

THE REPORTER



Front Page News!

February Events, Section 4 Clubhouse

Every Tuesday! Free Coffee Social 8:00am



BRUNCH IS BACK!

February 11, 2024, 8:00am to 12:00pm \$5.00



Dinner Dance February 24, 2024, 6 to 10pm

See Flyer on page 3

IMPORTANT REMINDER: CIVIC MEETINGS

Our Civic meetings are every January, February and March,

September, October and November, 3rd Wednesdays 7:00pm

Everyone is encouraged to visit the board meetings 2nd Thursdays every month, except June and July. 7:00pm

February Civic Meeting is Wed. Feb 21, 2024

7:00pm



PRESIDENT'S REPORT

Hello to all you lovely Snow Birds and Smiling Faces! It is a pleasure to have us all together again for the coming season. I think we can celebrate our emergence from the cocoon of Covid and begin to enjoy our beautiful weather and the up-coming entertaining events we have planned.

We send out a special appreciation to the job Kate Johnson has done for the past three years as president. She has been, and is continuing to be, very helpful to me as the new president. Big shoes to fill! It was through her great efforts and determination that we are now the owners of our clubhouse.

At the last Civic meeting, January 17th, Kate outlined Section 4's purchase of the property at 4806 NW 48 Ave, through our right of first refusal, with the approval of our attorney. The house is in considerable disrepair and will need an investor to appreciate the investment of time and efforts. Because of our growing property values, it will be totally worth it for any investor. We currently have a buyers contract in review and are awaiting the approval of the attorney to proceed. Details to follow.

The pool is open and running smoothly. We have new lights and heater/cooler units. Come enjoy!

After years of trying to get it done, we have finally installed a security system by HRC. 15 Cameras were installed, and strategically placed, to capture all areas of the clubhouse inside and out, except for the bathrooms. The system runs 24/7. Our thanks to Suzanne Johnston for bringing us a reputable security company with a hands on approach.

It is my fondest wish to serve our beautiful community as president by offering my time and energy with a happy attitude and total transparency. Please feel free to contact me with any issues. If I can't help you solve them, I will find some one who can.

Looking forward to 2024, Claudia Stoner

PLEASE REMEMBER



*If you have sprinkler and landscape issues, please call the maintenance line at **954.733.3009** and leave your name, address, phone number, and issues (such as my sprinklers on the left side are missing heads.) No need to put out flags, just leave a message. Work orders are created from these messages.*



**MAINLANDS 4
FEBRUARY 2024 DINNER DANCE**

SATURDAY, FEBRUARY 24, 2024

6PM - 10PM

*Filet Mignon
Potatoes
Vegetable
Salad
Dessert*

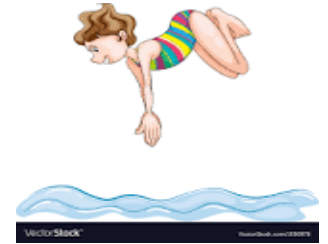
Entertainment: Edie DiCaro

Tickets, which cost just \$20, will go on sale Saturday, February 17th, between 9-12 Noon at Mainlands 4 Clubhouse. If you have any questions, call Judy Mulhearn at 954-484-1748.





VOLUNTEER POOL



WOULD YOU: Like to participate in the community activities but don't have a lot of

free time? Prefer not to be tied to a specific committee? Come join our Volunteer Pool! For those of you who want to invest a little time and energy in the community, this is a perfect way to offer assistance, just leave your name and number on the [Maintenance line, 954-733-3009](tel:954-733-3009). [Tell us you are calling to enter the Volunteer Pool](#). If you like, you can share some of your skills and preferences for volunteering. When someone from Section 4 calls the Volunteer line for short term help, only the chairperson will call you. If you are available at that time, excellent. If you are not, they will call another volunteer. No pressure. Also, you can leave your information in the Maintenance box at the clubhouse.

COMMITTEES DRAW PEOPLE TOGETHER. They help build a better and safer community. They provide a different outlook and broader perspective on our diverse cultures. [Committees build community spirit](#). So, let's do it!

Where can you serve?????

These are some of the committees on which people can serve:

Social (to help plan and carry out functions)

Maintenance / Architectural

Publicity (which includes Block Captains who are needed)

Fining and Suspension (to hear appeals to fines, meets monthly)

Hurricane Preparedness (helping neighbors who need it when a hurricane threatens.

