

THE REPORTER



President's Report (It's a long one!):

WE HAVE EPIC NEWS!!!!

WE OWN THE CLUBHOUSE!

As some of you may know, when I became President two and a half years ago, I made it my mission for us to own our Clubhouse. The hold up was that some residents had not finished paying their leases off, so Bessemer would not turn over Title. I went to work, sending out letters to those who owed money and some paid. Actually, quite a few paid and so the total went from almost \$15,000 down to almost \$6,000.

I was able to negotiate with Bessemer Family Group for a payoff amount. Our attorney has been working diligently alongside, as there were Title issues that needed to be addressed. Last week, we closed the deal and the Title is now in our name! We have the Warranty Deed! Yahoo!

So, it's time to celebrate! We will be having a celebration dinner dance in early December to come together for this momentous occasion (that only took 50 years!). Please watch for more information and plan to join us!

When we assumed the Clubhouse, we also assumed the debt owed. Those seven homeowners who still owe money will be getting letters to bring their account current. If they do not pay off their debt, we WILL be starting the collections and if needed, lien process. My suggestion is that if you receive a letter, pay off your debt so you do not also incur legal fees. If you do not receive a letter, you are fully paid, so no need to worry.

Please join us in celebrating this momentous news!

(Continued on page 2)

President's Report (continued)

Welcome to the Board

At the last writing, I mentioned we had Board positions. I am happy to report that Mario Orta stepped up to take over as House Chair and John Kilbane stepped up to take on Accounts Payable. We are very thankful for their willingness to serve. (More about Board positions later).

Suzanne Johnston continues to assist with Maintenance and lawn care. **If you have a problem, please call the Maintenance line at 954.733.3009 and leave you name, number, address, and brief message so she can write out a work order and get it taken care of.**

Pool Happenings

In the Summer Snippet, I had said the chillers were working. They worked for a couple days, but that was it. My apologies. In any event, we are working with our new pool company to replace these units with heating/cooling units and looking to sell our current units. Hopefully, we will have a smooth transition.

Speaking of Pool Companies... Cliff's Pools is now servicing our account. They are here 3 times per week, Mondays, Wednesdays, and Fridays. So far, we are very happy with their service. We had to replace a container to make it OSHA approved, and our filters need to be replaced, but all that is in process. The cost for these improvements is almost \$6,000 and will come out of our Reserve Fund.



Maintenance Fees Will Increase for 2024

As you know, two years ago we reconciled all maintenance accounts to bring them in line with our Governing Documents where each home is assessed equally. Last year, we did not raise Maintenance fees, even though prices increased. We made a change this year and coupon books will be printed yearly instead of every two years. This will help with not only increases when needed, but also with sales of homes, where the seller is to pass on the coupon book.

This year, our insurance on the Clubhouse alone increased from \$32,000 to \$72,000, an over 100% increase. I am sure you are noticing it with homeowner's insurance as well. It's all going up. Other expenses have gone up as well, from A to Z, from a/c electric to toilet paper to water and more. Just considering the insurance hike, this year alone that would be \$12 per household, and I have no doubt it will go up again next year. We investigated being self-insured, but that is not really an option as one issue could wipe us out financially.

We have also made cuts where possible, from fax to Sling TV (we had already cut out cable), to our new attorney and pool company costing us less; everywhere we can we will and we are still looking.

We have also restructured the Clubhouse rental and new forms are available at the Clubhouse. We did not raise the rental fee, but restructured deposits. We will be stricter on the rules for use and charge a cleaning fee. *(continued page 3)*

President's Report (continued)

Therefore, we are left with raising our monthly fees. NO ONE ON THE BOARD wants to do this, as our fees go up, too. But we must. You will be notified in November once our budget for next year is completed.



Fence Around the Park

I have been working with Parks and Recreation (P&R) to protect our sprinkler system, which runs along the edge of the road in the Mainlands Park. Last year, it cost us over \$1000 to repair a mainline break that driving over caused, so I reached out to see if I could get the city to pay. P&R said no, so I inquired as to why a hedge or fence could not be put up to protect it since it costs us and it is their land. The answer was that it could. And now, they have finished that. While it may be an issue for some who like to go into the park early morning or late evening when gates aren't opened, it will save our system, which saves us money.

ELECTIONS ARE COMING! A FOND FAREWELL and BOARD POSITIONS

It has been a pleasure being your President for these past two and a half years. I have worked hard to serve you well. I hope you see that. Even when things don't go according to plans, I tried my very best. Although I have been able to do many things, my biggest accomplishment is us owning the Clubhouse. I am so glad that happened this month!

