

# THE REPORTER



## President's Report:

### *Elections are Here! Last Civic Meeting of the Year! And more*

November is here! That means that 2024 is almost here. Hard to believe it has happened so fast. But here we are at elections for your 2024 Board of Directors. It is important to fill these positions in order for a smooth running of our Association. Each position is important. This past year, some positions were never filled so that meant double and triple duty for me. We don't want that for the next President.

You will notice on the list on the next page who plans on staying and what positions will currently be vacant. Please consider helping your community, our community, by running for a position. Remember, all positions are open for you to run, even if a current Board member would like to stay.

Absentee ballots will be available next Monday IF multiple people are running for positions. If there is no opposition to anyone currently serving before the Civic meeting, absentee ballots will not be needed. Remember, nominations can be made from the floor so you are better to attend the Civic meeting November 15<sup>th</sup> to have your vote count. Plus, **we need a quorum** at the Civic meeting for it to occur. A quorum is 35 households.



**This is our last Civic meeting of the year**, so please plan on attending. Light refreshments will be served.

The list of positions is on the next page.

*(Continued on page 2)*

## President's Report (continued)

### 2024 Board Positions

President \_\_\_\_\_

Vice President \_\_\_\_\_

Secretary: Sandra Sanders \_\_\_\_\_

Treasurer Accounts Payable John Kilbane \_\_\_\_\_

Treasurer Accounts Receivable \_\_\_\_\_

Treasurer Civic Claudia Stoner \_\_\_\_\_

Maintenance Chair \_\_\_\_\_

House Chair Mario Orta \_\_\_\_\_

Social Chair Sheriza Waith \_\_\_\_\_

**As you can see, there are many open positions that need to be filled. You can self nominate from the floor of the Civic meeting if you so wish, or you can contact Kate ahead of time. EVERY position is open for nominations.**

### Maintenance Fees Will Increase for 2024

After struggling over the budget and coming to terms with needed increases, Maintenance fees will increase to **\$100 per month** in 2024. Believe me when I say that none of us want our fees to go up, but we are working on a bare budget having made as many cuts as possible. A copy of the budget is available in the Clubhouse to the left of the office door. Coupon books will be available in December. IF YOU DO NOT NEED A COUPON BOOK BECAUSE YOU PAY QUARTERLY, BI-ANNUALLY, OR YEARLY, please let Debbie know so she can delete you from the list. Please email her a [ddassconkMS4@gmail.com](mailto:ddassconkMS4@gmail.com) and this will save us money.



Many projects have been done and more are needed.

The sewer line for the Clubhouse needed to be replaced at approximately \$7,000.

The electric box and outlets in the pool pump house needed to be replaced, which cost about \$3600.

The pool filters need to be replaced at a cost of around \$5500.

The parking lots and handicapped parking and drive through need repair and resealing and restriping. We do not have a cost for that yet, but are working with the Paving Lady (who is repaving the roads) to get a good price. They have agreed to reseal and restripe one parking lot for us allowing them to use our parking lot, but are working toward getting more done.

We need a new A/C unit, which will be around \$7,000.

Because of these and future needs, monthly saving into Reserves has been increased to \$2,000. All this has been factored into the monthly maintenance fees. *(continued page 3)*

## President's Report (continued)

### Paving and Road Safety

As you noticed, our roads are being paved! Yay! The plan for this improvement was made through the City Staff in 2009 during discussion of the redevelopment of the Sabal Palm/Monterey Golf Courses. The previous Commission approved the plan, and as with many public projects, it was delayed. Then it was put on hold due to the construction of Hidden Trails. Now that they completed that project, the road paving plan was reactivated. Yay for us. Thank you to the City Staff who recommended this project and saw it to fruition.

I did speak at the City Commission and City officials last month at the Commission meeting to make sure our speed humps would be back in place and they will be. I also asked about speed humps being put on 44 Ct and 44 Street. I was told by John Doherty, Public Services Director, it would be investigated. Speeding through our community is a problem.