Clubhouse (helps prepare or assist when needed)

Documents Committee (Bylaws, Declaration of Restrictions, Rules and Regulations)



FROM THE VICE PRESIDENT: CINDY BAKER FEBRUARY 2024

If you see an old lady in an orange and lime vest walking around your house taking pictures, that will be me. Violations will be proceeding now that I have finally gotten rid of that infection that was going around. We are a wonderfully diverse Association but the one thing we all have in common is the desire for a peaceful existence, safety and financial security. If everyone would adhere to the Deed Restrictions and Rules and regulations that are in place, we can keep up the value of our homes, stay safe within our homes and the community. These HOA documents are a cumulation of years of people living here and experiencing situations which needed to be addressed for the future good. No children under the permitted age should be living here. It threatens our very 55+ ifestyle and our legal designations. Planting and building without approval particularly with damage to our sprinkler system; parking on the street at night and/or on the grass; allowing your dog to run free and defecate on your neighbors' lawn and then not picking up after your dog; purposely harassing your neighbor, not keeping your property clean and so forth. We are a community and as such we should be treating everyone with the same respect that we would like to have shown to us.

Those of you who know you are in violation, please fix what's wrong: trim your hedges to below your windows, clean up around the outside of your house, remove plantings, beds and trees you have no approval for, and quickly find another solution for the underaged children who are staying where they are not allowed. Doing what you know is in accordance with our deed restrictions (which you all agreed to abide by when you were interviewed) will save so much time, aggravation and money.

I look forward to all of us working together for a safer, cleaner and more beautiful

Mainlands Section 4.

Thank you,
Cynthia Baker



BREAKING NEWS!

PROPERTY VALUES IN MAINLANDS SECTION 4 ARE ON THE RISE! THE REASON BEHIND THIS IS THE CARE AND RESPECT THE RESIDENTS ARE SHOWING IN THE UPKEEP OF THEIR PROPERTY. MAINLANDS SECTION 4 IS A BEAUTIFUL COMMUNITY. IT IS EVIDENT THE MOMENT YOU ARRIVE.

Talk About the Town... by Kate Johnson

I attend the Tamarac City Commission meetings twice a month to keep abreast of the goings on and advocate for our community. This Spring, I am hoping to attend Tamarac University to learn even more about how our city works.

Some of the things I have advocated for are stopping street parking overnight, hedges and trees between Mainlands 4 and Hidden Trails not being trimmed, speeding through our community, stop signs at the 4 corners of 47 Terr and Highlands, keeping Tamarac Fire Rescue in Tamarac (Commissioner Bolton wanted to investigate a change over to BSO), and stopping the Shaker Village buyout using our tax dollars to the tune of around \$10-12 million. Some have been done, others have not. Shaker Village is still on the table.

My latest issue is advocating for money to replace our windows at the Clubhouse. Let me explain this one as it has to do with the Shaker Village deal.

When Commissioner Bolton advocated for the city to buy the destroyed Shaker Village clubhouse land and build a “community center”, he also told the developers of the Woodlands project that he wanted additional money. \$750,000 was to go to help rebuild the Shaker Village Clubhouse and an additional \$925,000 for Shaker Village (\$75,000) and other communities (but not ours). (FYI, Commissioner Bolton lives in Shaker Village and his church owns property there.) He said the communities around Woodlands will be affected so they should get money. Problem is, one of the communities he wanted to get money was behind the library, not near Woodlands. To me, this is unfair to our community. We all will have to deal with additional traffic from 330 more homes in Woodlands. Thankfully, the Commission voted to put that \$925,000 into an account that the Commission will decide how to distribute.

My point at the 1/10/24 Commission meeting was that we will have to deal with the added traffic at this end of Commercial and therefore we should be able to access some of that money. I have advocated that we should be able to apply for some of that money to replace the windows in our Clubhouse. Putting in impact windows, just as with the cameras we now have, will help lower our astronomical insurance premiums. I’ve checked with our insurance agent and he assures me they will help. I will keep advocating for this assistance.

I’ll keep you posted on how it goes. If there are other things you think I should advocate for, please feel free to let me know at katejohnsonms4@gmail.com.



2024 Board of Directors

Should you need anything, please contact the appropriate person. If there is a sprinkler or lawn issue, please call the maintenance line at 954.733.3009 and leave a message.

- Claudia Stoner President CStonerms4@gmail.com 954-246-4956
- Cynthia Baker Vice-President Cgbmls4@gmail.com 954-319-5587
- Sandra Sanders Secretary Ssandersms4@gmail.com 954-439-5440
- Paul Moore Accounts Receivable PMoorems4@gmail.com 954-254-4559
- John Kilbane Accounts Payable JKilbanems4@gmail.com 754-252-7205
- Andrean Robinson Civic Treasurer KRobinsonms4@yahoo.com 954-246-4956
- **Vacant** **House Chair** MarioOrtaML4@gmail.com 305-613-3169
- **Vacant** **Maintenance Chair** **954-733-3009**
- Sheriza Waith Social & Recreation Chair Swaithms4@gmail.com 954-907-2395

Remember, Board Members are all volunteers who serve to assist our community.

Jim Cogswell

Librarian

954 999 5464

Office / Maintenance Number: 954.733.3009

Office emails: mainlandssec4interview@gmail.com | mainlandsms4@gmail.com

Website: www.mainlandssection4.org

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.

