

# THE REPORTER

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# OCTOBER



## President's Report:

How's Autumn going? Yes, I know. It's not really feeling like Fall is it? But we can dream, can't we? Lots to talk about this month!

## *Meeting with the Mayor*

Many attended the special meeting with Mayor Michelle Gomez. She and Commissioner Bolton had been invited to our Civic Meeting in September. Due to Yom Kipper, Mayor Gomez could not attend the evening meeting, but she did make time to meet with us earlier in the day.

The main topic of discussion was the school buses stopping and picking up children in our community. Mayor Gomez listened to our concerns and many people were able to share their perspectives. The Mayor had arranged a meeting with a School Board member and stated she will bring our concerns to the meeting, as well as the map of our community that she was given. She also drove through Hidden Trails to see the layout and possibilities. She will keep us posted. I know the buses have not stopped yet, and I continue to send her information on bus activities. She is grateful to receive what is sent. We will keep you posted on the progress.

One thing that is happening regarding the school bus issue is that students are waiting on our benches and property, disregarding the No Trespassing Signs. It is an issue, that was also discussed with Mayor Gomez. Please DO NOT approach any child(ren) waiting on our property. This creates undue stress for all. If you

*(continued on page 2)*

## **Board News (continued)**

are concerned, please DO NOT threaten any child with calling the police. It does not help, especially if the School Board and their parents are telling them it is ok. If you see anyone, including children, doing something wrong or damaging our property in any way, please call the police and have them intervene.

### ***Traffic Lights***

Another issue discussed at the meeting with Mayor Gomez was the stoplights at our entrances to Mainlands. Timing and difficulties were discussed and Mayor Gomez said she would order a study to determine if changes can be made.

### ***Board Changes***

There have been a few changes to our Board. Kate Johnson was appointed Vice-President (which means we need someone to take over as Publicity Chair), but has now stepped into the President's role as Diana Christian has resigned (which means the Vice President position is now open). This was a surprise to all and we thank Diana for her service. It also means we need your help. Please consider stepping up to assist your community.

Jerry Faust has taken over as House Chair. He is busy at work with the 40 year inspection issues and getting ready to paint the Clubhouse. Tony Spada is back on the Board as Maintenance Chair and will be working on getting the fertilizing and weed and feed taken care of for the Fall. It should be done in November. We know there have been problems with lawns and sprinklers, and some have been passed on to Tony, but if you have issues, please leave Tony a message at 954-733-3009. If you have left a message in the past few months and are still having a problem, please call again so that Tony is aware.

We continue to work to have our 40-year inspection approved by the city and have taken the necessary steps, including the electrical work being done. The electrician has repaired exposed wires and changed GFI boxes, all needed. We continue to make improvements.

### ***November is Elections for the 2022 Board!***

This is the time of year we start recruiting for new Board members. If there is an area where you can serve, we would love to hear from you. At the moment, the Publicity Chair position is open. For the new year, we know that Meloni Pollard will not be continuing as Treasurer of Accounts Receivable so that position will be open. If this is an area of expertise for you, please consider joining the Board.



*(Continued on page 3)*

## Board News (continued)

Every Board position may be applied for and will be determined through our votes at the November Civic meeting. Remember that if you would like to vote on the nominees, you must either be at the meeting OR request an absentee ballot from the Secretary. If you request an absentee ballot, it must be returned in a sealed unmarked envelope inside another envelope that has your name on it. These ARE NOT routinely sent and MUST be requested through the Secretary, Sandra Sanders.

As always, we are here to serve you.

*Respectfully, Kate Johnson, President*



*Don't forget you can Zoom to our meetings..*

*And you count in the Quorum!*

**Board Meeting:** Time: October 13, 2021 06:00 PM Eastern Time

Zoom **Meeting ID: 827 5108 4875**

**Passcode: 284450**

**Civic Meeting:** Time: October 20, 2021 07:00 PM Eastern Time

Zoom **Meeting ID: 869 5910 2793**

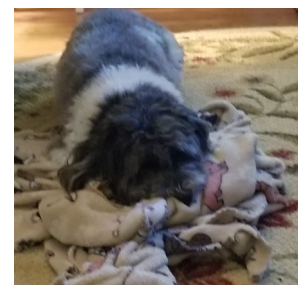
**Passcode: 005306**

## Important Reminder

**We love dogs!!!! Really we do!!! BUT....**

**Have you noticed the big sign at the park? You know, the one that has been brought in and flashes in lights to keep your dogs on a leash???? Yes, that one.**