I have been asking for a four way stop at the corner of Highlands and 47 Terrace and a three way stop at Monterey and 47 Terrace/46 Street. John Doherty said that Broward County denied those requests. However, they are open to a round-about at Monterey. It would entail only using public right of way and easement, not any private property. It may be a good option and would definitely slowed down traffic in front of the clubhouse and that end of 47 Terrace.



Please let me know your thoughts about this, and/or contact John at [John.Doherty@tamarac.org](mailto:John.Doherty@tamarac.org) We must work together for the safety of our residents. You can also contact John about speed humps on 44<sup>th</sup> Court and 44<sup>th</sup> Street.

### Designated Right Turn Lanes

Speaking of safety, I have been asking for designated right turn lanes at 47<sup>th</sup> Terrace (south and north), and Mainlands Drive (south and north). That would ease traffic and frustration and provide more safety. Personally, I have almost been hit three times in the past month trying to cross Commercial going south in front of the fire station. People are not patient and go around someone stopped using the correct lane to go straight. Mayor Michelle Gomez commissioned a study to get it changed to designated right turn lanes at all stops at those intersections, and it is still in process. She met with FDOT last week and they will be sending a report. I'll keep you posted.



Go Canes!

As always, should have any questions or concerns, feel free to reach out to me, you can email me at [katejohnsonMS4@gmail.com](mailto:katejohnsonMS4@gmail.com)  
Have a very blessed Thanksgiving season...



Most Sincerely, *Kate Johnson*

## New Violations Procedures

In order to significantly streamline the process and encourage corrections of violations, we are changing the way we send letters and are expanding our levying fines for violations. Please read this carefully so you know what to expect. (This is the short version.)



Homeowners will be notified of violation(s) in writing and given five (5) or ten (10) days (depending on urgency) to **respond in writing** as to their intent to correct. The Board will discuss each case where fines may be applicable at each Board Meeting, SO IF YOU RECEIVE A LETTER IT WILL BE DISCUSSED AT THE FOLLOWING Board Meeting. At that time, they Board will vote whether or not to levy a fine against the homeowner. If the board votes to levy a fine, the homeowner will receive a letter stating such. At that time, the homeowner has the right to ask for a hearing in front of the violation committee, which will occur within 14 days of the Board vote. No Board members are allowed to be on that committee. All of this is required by Florida Statute.

**If the homeowner does not respond to the first letter within the time allotted, fines will begin to accrue at \$100 per occurrence** beginning the next day after allotted response time. According to Florida Statute, we do not have to give this grace period of waiting until after the response time, but we know that sometimes homeowners are not aware of the violations so we are trying to make this as fair as possible.

For most violations, the fine will be **\$100 per occurrence**. We hope to collect no money from fines, meaning that everyone will abide by the Rules and Regulations of the Association. If you need a current copy, there are extras on the piano inside the Clubhouse. They are also posted on our website at [www.manlandssection4.org](http://www.manlandssection4.org). Should you have any questions, please feel free to ask. Please look around your property now to cure any existing violations. Thank you.

### PARKING AT CLUBHOUSE

If you are having work done on your driveway or have visitors and need to park at the Clubhouse for a few days, please remember to contact Mario at [MarioOrtaML4@gmail.com](mailto:MarioOrtaML4@gmail.com) or by phone at 305.613.3169.

The Board has agreed to extend one month passes to those having their driveways widened.

Please DO NOT use the handicap spaces for this purpose, even if you have a tag.



*Sometimes we forget to find blessings in the little things, the things we take for granted, like breath and sunshine. I find blessings in a parking spot close to the store. How about you? Where do you find blessings? Being grateful for even the small things lightens our soul.*

*Dr. Kate Johnson, LMHC*

## VIOLATIONS (SEE RULES AND REGULATIONS FOR MORE INFORMATION)

Homeowners with **too many cars** have received letters. Others will soon. If there are illegally parked cars, please let us know. Remember, you are only allowed as many cars as fit in your driveway, garage, and/or carport. Each occurrence that we see will cost **\$50**. But that is not the only violation we continue to see. Here are a few that we want you to remember:

**BULK PICKUP IS MONDAYS.** NO BULK TRASH, tree cuts, branches, or appliances, etc. should be left in front of your house until Sunday evening. Please abide by this.

