869)</u>	<u>(\$22,229)</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.

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

### 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

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.**