



Property Manager

T&G Management Services
Phone: 954-384-4009

Comments & Inquiries

thelandingsatweston@gmail.com

Board of Directors

Ron Jacobowitz - President
Michael Bakalar
Debra Boles
Brian Chan-A-Sue
Jaime Ovadia
Scott Rassler
Rafael Soltero

Board Meetings 2014

Monthly: Tuesdays @ 6:30 PM
Bonaventure Town Center Club
Aug 26 (Annual Meeting)
Sept 23
Oct 28

Committees

Architectural Review

Debra Boles
Scott Rassler

Landscaping/Facilities

Debra Boles
Ron Jacobowitz
Scott Rassler

Security

Ron Jacobowitz
Jaime Ovadia
Branch Walton

Finance

Bruce Gamache
Jaime Ovadia
Scott Rassler
Rafael Soltero

Communications

Bruce Gamache
Scott Rassler
Rafael Soltero

Gator Alert

If you spot a gator, call
Nuisance Alligator Hotline
(866) 392-4286

Homeowners' Classifieds

Items to sell?
Services to provide?
Help wanted?

Email your listings to us at
thelandingsatweston@gmail.com

Community Headlines

- ❖ New Quarterly Newsletter
- ❖ Comcast Update
- ❖ Annual Meeting is August 26, 2014
- ❖ Our New Website Address thelandingsatweston.com
- ❖ Community Maintenance
 - Tree Trimming
 - Light Poles
 - Street Signs
 - Gate Access System
 - Pressure Washing
 - Sidewalks and Gutters

We are looking for volunteers to help us with the newsletter and the website. Interested?

Email us at thelandingsatweston@gmail.com



The neighborhood speed limit is 25 mph.

Drive Safely!

New Quarterly Newsletter

Welcome to the first of our new quarterly newsletters. Each newsletter will include updated community information, issues and communications from our neighbors and monthly Board meetings.

Future newsletters may also include:

- ❖ Promotional Discounts From Vendors
- ❖ Latest Financial Report
- ❖ Neighborhood Home Sales
- ❖ Letters To The Editor
- ❖ Classifieds
- ❖ Homeowners' Recipes
- ❖ Community Reminders and Guidelines

We welcome your comments and suggestions.

Interested in helping with the newsletter?

Email us at thelandingsatweston@gmail.com

Annual Meeting August 26, 2014 at Bonaventure Town Center Club

The Annual meeting of The Landings Maintenance Association Inc. will be held on August 26, 2014 at 6:30 PM at the Bonaventure Town Center Club at 16690 Saddle Club Road, Weston, FL 33326 in conjunction with the monthly August Board meeting.

We encourage all homeowners to attend the meeting.

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

New Website Address

We have a new and easy to remember website address.
thelandingsatweston.com

We are in the process of updating our website and plan to have it completed in September.

The new website is designed to:

- ❖ Communicate easily and more frequently
- ❖ Advertise vendor discounts
- ❖ Share responses to homeowner questions
- ❖ Conduct online polls with our homeowners
- ❖ Promote The Landings for prospective homeowners

Comcast Update

We have received a number of inquiries from homeowners about the current status of the Comcast installation in The Landings.

Last month our initial 15 year Installation and Services agreement with Comcast was signed. It allows for the access, wiring and distribution of Comcast services.

We expect the installation will be completed at the end of this year based on similar agreements with other Weston communities.

All Comcast services will be optional for each Landings homeowner.

Community Maintenance

You may have noticed some changes in the past few months.

Tree Trimming

808 swale and community area hardwood trees have been trimmed and thinned. In the future, they will be trimmed every 2-3 years. The 275 palm trees will be trimmed twice per year in the spring and fall.

Light Poles

105 light poles have been painted. The acorn globes have been replaced and new energy efficient LED bulbs have been installed.

Street Signs

57 new and refurbished signs have been installed throughout the community telling all: STOP, CHILDREN AT PLAY, SPEED LIMIT 25 and ALLOW GATE TO CYCLE.

Community Maintenance

Gate Access Control – No More Clickers

The new RFID gate access control system is now fully operational. Each homeowner received two free headlight tags. Additional tags for family and friends may be purchased for an annual fee of \$35. All visitors must show a photo ID at the gatehouse. The new system will provide increased security for the community as well as easier entry.

Pressure Washing - Avoid The Notice

It's that time of year. Avoid the dreaded notice reminding you to power wash your roof, driveway, sidewalk or valley gutter.

Need a reliable contractor?

Sunset Maintenance does the power washing for The Landings common areas. Call Bob at 954-557-3331 for a free estimate and mention The Landings Newsletter.

Community Maintenance

Sidewalks and Valley Gutters

The Board is developing a new multiyear plan to repair and replace sidewalks and valley gutters that continue to be damaged by the ever expanding tree roots.

