



Newsletter

Editor Christian Noble
Contributor Julia Gamache

Property Manager

Pro Community Management Inc.
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Comments & Inquiries

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Debra Boles
Bruce Gamache
Julia Gamache

Next Board Meeting

July 23, 2019
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Community Headlines

- ❖ Report Any Damage to Gate Arms
- ❖ Late Payment of Q2 Fees
- ❖ Watch Your Step!
- ❖ Sidewalk Repairs
- ❖ Home Sales and Financial Report



Photo by Barbara Abels

Report Any Damage to Gate Arms

By Julia Gamache

At the March Board meeting, the Property manager discussed the increasing number of incidents and damage to the gate arm at The Landings.

Homeowners are responsible to report any property damage they or their guests cause in The Landings including damage to the gate arms in the entry and exit lanes.

In addition to the homeowner paying for the repair costs (labor and materials), the following revised admin fee schedule was approved by the Board:

- \$100 admin fee if a gate arm is hit
- \$200 admin fee if a gate arm is hit and not immediately self-reported to the guardhouse
- \$300 admin fee if a gate arm is hit more than once in a 12 month period

The admin fee shall be payable to the Property Manager to compensate for his time to contact the vehicle owner or homeowner and to review the video and to coordinate the repair of the gate arms.

Just a reminder that this is a gated community. Please slow down when approaching the gate arms.

Late Payment of Q2 Fees

By Christian Noble

Approximately 30 homes paid the Q2 fees more than one month late. This represents 15% of all homes.

A \$25 late fee is incurred after fifteen days. If a payment is not received by the 30th day after the due date, all vehicle gate tags registered to the address will be deactivated.

The homeowner will be required to enter through the guest route (by speaking with the guard at the guardhouse.) To reactive the gate tags, there is a \$30 administrative fee per tag

Turtles Need Your Help

By Friends of Turtles

Hey neighbors, my turtle friends often need help crossing the street, including the entry and exit lanes to The Landings.

If you see us on the street, please stop and lend a hand or two to help us cross from one lake to another.



Watch Your Step!

By Christian Noble

Recently, there have been a number of complaints from homeowners about dog owners not picking up after their pets.

Pet waste does not belong in the park or in the yards of your neighbors.

Broward County ordinances require that pet owners properly dispose of all pet waste. The Landings provides two pet waste stations located in the park (one on either side) that supply waste bags and a bin for proper disposal.

A recent article in the Our City Weston magazine noted that pet waste is a danger to human health and to the environment. Dog waste contains bacteria, viruses, and parasites that can be transmitted to people.

One of the most dangerous hazards is fecal coliform bacteria that causes intestinal illnesses and serious kidney disorders.

Studies have shown that there are more than 23 million fecal coliform bacteria contained in just one gram of dog waste. It is easy for waste to contaminate waterways through runoff. As a result of this, most waterbodies in Broward County are contaminated with fecal coliform.

We ask that dog owners please be courteous and pick up after their dogs.



Sidewalk Repairs

By Bruce Gamache

The 2019 sidewalk repairs will begin the week of June 10th in Mallard.

Homeowners will be notified in advance as the work progresses. Cars should be parked in the garage to avoid any issues with equipment and with concrete or construction dust. The Association will not pay for or reimburse car washes.

The vendor, Sunset Maintenance, will test the sprinklers in the front yard prior to beginning work at each location. They will report any irrigation issues. Any damage to sod, irrigation pipes or sprinklers, adjacent to the sidewalk, resulting from the sidewalk replacement will be repaired by the vendor.

Homeowners should report any related sidewalk repair issues by email. Per HOA policy, the Association will not reimburse homeowners for any repairs made by 3rd parties.

Home Sales

Presented By **Ruth Bettini**
 Broker Associate/Realtor
 United Realty Group, Inc.
 Cell: 954-260-6504
 Email: ruthbettini@gmail.com

<u>Homes For Sale</u>	<u>Price</u>	<u>Sq. Ft.</u>
1 150 Dockside Circle	\$1,225,000	4,459
2 144 Dockside Circle	\$1,099,000	4,695
3 348 Mallard Road	\$995,000	4,021
4 171 Dockside Circle	\$950,000	3,591
5 395 Mallard Road	\$929,000	3,486
6 142 Dockside Circle	\$950,000	4,081
7 309 Egret Lane	\$874,900	3,733
8 363 Mallard Road	\$824,900	3,523
9 367 Mallard Road	\$779,000	2,899
10 205 Landings Blvd	\$749,000	3,284

<u>Recent Home Sales</u>	<u>Price</u>	<u>Sq. Ft.</u>
1 162 Dockside Circle	\$1,150,000	4,013
2 116 Dockside Circle	\$1,075,000	3,919
3 114 Dockside Circle	\$950,000	4,109
4 358 Mallard Road	\$737,500	3,206
5 211 Landings Blvd	\$725,000	2,953
6 345 Mallard Road	\$680,000	3,213
7 363 Mallard Road	\$532,500	3,523

Financial Report

	<u>April 2019 YTD (Unaudited)</u>	
	<u>Actual</u>	<u>Budget</u>
<u>Operating Fund</u>		
<u>Income</u>		
Assessments	\$170,748	\$170,748
Other	2,160	1,336
	<u>172,908</u>	<u>172,084</u>
<u>Expenses</u>		
Administrative	17,629	18,541
Gate Access	62,216	56,400
Landscaping	36,828	37,436
Maintenance	4,753	12,295
Utilities	7,389	9,500
Other	0	2,464
	<u>128,814</u>	<u>136,636</u>
Subtotal	44,094	35,448
Sidewalk Repairs	0	(60,000)
Net Income (Loss)	<u>\$44,094</u>	<u>(\$24,552)</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 2019 bulk trash pickup dates are:

January 17th July 18th
April 18th October 17th

Maintenance Fees

Home owners may prepay maintenance fees annually in January or pay them in quarterly installments.

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 111
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 Bins/ Services) (954) 583-1830

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

Florida Power and Light (954) 797-5000

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.