



WWW.WELLEBY.NET

VOLUME LXXVI



Welleby Management Association Inc.
Phone: 954-749-6228 fax: 954-748-2440

3489 Hiatus Road, Sunrise FL 33351
email: info@welleby.net

OFFICIAL NOTICE



On Monday, February 6, 2017, at 3489 Hiatus Road, Sunrise, FL 33351, at 2:00 pm, the Annual Meeting of the Membership shall be held for the purpose of electing Directors, and such other business as may be lawfully conducted. This date and time is pursuant to the Association's governing documents and cannot be changed. As such, the meeting will be reconvened the same evening, Monday, February 6, 2017, at 7:00pm.

Thirty percent of the voting interests (owners) must be present, in person or by proxy, to constitute a quorum to hold the annual meeting. Should a quorum of the Membership be in attendance, the Association shall conduct any necessary business and nominations for Directors will be taken from the floor. If a quorum of the Membership is not obtained, the Annual Meeting cannot be held and the current Board of Directors will remain seated until the next Annual Meeting.

A proxy and a voting certificate are included with this newsletter and are also available on our website. If you are unable to attend, the proxy is for the purpose of appointing another person to attend the meeting for you in order to establish a quorum. The proxy must be signed by either all owners or by the person designated as the voting representative. This means if you are not the sole owner of the home/unit and plan to submit a proxy or attend the Annual Meeting, the voting certificate must be completed and signed by all owners, appointing one specific owner as the designated voter.

Further instructions are included on the proxy and voting certificate. Once completed, please submit the forms to Welleby Management by mail, in person, by fax or email. We understand that these documents may be confusing; please contact us with any questions.

Dated this 22th day of December, 2016 by order of the Board of Directors

The 2017 assessment remains at \$36.00 per quarter due the 1st day of January, April, July and October.

Checks or money orders may be mailed to the office or to the lockbox if you have the pre-printed statement/coupon. If you'd like to pay 2017 in full, the total is \$144.00 (\$36.00 X 4 quarterly payments).

** Villas de Venezia residents will begin to pay Welleby Management directly in 2017.

Please contact us if you are unsure of your balance or if you have any questions.

INSIDE THIS ISSUE:

- ◆ VOLUNTEER NEEDS PG 2
- ◆ CHANGES TO CURBSIDE AND BULK TRASH PICK UP PG 4
- ◆ PROXY PG 5
- ◆ VOTING CERTIFICATE PG 6
- ◆ WELLEBY FAQ PG 7



How to spice up your HOT CHOCOLATE

1 Peppermint



2 Orange



3 Vegan



4 Aztec



5 Peanut Butter



6 Pumpkin Spice



7 Nutella



8 Caramel



9 Lavender White



10 Irish



TOP IT OFF:

Marshmallows, whipped cream,
cinnamon stick, caramel

BOARD OF DIRECTORS

Paul Callsen— President
James Neipris— Vice-President
Melodee Lokos— Treasurer
Kevin Sawyer— Secretary
Bruno Condron— Director
Juan Gisbert— Director
Andy Yousif— Director
Emilio Maicas— Director
Alethia Housen— Director
Rey Garcia— Director
Michael Dew— Director

Board meetings are held on the
4th Wednesday of each month
at 7pm at 3489 Hiatus Road,
Sunrise FL



COMPLIANCE COMMITTEE

Marti Argentino
Etta Waltzer

Need help with your computer and/or printer ?

COMPUTERS - LAPTOPS - TABLETS
iPAD - KINDLE FIRE- NOOK TABLET - ETC.

- * Selection - Setup - Installation - Tutoring
- * Microsoft - Apple - Android
- * Basic Computing - Exploring the Internet
- * E-Mail - Antivirus - Browsers - Photos - Skype

Just give me a call to get started

Gregory L. Gendusa
Your Computer Coach
(954) 235-0431
GGendusa@gmail.com



We are in need of volunteers
for the compliance committee;
the time commitment is no
more than 1 hour per month
@ 6pm. Please contact the
property manager at
propmgr@welleby.net for more
information.

LETS KEEP WELLEBY HOME VALUES GOING UP...