**It is important that dog people keep their family members (the canine type) leashed when out and about. It is in our Rules and it's the law. Please, keep your dog leashed while outside, and don't forget to pick up after them. Be considerate of your neighbors. And as I said, we love dogs... and Nicky loves his blanket! (OK, so I had to get him in here somehow!)**





## Labor Day Picnic!!!! September 6th!

### How great to be back Socializing!!!!



If you weren't there, you missed a spectacular time! Great food thanks to Sheriza and our BBQ aficionados Mario and Dick and to those who brought food to share, it was yummy! There were raffles, food, and fellowship! What more could you ask for? Here are some pictures from the day!



And the winners were...



## Violations Will Be Addressed

We will be enforcing our Deed Restrictions. This means if you have any violations outstanding, or your home needs something to bring it up to the standards we all agreed to, now is the time to correct them. Some constant violations are unkept shrubs and landscaping, dirty roofs, untidy yards and debris, doing construction or alterations of property without Board consent, illegal parking in the roads, and unauthorized occupants.

While many do follow the rules, all rules must be enforced uniformly to be fair and impartial. To that end, if we are informed of a violation, we will be doing our due diligence to investigate and, where needed, send violation letters for compliance. If that does not correct the situation(s), we will be taking next steps with fines (up to \$100 per day) and if needed, placing matters in the attorney's hands. If it gets to the attorney, the homeowner will be responsible for all attorney fees and court costs. If Mainlands needs to fix the violation, the homeowner will be responsible for those fees as well.



So here's our suggestion: **read the rules and follow them.**

All residents and tenants must abide by our By-Laws, Declaration of Deed Restrictions, and Rules and Regulations. As each resident decided to live in this community, they signed that they read and agreed to abide by all rules set forth by the Association Documents.

If you need a copy of any of our governing documents, they can be found at our website:

<https://www.mainlandssection4.org/docs-and-forms>

Some of these rules include (certainly not an exhaustive list)

- notify the Board when getting ready to sell your property,
- have prospective renters fill out applications to be screened and interviewed **before** moving in,
- no children under 18 are allowed to live in our community,
- keep landscaping trimmed and in accordance with rules,
- keep garbage picked up and house in good repair, and
- no overnight parking in the street or horizontal parking in the driveway.

People who violate our procedures and rules end up costing us all, with time, money, and needless aggravation. Please do your part. Help us keep Mainlands Section Four the best Mainlands community. As always, if you have any questions, please do not hesitate to contact a Board Member.



## It is Almost Election Time!

### WE NEED YOU!

Elections will soon be here and we are looking for enthusiastic members to join our team! If you have interests or abilities that would benefit the community and are willing to work WITH others to keep this community great, please let us know!

If not on the Board, then how about on a committee? It takes many people to keep this place running smoothly, and we need your help.

Keep in mind that Board members commit to:

- Checking and responding to messages from other Board members and the community
- Checking and responding to emails
- Setting aside time each week for their duties
- Being fiscally responsible to the community

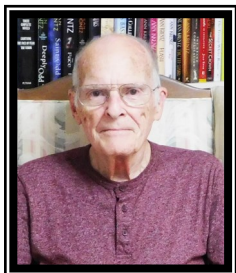
Please contact any Board Member with areas of interest. Or let us know at the Civic meeting in October.

If you are willing to serve on the **Nominations Committee**, it will be formed in October and we would like you there. According to our Documents, there must be at least 3 people on the Committee. Please volunteer! Honestly, if we want our Board to be the best, we all need to be involved.

### Librarian's Report: Jim Cogswell

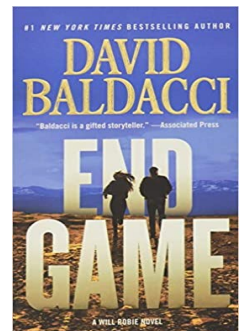
Another bookcase has been added and two other pieces (a rolling table and white puzzle shelf) have been removed. The puzzles are moved to the right hand bottom shelf.

Another great novel. Written by David Baldacci, is "End Game." The plot starts with the disappearance of "Blue Man," who investors Will Robie and Jessica Reel are sent to find. Last seen in Colorado, Blue Man is important to the security of the United States. Intrigue Develops as Robie and Reel conduct their dangerous search.