**FLOWERS AND BUSHES** can be no higher than your window sill if planted beneath them. Please keep them neatly trimmed and weeded. The bottom of **TREES** should be trimmed 4 feet off the ground for lawn mowing. Garden beds should be weeded and maintained.



**HOUSES, DRIVEWAYS, SIDEWALKS, AND ROOFS** should be cleaned of mold, mildew, and dirt. If it needs to be pressure washed, painted, or repaired, please do so. I do know code enforcement has been driving around giving out warnings. We did not instigate this, but please take care of it so they do not fine you.

**NO NEW PLANTING or ARCHITECTURAL** changes without approval from the Board. If you want to do any changes to the outside of your house, you will need to complete an Approval Form (copies in the left side bin in the Clubhouse or on our website). If you do not obtain approval first, there is a \$100 fine. Please use new forms. Changing windows does NOT need approval.

**PARKING—no parking on the grass** has been well established in our rules, yet people continue to do so. If you have guests over or contractors, you are responsible for their parking as well. Please stay off the grass. No horizontal parking in your driveway as you must drive over the grass to park.

**PLEASE DO NOT PARK** in any way that blocks your neighbor's driveway. Do not park in front of your neighbor's house without their permission. This is common courtesy and we should all be extending it. **DO NOT PARK IN FRONT OF STOP SIGNS** or allow your visitors to do so. Not only is it against the



law, it is dangerous for anyone trying to go around your car when someone may be coming in the opposite direction. The law states you must not park within 30 feet of a stop sign, and you must not park directly across from another parked car (meaning if a car is parked on the opposite side of the road, you cannot park across from them). Please be courteous.

**DOGS** must be leashed and under control. Pick up dog waste and place IN YOUR OWN trash receptacle, not your neighbor's.

**DEBRIS IN THE YARD OR BACK PATIO OR AROUND HOUSE**—There should not be ladders, empty pots, buckets, wood, bricks, or other debris left around the yards. It looks unsightly and may become dangerous in high winds.

**PLEASE HELP US KEEP OUR COMMUNITY LOOKING GOOD!**



*Save the Date*



*For a*

*Clubhouse Celebration & Dinner Dance!*

as we commemorate our ownership of our Clubhouse!

It only took how many years????

**Tentative Date is January 13th, 2024**

**Space is limited to 130 so once tickets are available, please reserve your spot. You can pre-reserve by filling out the attached ticket and dropping it in the Maintenance mailbox.**

While it will be free, no one can attend unless they reserve a spot. And if you reserve a spot, please be sure to attend as we do not want to turn people away and then someone not come. If your plans change, please let me know

(katejohnsonMS4@gmail.com)

If you would like to help with this event, please contact me at the email above.

I look forward to celebrating with each of you!

**Celebration Dinner Dance**

**Name(s):** \_\_\_\_\_

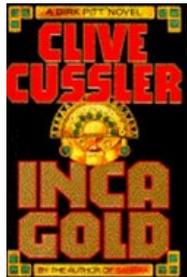
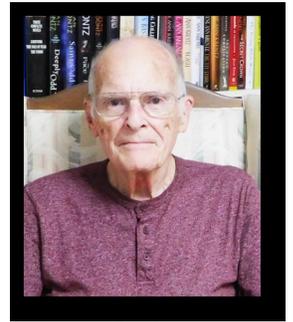
**Number of tickets:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**By signing you agree that you will be attending and are a resident of Mainlands 4** \_\_\_\_\_

## FROM OUR LIBRARIAN JIM COGSWELL

Now that Mainlands owns our Clubhouse building, plan will be made about how the library can be enlarged or refigured. We look forward to the improvements.