MSN Money advises that certain factors can bring down the value of your home. These are not new ideas and are part of the reason that homeowners' associations were established. The Board of Directors of Welleby Management adopted the Rules, Regulations and Architectural Modification Guidelines for exactly this purpose; the Association sends notices to owners who are not in compliance and works with city departments in order to help keep property values at their maximum.



Overgrown lawns and weeds: This can decrease your home's value by 5 to 10 percent. Buyers typically look for homes in locations that are neat and well-kept. Keeping landscaped areas mulched enhances the appearance and will also help keep weeds at bay.

Exterior painting: The color of your home is one of the first things a buyer will notice. If it stands out in the neighborhood, it could decrease your home's selling price. Another reason Welleby has developed an approved exterior paint color list and requires the scheme to be approved prior to painting. Also, although interior paint colors are the owners choice, a hot pink living room could discourage buyers, as they may not be able to picture themselves in that home.



Trash and other items left out: nobody wants to look at trash piled up on the side of a house... this is the first thing most buyers will notice when looking at a new neighborhood. Please keep bulk trash and trash containers out of view until the night before pick up.

Dirty roofs, sidewalks, fences, etc: Keeping your house and lot clean not only keeps up the appearance of the neighborhood, keeping your sidewalk clean (and free of cracks/lifts) is a must to ensure that it is in a safe condition for others to walk on. If you live in a single family home and your sidewalk is in a city right of way, the city has a program to help owners repair damage at a reduced cost- contact 954-572-2344 for more information.



Remember, aesthetic matters—it's all about the curb appeal.

ATTENTION
DOG WALKERS
Pick up after your dogs and use a leash. It's the law.
ATTENTION DOGS
Grrrr, bark, woof-woof.
Good Dog.



IMPORTANT CHANGES TO CURBSIDE TRASH PICK UP AND RESIDENTIAL BULK TRASH PICK UP DAYS



Beginning January 1, 2017, Republic Services will provide **automated garbage collection** for those residential customers that currently receive curbside collection service. To facilitate this service enhancement, 95-gallon roll carts will be delivered to homes free of charge in December. Each 95-gallon cart has the capacity to hold up to eight 13-gallon kitchen bags and can be easily maneuvered from the resident's home to the curb on collection days. Garbage will continue to be picked up twice per week.

Also beginning January 1, **residential bulk trash will be collected once each week** instead of once each month. For customers with curbside bulk trash collection, items will be removed on the same day as your first weekly garbage collection. Communities with designated bulk trash areas may have a different schedule.

FREQUENTLY ASKED QUESTIONS (For more information, please contact the City of Sunrise: (954) 577-1135)

What is an automated collection program? An automated collection program utilizes specialized side loading trucks with a robotic arm that reaches out from the truck, grasps the cart, and then lifts and empties the contents into the truck.

When do I begin using my cart? The City's automated solid waste collection program begins January 1, 2017. Carts will be delivered to each home in December; however, please refrain from using the carts until January because special trucks are required to lift them and empty the contents.

How do I place my cart out for collection? Carts should be placed three (3) feet from any other carts or structures with the lid closed. Place carts with the arrows on the lid facing the street and the handle facing the home.

Will my collection day change? Collection with automated equipment is more efficient and it is possible that some routes may change. Information regarding any route changes will be sent to residents well in advance of the January start date.

Does my garbage have to be placed in the container? The 95-gallon cart is designed to meet the needs of most residents. All garbage must be placed inside your cart with the lid closed completely. Carts cannot be emptied if items are left on top of the lid. If you have excess garbage, please save the items for the next collection day. Palm fronds, tree branches, and items that exceed six (6) feet in length or six (6) inches in diameter are considered bulky waste and can be picked up during our new weekly bulk trash collection, which also begins in January 2017.

What if I need additional carts? One 95-gallon cart will be provided per household. If residents find that one cart plus the weekly bulk trash pickup is not sufficient, a second cart can be purchased at a one-time cost of \$50.00. Residents may contact City staff at (954) 577-1135 for more information or to purchase another cart.

Can I put garbage and recyclables in one cart? No, residents must continue to use the blue recycling cart for weekly recycling pickup. The 95-gallon garbage cart is to be used for garbage only.