The library content is aimed at providing interesting novels that will keep your attention to the very end. Many thanks for your contributions, especially suggestions for library improvement.

Please remember to turn off the lights when you leave.



## The Help Desk...

### Deed Fraud is REAL and you could lose your property!

(From the Broward County Property Appraiser)

HELP DESK



Property fraud is a very serious issue. Criminals can record fraudulent deeds transferring ownership and then try to mortgage, sell, or rent your property.

Owner Alert helps stop unlawful acts by notifying you if there is a change of ownership on your property. It is important to monitor ownership activity on your property.

Owner Alert is a free service designed to help you protect your property from scams or fraud by notifying you if a document is received by BCPA changing the ownership of your property. You can sign up for free at <https://web.bcpa.net/owneralert>

Do you need help signing up for Owner Alert?

Please email [owneralert@bcpa.net](mailto:owneralert@bcpa.net); click on the live chat at the website above or call us at 954-357-5579.

**Please take advantage of this important service!**



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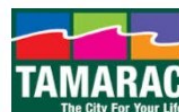
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Paul Pacitti

### Senior Housing Shoppers Turn to the Internet For Their Research.

- 85% of senior home buyers go online to search for a home.
- 49% of senior home buyers began their research online.
- 50% of senior home buyers first learned about the home they eventually purchase online.
- Senior home shoppers place high value on neighborhood information & interactive maps.
- Good internet exposure and an experienced agent make a winning combination.



*Residing in and Serving Tamarac for 31 years.*

## Monthly Events

2nd Wednesdays (this month Oct. 13th)

Board Meetings @ 6 pm

3rd Wednesdays (this month Oct. 20th)

Civic Meetings @ 7 pm

Saturdays at the Clubhouse

Bingo @ 5:30 pm



Pool and Clubhouse remain available for use (of course using **mandatory safety guidelines** set forth in the Broward County Executive Order) .

To reserve use of the Clubhouse at other times, please contact Jerry at [jfaustms4@gmail.com](mailto:jfaustms4@gmail.com) or by phone at 941-276-7527 to make arrangements.

### Upcoming Board Meeting Agenda (not an exhaustive list)

- Lawn care services/ sprinklers
- Violations and fines, including illegal parking issues
- Status of School bus stop issue for Hidden Trails
- Tuesdays (or another) morning coffee
- Open Board positions and appointing of Nominations Committee



### Newsletter News:

*As I step into the President's role, I cannot do it all! Really, I can't. That means we need someone to step up to the plate and take over the Publicity Chair position. This position entails writing the monthly newsletter, arranging printing with the printer (super easy), keeping in touch with Block Captains to distribute newsletters for delivery, and serving on the New Residents Committee. I will help you navigate this position and learn all you would need in order to function effectively. If you are interested or want more details, I'd be happy to discuss it with you. Please feel free to contact me.*

*Keep in mind, if no one steps up,  
there will not be a newsletter in the coming months.*

If you would like to receive the newsletter by email, please notify Kate Johnson by sending an email to [katejohnsonms4@gmail.com](mailto:katejohnsonms4@gmail.com). This not only makes it more available to those not here full time, it helps with keeping costs down. It is also available on our website. If you know of any out-of-towners, please pass on the information.





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If life were predictable  
it would cease to be life,  
and be without flavor.



## Committees! WE STILL NEED YOU!!!!

We are still in need of members to serve on committees to help in the compassionate care of our community. If interested in serving on any committees, please contact a Board member for consideration. Two are highlighted here:



### Nominations Committee

This committee only is in session during October and November and its purpose is to gather nominations and make recommendations for Board positions.

### Violations Committee

The sole purpose of this committee is to determine whether to confirm or reject the fine or suspension levied by the Board. If at all possible, we seek to amicably settle disagreements before fining an owner. This committee only meets as needed. We need one more member.

### Social and Recreation Committee

Sheriza Waith is our Social Chair and has been busy keeping the Clubhouse cheery looking. We would like a list of people willing to volunteer for events once everything "opens up" after COVID. If you are interested in helping, please contact Sheriza.

