



DID YOU KNOW?

City of Sunrise Code, section 16-170 (a) states: "There shall be a minimum of 4 trees planted per lot except there shall be only 3 required in RS-7 districts... trees shall be planted so that a minimum of 2 trees shall be placed in the front yard except that in an RS-7 district a minimum of 1 tree shall be planted in the front yard. There shall also be required a minimum of 15 shrubs... per lot".

Many owners have received notices that their lot may be lacking the required number of trees and/or shrubs. The requirements for trees and landscape material have been in existence since Welleby was built and apply to all single family homes as well as all multiple family residences.

The City of Sunrise and Welleby Management are currently working together to restore the required number of trees and shrubs that help keep Welleby a beautiful place to call home. All Welleby homeowners should be aware that any exterior modification, including the removal of trees and shrubs, requires prior approval of the City of Sunrise and the Association.

As such, we are asking all property owners to restore plant material and/or trees that may be missing due to hurricanes, lightning, pests or any other cause, to bring their property into compliance with the City Code. If the required permit is applied for prior to August 2012, the City is offering "NO FEE" permits for tree installation.

For clarification or questions regarding the requirements for your particular property, please contact the City of Sunrise Community Development Department at 954-746-3270.

The City approved plant and tree list may be found using the following link: www.sunrisefl.gov/modules/showdocument.aspx?documentid=537 or visit www.sunrisefl.gov and enter "approved plant list" in the search box in the top right corner.

As the 2012 Hurricane Season approaches, the City has reminded the Association that it is important for all residents to be aware that improper tree trimming weakens the structure of a tree and could make the tree a hazard in the event of a storm. To prevent illegal and unlicensed contractors from tree trimming abuses, all companies that perform tree trimming in Sunrise must be issued a permit from the City to commencement of work. The City will then check the company for proof of licensing and insurance. Once the trimming is completed, a licensed Arborist from the City will perform an inspection of the work. The cost of the required permit is \$20 for single family homes. Homeowners that wish to trim their own trees will require the same \$20 permit.

continue to page 10 for additional information and pest alert...

PRESIDENTS CORNER

State Representative Martin Kiar will be in attendance at the April 25, 2012 Welleby Board meeting to discuss recent trends in homeowners' association and condominium law in Florida. He will also address questions and comments of interest to the residents of Welleby. Mr. Kiar has served in the Florida legislature since 2006 and is himself a lawyer.

Mr. Kiar understands that a longstanding policy of the Welleby Board prohibits the endorsement of candidates for public office.

The Board and I urge residents to attend this informative meeting at the Association offices at 7 PM on April 25.

Sincerely,
Paul Callsen, President

WELLEBY MANAGEMENT ASSOCIATION BOARD OF DIRECTORS

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There are still 2 vacant seats in quadrant D . Quadrant D consists of homes west of Nob Hill Road and south of Oakland Park Blvd. The Association is also looking for volunteer committee members from any quadrant. If you are interested in the quadrant D Director position or in serving on a committee, please contact the office.

**BOARD OF DIRECTORS MEETINGS ARE HELD ON THE 4TH WEDNESDAY OF EACH MONTH
AT 7PM AT 3489 HIATUS ROAD, SUNRISE, FL 33351**



WELLEBY MANAGEMENT ASSOCIATION INC.

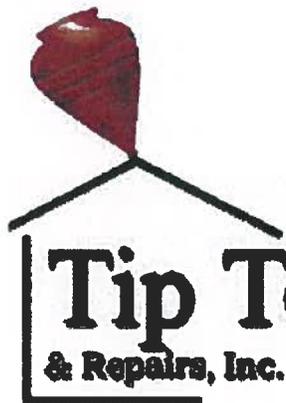
OFFICE HOURS: Monday thru Friday 9am—5pm
OFFICE ADDRESS: 3489 Hiatus Road, Sunrise, FL33351

954-749-6228 phone
954-748-2440 fax

WWW.WELLEBY.NET

EMAIL: info@welleby.net

The 2011 year end audit has been completed and is available at no charge. If you would like a copy, please call the office or email us— we can send the audit to you by mail, fax or email.



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2012 RELAY FOR LIFE

April 27, 2012, 6:00pm
Welleby Park, 11100 NW 44 Street

Relay For Life is a life-changing event that helps communities across the globe celebrate the lives of people who have battled cancer, remember loved ones lost, and fight back against the disease. To sign up to participate or to give a donation, visit www.relayforlife.org

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Architectural Guidelines

For your own protection, it is highly recommended that you obtain Welleby approval, and the approval of your sub-association (if any) prior to giving a deposit to any contractor for an exterior change.