Author Clive Cussler has given us many excellent and exciting novels. "Inca Gold" is one such novel. It begins in 1532 when a fleet of ships finds an island

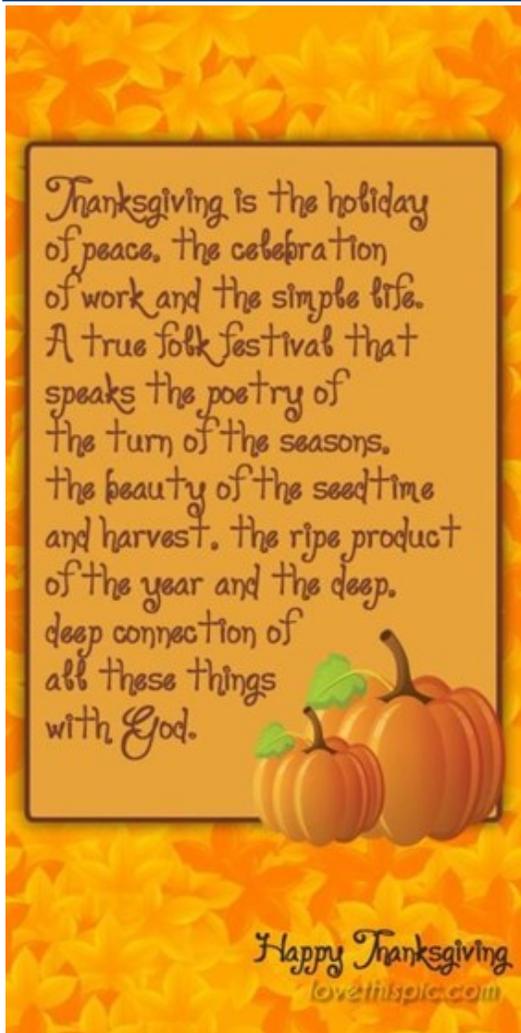


where they find a magnificent treasure, more vast than any pharaoh. It includes a gigantic chain of gold, so huge that it required two hundred men to lift it. In 1998, Dirk Pitt finds out that his life has been placed in jeopardy when smugglers are intent on uncovering the treasure.

Many other books by this author are on our shelves and well worth reading.

Call me at 954.999.5464 if you have suggestions. Jim

**Board Note:** As we now own the Clubhouse, we will be looking at the possibility of putting in new energy efficient impact windows and that will mean reconfiguring the library. We will not be accepting new books or puzzles for now. Thanks for understanding.



May you have a joyful day  
this Thanksgiving. May your  
holiday be full of blessings,  
love, and an abundance of  
happiness.  
Happy Thanksgiving!



## Safety Issues and C.O.P. (Citizen Observer Patrol) Program

**We had to postpone our meeting due to sewer issues at the Clubhouse. Please keep a look-out for the new date!**

Not sure if you were here before COVID, but we participated in this COP program with BSO. Many of our residents volunteered until COVID put a pause on the program. But thankfully, it is starting up again!



From the website: Together we can be a great team. The Broward Sheriff's Office believes that with residents helping our officers spot suspicious activities, we can stop crimes before they are committed. BSO's COP Program is a volunteer group sponsored by the Sheriff's Office that uses a simple approach to safeguarding neighborhoods through residents' involvement. (COP) volunteers are not sworn officers and have no law enforcement authority. Each COP volunteer shall act as the "eyes and ears" for the agency.

The primary functions of the COP program include, but are not limited to, the following duties in their assigned areas:

- Patrolling and observing for possible criminal activity or persons needing assistance.
- Reporting suspicious or criminal activity according to agency protocol.
- Providing assistance to members of the Broward Sheriff's Office as needed.
- Providing assistance to the public when necessary within the scope of their duties.
- Additional special duties will be determined by the Sheriff or designee with oversight from the COP district command staff.

For more information on becoming a COP volunteer, contact

Officer Jennifer Marion at 954-720-2225 (pictured above).

**Officer Marion will be at Mainlands 4 for a special meeting about the program and to give us other safety tips. Please plan on attending:**

**TBD**

**This meeting will cover basic safety issues for all residents as well as discussion about the COP Program.**

In addition, many residents had packages stolen off their porches, and thanks to the great work of Officer Brittany King (pictured here), the suspect was apprehended and arrested. It pays to report crimes in our neighborhood. If you see something, say something.