## Your Home Sold 2021- Guaranteed! Or I will buy it!\*\*\*

Yvonne Biederman, Mainlands Resident & Real Estate Broker

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**\*\*This is a Paid Advertisement, not an endorsement by Mainlands Section Four or its affiliates.**



### **Those We Lost...**

*We mourn for the friends, family members, and with the families of our lost neighbors. May we remember them fondly, with love and prayers.*

***If you know of anyone who has passed on, please let us know.***

***“What we once enjoyed and deeply loved we can never lose, for all that we love deeply becomes part of us.” -- Helen Keller***

\* If we inadvertently left anyone off, please contact Kate Johnson so they can be included next month. Also, when you know of someone who has moved or died, please send an email to [katejohnsonms4@gmail.com](mailto:katejohnsonms4@gmail.com) so they may be included at the correct time.



### **Those We Welcome!**

***Hector and Josefina Reyes 4510 Monterey Drive***

### **Our Mainlands 4 Board of Directors for 2021**

|                   |                           |  |                     |
|-------------------|---------------------------|--|---------------------|
| • Kate Johnson    | President                 | <a href="mailto:KateJohnsonms4@gmail.com">KateJohnsonms4@gmail.com</a> | 305-490-1778        |
| • Vacant          | Vice-President            |  |                     |
| • Sandra Sanders  | Secretary                 | <a href="mailto:Ssandersms4@gmail.com">Ssandersms4@gmail.com</a>       | 954-439-5440        |
| • George Johnson  | Accounts Payable          | <a href="mailto:Gjohnsonms4@gmail.com">Gjohnsonms4@gmail.com</a>       | 954-536-8459        |
| • Meloni Pollard  | Accounts Receivable       | <a href="mailto:Mpollardms4@gmail.com">Mpollardms4@gmail.com</a>       | 786-282-7037        |
| • Stephen Hartner | Civic Treasurer           | <a href="mailto:Shartnerms4@gmail.com">Shartnerms4@gmail.com</a>       | 201-739-1075        |
| • Jerry Faust     | House Chair               | <a href="mailto:Jfaustms4@gmail.com">Jfaustms4@gmail.com</a>           | 941-276-7527        |
| • Tony Spada      | Maintenance Chair         | <a href="mailto:Tspadams4@gmail.com">Tspadams4@gmail.com</a>           | <b>954-733-3009</b> |
| • Vacant          | Publicity Chair           |  |                     |
| • Sheriza Waith   | Social & Recreation Chair | <a href="mailto:Swaithms4@gmail.com">Swaithms4@gmail.com</a>           | 954-907-2395        |

**Remember, we are all volunteers who wish to bring compassion and unity to our community.**

**Please help us in doing so.**

#### **Additional Volunteers:**

|                |                     |              |
|----------------|---------------------|--------------|
| • Jim Cogswell | Librarian           | 954-999-5467 |
| • Betty & John | Welcoming Committee |              |

**Office Number: 954.733.3009**



## **RESIDENTS' CLASSIFIED**

Residents may advertise items for sale or donation in a classified sized ad at no charge.

Please have your ad to Kate at the HOA Civic Meeting or emailed to her by that date to make it into the following month's Reporter.

## **ADVERTISING RATES FOR THE REPORTER**

**Residents may have one month free  
for a business card size ad**

| SIZE:         |              | MONTHLY | ANNUALLY |
|---------------|--------------|---------|----------|
| Business Card | Resident     | \$10    | \$ 80    |
|               | Non-Resident | \$12    | \$108    |
| Quarter Page  | Resident     | \$18    | \$162    |
|               | Non-Resident | \$22    | \$198    |
| Half Page     | Resident     | \$35    | \$315    |
|               | Non-Resident | \$40    | \$360    |
| Full Page     | Resident     | \$70    | \$630    |
|               | Non-Resident | \$75    | \$675    |

Please have your ad to Kate at the HOA Civic Meeting or by email (katejohnsonms4@gmail.com) by the third Wednesday of the month to make it into the following month's Reporter. Thank you.



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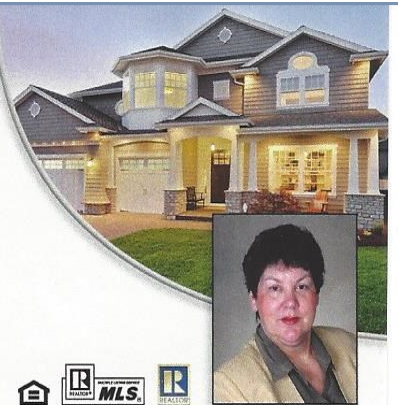
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***The best and most beautiful things in  
the world cannot be seen or even  
touched - they must be felt with the  
heart.***

***Helen Keller***