All exterior modifications require the prior approval of Welleby, including but not limited to:

- Fence installation (only 6` natural shadowbox style fences may be installed; gates may be no wider than 4` - double gates prohibited)
- Pool/spa installation
- Screen or patio/deck installation
- Home additions
- Roof replacement or repair
- House painting (even if painting same color)
- Hurricane shutter installation
- Door (front or garage) or window replacement
- Driveway modifications including painting/staining
- Lighting installation
- Landscape changes or additions including replacement of trees
- Satellite dish installation (requires review for placement, must be installed away from street view)
- Retractable awning installation
- Shed installation (shed walls may be no higher than 6`; sheds must be hidden from street view)
- Basketball hoops, trampolines & other play equipment
- Decorative items including statues, decorative banners, exterior ornaments, borders, landscape rocks, etc.

To ensure that your project is in compliance with Welleby architectural guidelines, it is imperative that you take the appropriate steps when making a modification and wait for your written approval before you begin any work.

If you live in a sub-association, a separate request form must first be submitted and approved by your sub-association. This approval should then be submitted to Welleby Management Association as an attachment to your Welleby Management modification request (located on next page).

To avoid delays or disapproval, please read the form carefully and submit the required paperwork, samples, etc. (color pictures of the home are helpful to the committee). The Association has thirty (30) days from the date of receipt of a complete application to approve or disapprove. Approvals are good for 180 days. A new request must be submitted/approved if modification is not completed within 180 days (6 months).



COMMERCIAL AND RECREATIONAL (boats, jet skis, trailers, etc) TYPE VEHICLES ARE NOT ALLOWED TO BE PARKED IN WELLEBY (if you are unsure if your vehicle is considered "commercial", please contact the office).

PLEASE DO NOT REPAIR VEHICLES AT YOUR RESIDENCE OR LEAVE INOPERABLE OR JUNKED VEHICLES ON YOUR LOT.

VEHICLES IN VIOLATION MAY BE TOWED AT THE OWNERS EXPENSE.



ARCHITECTURAL MODIFICATION REQUEST

(this form to be used when requesting changes to the exterior of the home/unit)

OWNER NAME(S): _____ ACCT #: _____

PROPERTY ADDRESS : _____ SUB-ASSOCIATION: _____

MAILING ADDRESS (IF DIFFERENT): _____

TELEPHONE(S): _____ EMAIL: _____

PLEASE USE A SEPARATE APPLICATION FOR EACH MODIFICATION IF MULTIPLE CHANGES ARE BEING MADE

As the owner referenced above, approval is hereby requested to make the following modification, alteration or addition as described below (please include details such as color, material, dimensions, location and other relevant data):

[Empty box for describing the modification]

I have attached the following documentation:

- () Lot survey (REQUIRED FOR ALL EXTERIOR CHANGES)
- () Color picture of front of house (REQUIRED FOR PAINTING/ROOFING/LANDSCAPING/DRIVEWAYS)
- () Sample (REQUIRED FOR ROOFING/SHUTTERS/PAINTING– manufacturer sample with name/number of color)
- () Sub-association approval (REQUIRED IF YOU LIVE IN A SUB-ASSOCIATION)

THIS APPLICATION WILL BE DEEMED INCOMPLETE AND WILL NOT BE REVIEWED IF ALL REQUIRED DOCUMENTATION IS NOT INCLUDED (Note: sub-association forms are available at www.welleby.net or directly from your sub-association).

I understand that if this application is in response to a violation, I have 30 days from the date of approval to complete the work; or if this is not a violation response, this approval will be valid for 180 days. I agree that I will comply with all city and county regulations and that I am responsible to obtain any applicable permits.

Signature of owner: _____ Date: _____

-DO NOT WRITE BELOW THIS LINE, FOR ASSOCIATION USE ONLY-

Reviewed by: _____, FOR THE BOARD Date: _____

Approved ()

Disapproved ()

Incomplete ()

[Empty lines for signature and date]

HAVE YOU INSPECTED YOUR HOME AND YARD LATELY?

Welleby Management sends hundreds of notices each month regarding unsightly or dangerous conditions. In order to avoid receiving a notice and to keep up the appearance of our community, we ask that you please inspect...

Your sidewalk and walkway– should be free of mildew, cracks and lifts (including the side if you live on a corner lot).