Can I place landscaping debris in my cart? Yes. Branches, limbs, grass clippings and other vegetative items can be placed inside your garbage cart or they can be picked up during weekly bulk trash collection.

What items MAY NOT be placed inside the garbage cart? Oil, paints, pesticides, automobile parts, batteries, tires, medical waste, deceased animals, and other hazardous materials are prohibited. For a list of options available for household hazardous waste disposal, please visit www.sunrisefl.gov/hhw for more information.

What should I do if my scheduled collection is missed? Please contact Republic Services at (954) 583-1830 to report missed collections.

Am I responsible for the cart? Yes, residents are responsible for maintaining the cart(s) in good condition. Republic Services will repair or replace carts damaged during the collection process or as a result of normal wear and tear.

24 HOUR EMERGENCY

SERVPRO®
Fire & Water - Cleanup & Restoration™
Mold Remediation

- Mold Remediation
- Air Ducts Cleaning
- Carpet & Oriental Rugs
 - Deodorization
- Commercial & Residential



SERVPRO® of Sunrise
954-748-7887
www.servproofsunrise.com

Like it never even happened.®
Independently Owned and Operated



Allstate
RESOURCE MANAGEMENT, INC.

Andy Fuhrman
Phone: 954.382.9766
Fax: 954.382.9770
6900 SW 21st Court . Building 9
Davie, Florida 33317
www.allstatemanagement.com
afuhrman@allstatemanagement.com



LIMITED PROXY

The undersigned owner(s) or their voting member of lot number/address:

(Welleby address)

as a member of Welleby Management Association Inc., hereby appoints:

(name of proxy holder, if no name is inserted above, the undersigned appoints the Secretary of the Association)

as my true and lawful proxy with full powers of substitution for and in the names, place and stead of the undersigned, to appear for quorum purposes only, on behalf of the undersigned at the Annual Meeting of the Membership for Welleby Management Association Inc., to be held on Monday, February 6, 2017 at 3489 Hiatus Road, Sunrise, FL 33351 at 2:00 pm. The meeting will be reconvened at 7:00 pm the same evening, Monday, February 6, 2017, at the same location.

The undersigned hereby ratifies and confirms the present of the proxy holder for assistance in establishing a quorum, whether at said meeting or at any change, adjournment or continuation thereof, and hereby revokes all prior proxies heretofore executed *(ALL OWNERS OF THE UNIT MUST SIGN UNLESS A SPECIFIC VOTING MEMBER IS DESIGNATED ON THE VOTING CERTIFICATE, THEN THE DESIGNATED VOTER MAY SIGN)*.

Signature of owner or voting representative

Signature of owner or voting representative

Signature of owner or voting representative

Dated this _____ day of _____, 20_____.

(this section to be used only if the proxy holder as listed above wishes to designate another person as proxy holder)

Substitution of Proxy

The undersigned proxy holder (as named above), does hereby designate as the undersigned proxy's nominee _____ to act as proxy as set forth above.

Dated this _____ day of _____, 20_____.

Signature of proxy holder _____

VOTING CERTIFICATE

***THIS FORM MUST BE COMPLETED IN ORDER TO VOTE ONLY IF THERE ARE MULTIPLE OWNERS
(INCLUDING HUSBAND AND WIFE)***

This is to certify that the undersigned, constituting all of the owners of record of the following address in Welleby Management Association Inc. (address) _____, hereby designate (specify voting representative) _____ as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Protective Covenants and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this certificate:

Lot owned by John Doe and his brother, Jim Doe. Voting Certificate must be signed by both brothers designating either John or Jim as the voting representative, not a third person.

Lot owned by A1A Corporation, Inc. Voting Certificate must be signed by the President or Vice-President of the Corporation and attested to by The Secretary, and must list the designated person entitled to vote on behalf of the Corporation.

Lot owned by Jim and Jane Jones, husband and wife. Voting Certificate must be signed by both Jim and Jane, designating either husband or wife as the voting representative.

Lot owned by John Jones only. No Voting Certificate required.