Drainage has been impeded in certain gutters resulting in free standing water after rain storms and lawn watering. Certain sidewalks have become trip hazards due to tree root growth.

The process is expensive and requires that we obtain permits from the City of Weston before commencing work. We must repair the damaged sidewalks and valley gutters and trim the tree roots without destabilizing or killing the trees. So please be patient as we manage the improvements while managing our finances.

We are currently obtaining bids and expect to begin work in October.

Neighborhood Home Sales

Presented By Ruth Bettini

Realty Associates

Cell: 954-260-6504

Email: ruthbettini@gmail.com

Current Homes For Sale in The Landings

		Price	Sq Ft
1	144 Dockside Circle	\$1,249,000	5,468
2	154 Dockside Circle	\$1,109,999	6,484
3	122 Dockside Circle	\$1,059,900	5,520
4	309 Egret Lane	\$874,000	4,417
5	249 Landings Blvd	\$865,900	4,219
6	359 Mallard Road	\$849,000	4,452
7	354 Mallard Road	\$749,000	3,961
8	251 Landings Blvd.	\$725,000	3,793
9	218 Egret Ct.	\$703,000	3,263
10	220 Egret Ct.	\$690,000	2,846
11	276 Landings Blvd.	\$686,000	2,683

Recent Homes Sold in The Landings

		Price	Sq Ft
1	157 Dockside Circle	\$1,175,000	4,250
2	169 Dockside Circle	\$880,000	3,850
3	264 Egret Way	\$815,000	4,516
4	262 Egret Way	\$725,000	3,074

Financial Report

Income Statement Summary

	June 2014		Total Year
	YTD	Budget	Budget
Operating Fund			
<u>Income</u>			
Assessments	\$236,900	\$236,900	\$473,800
Other/(Bad Debt)	7,480	(6,000)	(12,000)
	<u>244,380</u>	<u>230,900</u>	<u>461,800</u>
<u>Expenses</u>			
Administrative	27,086	31,233	62,466
Utilities	9,344	12,226	24,452
Landscaping	73,956	91,009	182,019
Gate Access Control	69,506	72,600	145,200
Holiday	0	3,842	7,683
Maintenance	1,327	19,990	39,980
	<u>181,219</u>	<u>230,900</u>	<u>461,800</u>
Net Profit (Loss)	<u>\$63,161</u>	<u>\$0</u>	<u>\$0</u>

Replacement Fund

<u>Income</u>			
Assessments	\$18,250	\$18,250	\$36,500
Interest	762	0	0
	<u>19,012</u>	<u>18,250</u>	<u>36,500</u>
<u>Expenses</u>			
Street Signs	4,198		
Street Lights	9,351		
Gate Access System	4,802		
	<u>18,351</u>	<u>0</u>	<u>0</u>
Net Profit (Loss)	<u>\$661</u>	<u>\$18,250</u>	<u>\$36,500</u>

Cash Balances

Operating Fund	\$187,900
Replacement Fund	\$221,800

Reminders and Guidelines

Architectural Review Board

Guidelines & Request Form

Please be reminded 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 so please, fill out and submit the Architectural Request form.

Website: Forms are available on the website:
thelandingsatweston.com

Allow 45 days for review and final approval.

If anyone is interested in serving on the Architectural Review Board, please email us at
thelandingsatweston@gmail.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

The forms are available for download on the website.

Contact: Mai Rossman
 Phone: (305) 255-0900 ext. 1
 Email: mai@tgms.com

Please remove all trash from the park and do not drive or park any vehicles on the grass.

Reminders

Trash

- ❖ Trash pickup is on Monday and Thursday
- ❖ Store trash bins and containers out of sight

Street Lights

- ❖ Report street light outages to our property management company.
 Phone: (954) 384-4009

Maintenance Fees

- ❖ Quarterly fees are due on the 1st day of each quarter (January, April, July, October)
- ❖ Avoid late fees – pay by the 15th of the month

Important Phone Numbers

Property Management

T&G Management Services

Phone: (954) 384-4009

Fax: (305) 255-0808

Address: 18001 Old Cutler Road, Suite 643
 Palmetto Bay, FL 33157

Property Manager
 Architectural Applications
 Accounts Receivable

Ruth Bettini ruth@tgms.com
 Maria Mora maria@tgms.com
 Heidi Rocabado heidi@tgms.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) 765-4321

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

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.

All Commercial traffic (moving vans, vendors, service trucks, etc.) will not be allowed in the community outside of these hours:

- ❖ WEEKDAYS 8 AM – 6 PM
- ❖ SATURDAYS 9 AM – 6 PM
- ❖ No Deliveries on Sundays or Holidays