(Pictures are from Coffee with a Cop at Krispy Kreme on October 4th)



## Your Mainlands Four Board of Directors for 2023

- Kate Johnson      President      KateJohnsonms4@gmail.com      305-490-1778
- **Vacant**      Vice-President
- Sandra Sanders      Secretary      Ssandersms4@gmail.com      954-439-5440
- George Johnson      Accounts Receivable      Gjohnsonms4@gmail.com      954-536-8459
- John Kilbane      Accounts Payable      JKilbanems4@gmail.com      754-252-7205
- Claudia Stoner      Civic Treasurer      CStonerms4@gmail.com      954-246-4956
- Mario Orta      House Chair      MarioOrtaML4@gmail.com      305-613-3169
- **\*Suzanne Johnston**      Maintenance Assistant      **954-733-3009**
- Sheriza Waith      Social & Recreation Chair      Swaithms4@gmail.com      954-907-2395

**Remember, we are all volunteers who wish to bring compassion and unity to our community.  
Please help us in doing so.**

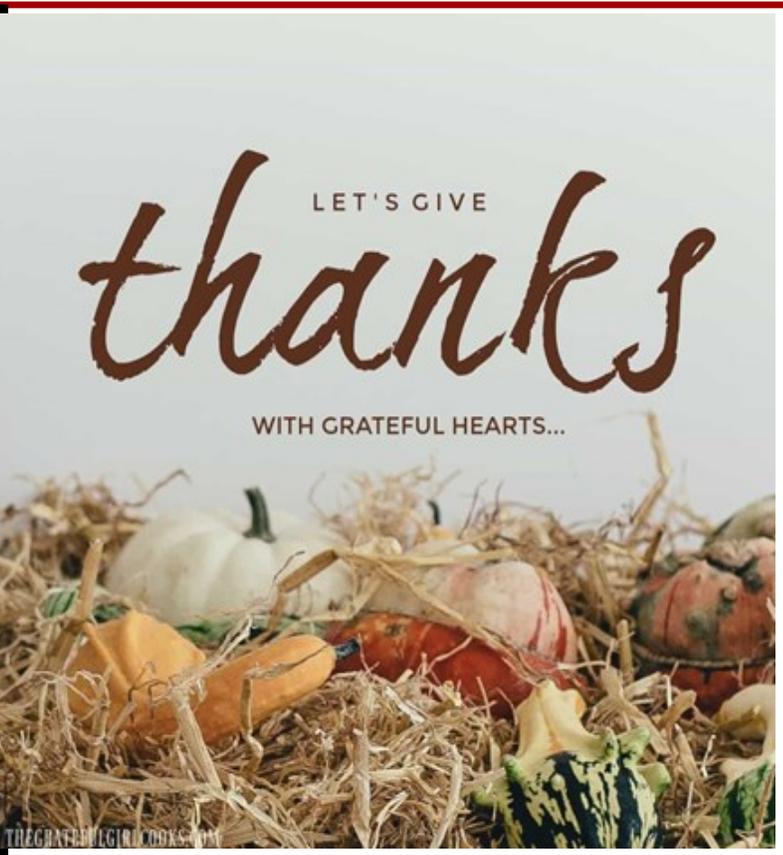
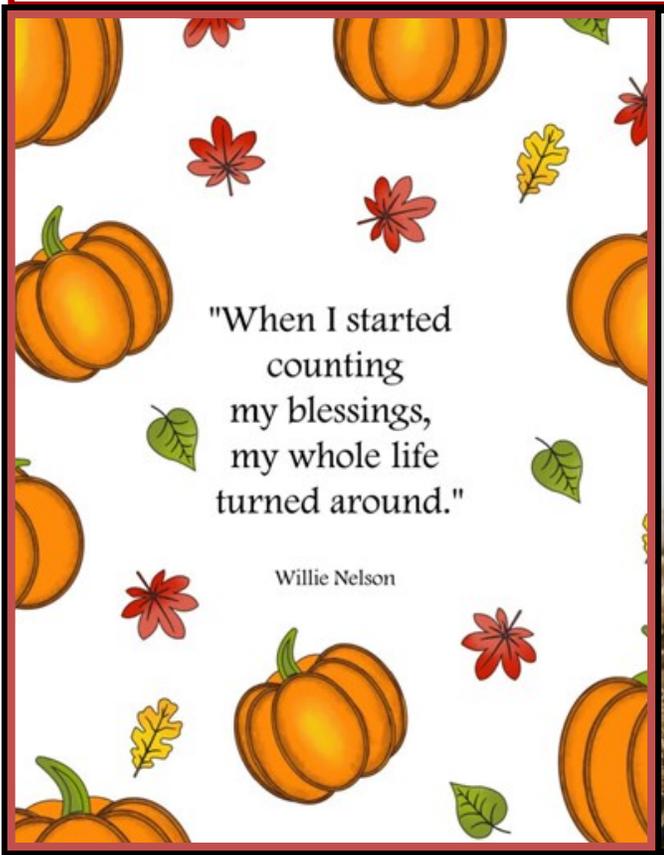
### Additional Volunteers:

• Jim Cogswell      Librarian      954 999 5464

**Office Number: 954.733.3009**

**Office emails: [mainlandssec4interview@gmail.com](mailto:mainlandssec4interview@gmail.com) | [mainlandsms4@gmail.com](mailto:mainlandsms4@gmail.com)**

**Website: [www.mainlandssection4.org](http://www.mainlandssection4.org)**





### **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.*

**Marcel Guerrier**

***'Our hearts will be full forever with the beauty of what remains...'***

***Steve Leder, The Beauty of What Remains (I commend this beautiful book to anyone grieving—Kate)***

***... IF WE MISSED SOMEONE PLEASE LET US KNOW.***

### **WELCOME TO THE NEIGHBORHOOD!**



Sherrima & Shirley Ferlance @ 4520 Monterey Drive

Yvette Brown & Andrean Robinson @ 4715 NW 44 Ct

Lisa & Walter Witzen @ 4626 NW 45 Ct

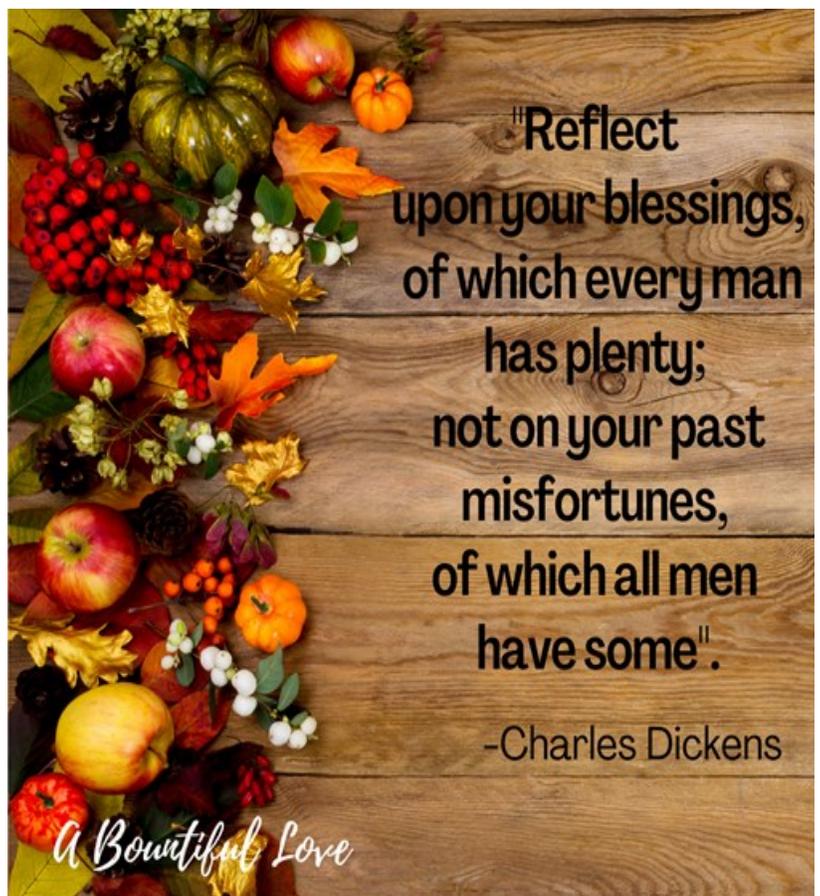
Gladys Beaumont @ 4506 NW 48 Ave

James Williams & Nancy Adorno @ 4400 NW 46 Way

### **REMINDER ABOUT LAWNS AND IRRIGATION**

*Suzanne Johnston is graciously helping with this duty, so in order to make it easy for all, please call the Maintenance line at 954.733.3009 to leave your name, number, and address along with a description of the problem. State what side of the house it is on (right, left, back, front). Suzanne will complete a work order and make sure it gets taken care of.*

*Thank you for your help and understanding.*



**"Reflect upon your blessings, of which every man has plenty; not on your past misfortunes, of which all men have some".**

**-Charles Dickens**

*A Beautiful Love*

## Weekly and Monthly Events

### Free Tuesday Morning Coffee

Tuesday from 8—9 am

This is a free social event in order to expand community and friendships. You can sit and chat or get a cup to go. Mmmmm coffee!



2nd Thursdays (this month November 9th) Board Meetings @ 7 pm

3rd Wednesdays (this month November 15th) Civic Meetings @ 7 pm

**NOTE: There is No Civic Meeting in December**

Pool and Clubhouse remain available for use (of course using **safety guidelines**).