A special thank you to

Tamarac Fire Rescue who is scheduled to install smoke detectors at the Clubhouse on February 7th! Anyone who cares to attend can learn how to acquire **free smoke alarms** for their home.

This will be free of charge due to a special program in conjunction with the American Red Cross.

Our deepest gratitude!



Scott Mangione

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Left: George and Kate Johnson

Above: Ed Horowitz, Musician

We thank the lovely crew at GGs of New York for delicious food, and fun music by Ed Horowitz. And of course the revelers, who made the party a roaring success. Thank you Kate and George and all the volunteers who help make the celebration possible.





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



George W. Johnson
Realtor®

Cell: 954.536.8459

Office: 954.545.5583

Fax: 888.972.1653

GeorgeWJohnsonRealtor@gmail.com



Your Friendly Mainlands neighbor!

When I list your house,

I show your house!

Your home. My priority.



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ADVERTISING RATES FOR THE REPORTER

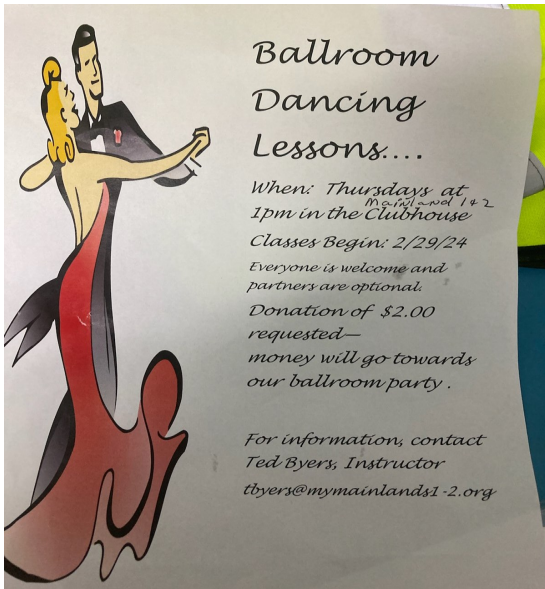
Residents may have one month free for a business card size ad

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 Claudia HOA Civic Meeting or by email (cstonerms4@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.

COMING EVENTS

The season is here!



**SECTION 1 AND 2 BRUNCH
SUNDAY, MARCH 24, 2024**



**SECTION 4 DINNER DANCE
MARCH 16th, 2024**

LIVE MUSIC



**POOL/ BILLIARDS BEING OFFERED EVERY WEDNESDAY 6:00 pm
SECTION 1 ANNEX**

THE FATE OF BINGO

For those of us who enjoyed Bingo at Section 4, I am sorry to say we cannot offer it



we cannot offer it

in its previous glory. I, and Kate Johnson, who first brought this to our attention, have spent a lot of time reading both Florida Statutes 617 and 720, trying to find a loophole for us to continue the enjoyment, while placing a little aside for further Civic events. Our attorney say it is a felony to reap any profit with Bingo. A Felony !!

There is absolutely no way for us to bank any profit whatsoever. What we are left with is offering Bingo without any return for our efforts. And until we have put enough money in our Civic account, we cannot afford to offer prizes of any interest. However, I continue the research. Claudia Stoner, President

Please fill out the form below and return it to the Maintenance box.

INFORMATION FOR MAINLANDS FOUR

PUBLICITY MAINTENANCE RECEIVABLES PRESIDENT

Property ID: Block: _____ Lot: _____

Previous Owners: _____

Property Address: _____

Please fill out the information below for our records and telephone directory. It's so nice to call our neighbors when needed. PLEASE PRINT CLEARLY AND NEATLY.

DO YOU WANT TO BE IN THE DIRECTORY, PUBLISHED EVERY TWO YEARS?

_____ YES

_____ NO

NAME(S): _____

PHONE(S): _____

EMAILS(S) (we maintain an email list for correspondences and to notify you of upcoming issues):

If you have a secondary address and phone number, PLEASE FILL OUT THE SECOND PORTION. This address will be kept in your file (paper and Accounting) for contact and emergency information.

Secondary Address: _____

DO YOU WANT THIS SECONDARY ADDRESS IN THE DIRECTORY?

_____ YES

_____ NO

Most months you will receive a newsletter. Would you like to receive your newsletter by email or hard copy in your mailbox?

_____ Email

_____ Hard Copy

Thank you for completing this information.

For Office Use Below Line

- | | |
|--|---|
| <input type="checkbox"/> Put in Directory (delete previous owner(s)) | <input type="checkbox"/> Account in QuickBooks (deactivate previous owner(s)) |
| <input type="checkbox"/> Put in Exhibit file (delete previous owners(s)) | <input type="checkbox"/> Put in Newsletter (Month/Year) _____ |
| <input type="checkbox"/> Put in Coupon Book list (delete previous owner) | <input type="checkbox"/> Added to Resident/Contact List _____ |