Your driveway– should be free of stains, dirt and mildew; pavers should be treated for weeds.

Your fence– damaged boards should be repaired or replaced; ensure there are no nails or projections sticking out. Fences should be mildew and graffiti free.

Your lawn, landscaping and trees– cutting grass on a routine basis, weeding, edging and mulching go a long way toward improving a yard's look. Trees should be trimmed properly by a licensed tree trimmer (city of Sunrise permit required). City of Sunrise code requires a minimum number of trees and shrubs in a front yard.

Your paint– does your home need to be pressure cleaned, painted or touched up on some areas? Remember... changing color requires prior approval of the Association.

Vehicles– junked vehicles, commercial vehicles, boats, trailers, jet-skis and other types of recreational vehicles are not allowed to be stored in your driveway or in the rear or side yard.

Garbage and recycle containers- *PLEASE store out of street and neighbor view. Lots should be kept free of debris and bulk items should be stored out of sight until bulk pick up. This is an easy way to keep up the appearance of the neighborhood at no cost!*

Bulk trash is picked up once per month by All Service refuse (954-583-1830).

South of Oakland Park Blvd. and East of Nob Hill Road: 15th-21st

South of Oakland Park Blvd. and West of Nob Hill Road: 8th-14th

North of Oakland and West of Hiatus: 1st-7th

North of Oakland and East of Hiatus: 8th-14th



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... continued from front page

PEST ALERT!

The rugose spiraling whitefly, first identified in Miami-Dade county in 2009, has since spread throughout South Florida. The City Landscape Inspector has found early-stage infestations in all sections of Sunrise and in most species of common landscape trees. Typically this whitefly will not kill large, healthy trees and palms. However, small, newly-planted or unhealthy plants may die from infestation. The most noticeable symptoms are distinctive egg spirals under leaves; heavy deposits of white, waxy material that cover leaves; sticky substance called 'honeydew' that is excreted by the whiteflies; and black, sooty mold that grows on the honeydew.

To combat an infestation, it is recommended that you contact a professional pest company, licensed in lawn and ornamental pest control. There are also "at home" remedies that may be utilized. An important thing to remember is not to trim trees to control the whitefly— this will weaken the tree structurally and cause new growth that will attract more whiteflies.

HELPFUL LINKS

More information on Rugose Spiraling Whitefly and treatments for same may be found at:
<http://trec.ifas.ufl.edu/mannion/pdfs/Rugose%20spiraling%20whitefly.pdf>

City of Sunrise Code:
<http://library.municode.com/index.aspx?clientId=11617&stateId=9&stateName=Florida>

Both the city of Sunrise approved plant/tree list and the whitefly information may also be found at the Association's website: www.welleby.net

Sub Association contacts

HOMEOWNERS ASSOCIATIONS AND CONDOMINIUMS

Grenadier Lakes: Self Managed 954-825-8299

Hills of Welleby: Consolidated 954-718-990

Isles of Welleby: Self Managed 954-592-9033

Lago Welleby (Sugar Bay): A&W Prop. Mgmt. 954-916-2458

Landings, The: J&L Prop. Mgmt 954-753-7966

Nob Hill @ Welleby Condo: J&L Property Mgmt. 954-753-7966

Nob Hill @ Welleby Master: Assn. Svcs. of FL 954-922-3514

Origins: Phoenix Mgmt 954-640-7070

Palm Isles HOA: Miami Mgmt. 954-846-7545

Rhapsody HOA: West Broward Community Mgmt. 954-581-8686

Southpointe: State Realty 954-983-5815

Sunrise Island Condominium 1, 2 & 3: Self Managed

Villa Welleby: Pennmanner Mgmt. 954-302-3899

Villas de Venezia: ACGG Inc. 305-442-7575

Welleby Isles: Self Managed 954-803-9498

Welleby Lakes HOA: Self Managed 954-444-6338

Welleby Shores: Miami Mgmt. 954-846-7545

Welleby Springs: New Community 954-689-4804

Westbridge HOA: Self Managed 954-594-3769

Winding Lake 1: Consolidated 954-718-9903

Winding Lake 2: J&L Prop. Mgmt. 954-753-7966

RENTAL COMMUNITIES

Lake Royale: 954-742-4329 (fax)

Townhome Village @ Welleby Park: 954-749-9799

Water Terrace: 954-748-1222

Waters Edge: 954-749-0405

Welleby Lake Club: 954-572-5555

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