To reserve use of the Clubhouse at other times, please contact Mario at MarioOrtaML4@gmail.com or by phone at 941-276-7527 to make arrangements. Forms are also available to the left of the Office door in side the Clubhouse. New rules and fees apply.

## Upcoming Board Meeting and Civic Agenda

(not an exhaustive list)

- ◆ Fining/Violations
- ◆ Nominations and Elections
- ◆ 2024 Budget
- ◆ Roundabout at Monterey and 47 Terr/46 St



**NOTE: Zoom may or may not be available as we are having problems with it on the office computer.**

*To Zoom to our meetings..*



*And you count in the Quorum!*

**Board Meeting:** Time: October 12th, 2022 @ 7:00 PM Eastern Time

Zoom **Meeting ID: 852 8322 9937**      **Passcode: 739900**

**Civic Meeting:** Time: October 18th, 2022 @ 07:00 PM Eastern Time

Zoom **Meeting ID: 881 5112 8693**      **Passcode: 634493**

### **RESIDENTS' CLASSIFIED**

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

Please have your ad to Terence at the HOA Civic Meeting or emailed to him 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	\$12	\$ 100
	Non-Resident	\$17	\$130
Quarter Page	Resident	\$20	\$185
	Non-Resident	\$27	\$228
Half Page	Resident	\$37	\$345
	Non-Resident	\$45	\$400
Full Page	Resident	\$72	\$670
	Non-Resident	\$80	\$725

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 (check payable to Mainlands Civic Association). Thank you.

**For Sale!**

**or**

**Here's my business!**

**YOUR AD Could be HERE!**

**Just think of the neighbors you would reach!**

**Contact Kate at 305.490.1778 or by email at  
KateJohnsonms4@gmail.com**

**for more information.**

**Now it the time to place ads or renew for  
next year!**



**George W. Johnson**  
Realtor.

GeorgeWJohnsonRealtor@gmail.com



1500 E. Atlantic Blvd., Suite B  
Pompano Beach, FL 33060



**Cell: 954.536.8459**  
Office: 954.545.5583  
Fax: 888.972.1653

***Your friendly Mainlands neighbor!***

**Scott Mangione**

**TT&S Printing**

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