

SEPTEMBER 2022

3RD QUARTER

# THE UPDATE

[WWW.THELANDINGSATWESTON.COM](http://WWW.THELANDINGSATWESTON.COM)



## In This Issue

- September is Peak Hurricane Season
- Do's and Don't When Using the Sports Court
- Update on Street and Sidewalk Project
- Do I Need to Hire a Licensed Contractor?

# NEW TO FLORIDA? PREPARE NOW FOR HURRICANE SEASON

Hurricane season runs from June 1-November 30 every year. The period between August 15 and October 15 is the peak of the hurricane season. If you are new to South Florida, as many of our Landings neighbors are, now is the time to prepare your home if a severe storm should come our way.

In addition to the recommendations below, protect your investment by purchasing flood insurance and ensuring that your homeowner's policy appropriately covers your property in the event of a loss. Also, cleaning gutters of leaves, branches, and other debris can prevent water overflow that may damage your roof and flooding adjacent to your house. Finally, consider purchasing a generator big enough to run a refrigerator and a few other essentials in case of a long-term outage.

*Hurricane Preparedness*  
**Strengthen Your Home**

 A man in a blue shirt is on a wooden ladder, measuring a window frame with a yellow tape measure.

-  Cover windows
-  Trim trees
-  Secure loose outdoor items
-  Secure all doors
-  Move vehicle to a safe location

weather.gov 





The Landings invests a substantial amount of money in the park and the sports court, providing year-round enjoyment for its residents. To minimize maintenance costs and wear and tear on the playing surface, please follow these guidelines:

#### Don'ts

- Don't use shoes with metal cleats.
- Don't discard waste like gum or cigarette butts onto the turf
- Don't explode fireworks on the court
- Don't use unauthorized vehicles on the surface

#### Do's

- Enjoy the playing surface for pickleball and basketball
- Run, Kick, Jump
- Have Fun

## UPDATE ON STREET AND SIDEWALK REPAIRS

Landscape maintenance crews recently removed live oak trees in the Landings that caused severe damage to sidewalks, swales, and streets. The remaining tree stumps have been ground down.

Sidewalk replacement and repair is scheduled to begin in September-October 2022. Street repaving is slated for January 2023.





## REQUIREMENTS FOR ARCHITECTURAL REVIEW APPLICATION

**Q:** I'm re-painting my house this year. The Landings HOA requires contractors to be licensed and insured as part of the approval process for architectural review. Must I follow this requirement?

**A:** Yes. To receive architectural approval for changes made to the outside of your home, owners must submit copies of the vendor's contractor license and Certificates of Insurance.

It may seem like a good idea to save money by hiring an unlicensed and uninsured painter. But if the painter injures someone or causes property damage, the homeowner and the HOA are potentially at significant legal and financial risk.

Please visit [thelandingsatweston.com](https://thelandingsatweston.com) > **Forms & Docs** > **Architectural Review** for complete information about the process. Or contact Debbie Boles at [egretdeb@yahoo.com](mailto:egretdeb@yahoo.com) if you have further questions.



# HOME SALES

presented by Ruth Bettini

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## CLOSED HOME SALES

<b><u>Address</u></b>	<b>Sold</b>	<b>Bed/Bath</b>	<b>Sq. Ft</b>
152 Dockside Cir	\$1,835,000	5/6	4,040
300 Mallard Rd	\$1,465,000	5/3	3,710
395 Mallard Rd	\$1,200,000	5/4	3,486
267 Egret Way	\$1,750,000	6/4	3,914
101 Dockside Cir	\$1,680,000	5/5	3,928
108 Dockside Cir	\$1,700,000	5/5	3,990
118 Dockside Cir	\$1,325,000	7/8	4,668

Visit  
[www.thelandingsatweston.com](http://www.thelandingsatweston.com)  
for a full list of community resources



Yellow-crowned Night Herons born in the Landings mid-March of 2022. Credit: Ira Abels

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Newsletter

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