This certificate is made pursuant to the Declaration of Protective Covenants, By-Laws and Articles of Incorporation and shall revoke all prior certificates and shall be valid until revoked by subsequent certificate.

Dated this _____ day of _____, 20_____.

Signature of owner

Signature of owner

Signature of owner

Note: this form is not a proxy and should not be used as such. All owners of the unit must sign designating one of the joint owners as the voting representative, not a third person.



How much is the Welleby Management assessment? \$36.00 per quarter due the first day of January, April, July and October.

When is the assessment late and is there a late fee? A \$20.00 administrative fee will be applied if payment is not received by the 15th of the month in which it is due.

How do I make a payment? Checks or money orders should be made payable to Welleby Management Association (cash is not accepted) and may be mailed or dropped off to the office at 3489 Hiatus Road, Sunrise, FL 33351. There is a mail slot in the front door to drop off payments after hours. The office is located in the Shoppes of Sawgrass shopping center at the NW corner of Hiatus Road and Oakland Park Blvd. Other options are auto debit (your quarterly payments will come directly from your bank account) or pay the entire year in full (\$144.00). Payments may also be made by credit card through the website; however credit card payments are processed by a 3rd party so additional fees will apply.

What does the Welleby Management assessment pay for? Welleby is a “master” homeowners association consisting of over 4500 single family homes, townhomes, condominiums and apartments. Welleby is responsible for enforcing owner compliance with the governing documents and maintaining the common areas that are outside of the sub-associations or single family home areas. Common areas include Welleby Palms Park, the lakes in Welleby, the fountains on Oakland Park Boulevard and multiple sign and landscape areas.

What am I responsible for as a homeowner in Welleby? Homeowners in Welleby are responsible to pay the quarterly assessment and to maintain their unit, home and/or lot in a neat condition consistent with the Rules, Regulations and Architectural Modification (AM) Guidelines of Welleby. If you live in a townhome or condominium association, some of this responsibility may belong to that association and you should contact them to determine what their assessment covers.

Are there any restrictions on the type of vehicles that may be parked in Welleby? Commercial and recreational vehicles are not permitted to be parked overnight in Welleby. Please see the Rules, Regulations and Architectural Modification (AM) Guidelines for more detailed information.

Does Welleby Management require prior approval for purchases or leases? Approval is not required and there is no transfer fee. However if the house/unit is in a sub-association that association may require approval or screening.

How do I know who my sub-association contact is? Sub-associations are either managed by the volunteer Board of Directors or by a Management company hired by the Board; contact information may be found on our website.

How do I go about painting my house, replacing windows or adding landscaping? Anything that will change the exterior appearance of the house or lot requires prior written approval of Welleby (and the sub-association if applicable).

The Architectural Modification (AM) request form, approved paint list and the Rules, Regulations and Architectural Modification guidelines may be found under the documents/forms tab on our website or obtained from our office.

The sub-association approval must be obtained first (if applicable) and submitted to Welleby along with the completed Welleby AM form and other documentation as required.

What days is regular trash picked up? Regular trash is picked up on Tuesday & Friday effective 1/1/17.

What days is bulk trash picked up? Every Tuesday effective 1/1/17.

When is the next Board of Directors meeting? Board meetings are held on the 4th Wednesday of each month at 7pm at 3489 Hiatus Road, Sunrise, FL 33351. Please check with the office during the holidays as sometime the dates do change. Homeowners are welcome and encouraged to attend.



BYERS 4 HOMES. com

SINCE 1984



HAPPY NEW YEAR!



Mark, Ann Marie, and Zack Byers

BYERS4HOMES@GMAIL.COM

www.BYERS4HOMES.com

954-74-BYERS

954-74-BYERS

Welleby is HOT!

We Sold this in 1 Day!!!



SOLD \$287,900!

SOLD \$325,000!

SOLD \$275,000

ASK ABOUT OUR 4.5% COMMISSION!

Want a Free Home Value Appraisal?!

CALL NOW
(954)742-9377

Everyone agrees!

★★★★★ Highly likely to recommend

5 STAR RATING

ON ZILLOW



RE/MAX InterAction Realty 7801 W Commercial Blvd. Fort Lauderdale FL, 33351
Special Offer Limited to Specific Representation