That being said, George and I will not seek reelection for the Board at the end of this year. I have so many other things going on (my writing, for instance, has been put on hold) that I need to return to and I will also be teaching new courses next year at the University and that takes preparation.



George has served for four years now. Time for him to take a well-deserved break. Both of us are happy to help during a time of transition and we are not going anywhere. In fact, I still plan on being at every meeting one way or another and help where I can! It is still our community that we love.



There are at least **four vacancies** that will need to be filled: President, Vice-President, Maintenance Chair, and Treasurer Accounts Receivable. I am not sure about others, as the Nomination Committee will be contacting each Board member to see their plans. Remember, any position is open for nominations.

We need your help to be on the **Nominations Committee**. There must be at least three on that committee. Elections take place in November, at which time new members will be sworn in to take their place in January. November through December will be a time of training and transition.

If you are willing to be on the Nominations Committee or serve on the Board, please let me know and I will pass the information on. Remember, this community does not function without volunteers. Remember, this community cannot run without its volunteers....

Have a wonderful fall...Most Sincerely, *Kate Johnson*

VIOLATIONS (SEE RULES AND REGULATIONS FOR MORE INFORMATION)

We have been sending out letters to homeowners with **too many cars**, so I am hoping you are starting to see progress. If not, 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). If you do not obtain approval first, there is a \$100 fine. Changing windows does NOT need approval.

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.

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.

DEBRIS IN THE YARD OR BACK PATIO OR AROUND HOUSE—this is especially important to clean up. 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!

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. 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 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.



“There are only two ways to live your life. One is as though nothing is a miracle. The other is as though everything is a miracle.”

~ Albert Einstein

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

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 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:

November 1st at 7 pm

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

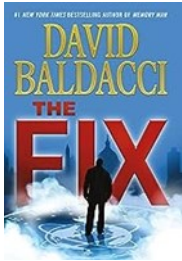
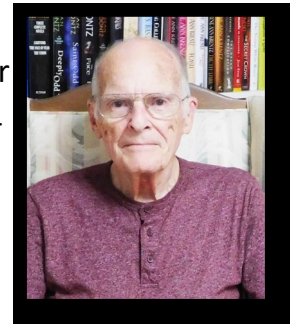
In addition, many residents had packages stolen off their porches, and thanks to the great work of Officer Brittany King (pictured here), the suspect was apprehended and arrested. It pays to report crimes in our neighborhood. If you see something, say something.



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

FROM OUR LIBRARIAN JIM COGSWELL for OCTOBER 2023

Many great books are in the library and will keep your interest. One is by author David Baldacci. Baldacci's character, Amos Decker, witnesses a murder just outside FBI headquarters. A man shoots a woman on a crowded sidewalk and then turns the gun on himself. The book, *The Fix*, will gain your interest because the killing is baffling and Decker and his team can find absolutely no connection between the shooter – a family man with a consulting business – and his victim, a



school teacher. An agent of the Defense Intelligence Agency orders Decker to back off the case. But Decker is determined to solve the case. (I am intrigued as I type this – Kate).

Your suggestions for making a better library are welcome. Call me at 954.999.5464.

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.

Parking at the Clubhouse for Tamarac's Vintage Family Fun Day

I am not sure if you were able to visit the Family Fun Day at Mainlands Park on September 23rd. For those who attended, it was a fun day with a petting zoo for all to enjoy. We walked around and watched the magic show. The intentions of the day were good.



However, it created a monster headache for our residents needing Clubhouse parking for a special event and/or to use the pool. To be clear, no permission was given to use our parking lot. The Park was not designed for these events.



I spoke with Parks and Rec that day, and made it clear we did not have enough parking for them to use it. They did send police to keep any more vehicles from parking in our spaces, but it was too late. I also spoke with Mayor Gomez who agreed Mainlands Park was not the place to have a family event in the middle of a retirement community. I spoke at the next Commission Meeting to express our displeasure and asked them not to schedule any more events like that there.

Today (Oct. 3rd), I found out that, despite my urging, (or maybe because of it), Vice-Mayor Bolton has scheduled a job fair in the park for Oct. 14th. His office called someone (not me) to see if they could use our parking. They were told no by me as it is an imposition to our residents. I am hoping there is a way for us to keep our parking clear that day. In any event, I would encourage you to voice your concerns to our Commissioner at Marlon.Bolton@tamarac.org and the Mayor at Michelle.Gomez@tamarac.org. If you have no concerns about it, all is good.



**Fall Harvest
Dinner Dance!
October 21st!
From 6 to 10:00 pm**

\$10 per person

Tickets on sale at the Clubhouse

October 15th and 20th from 9 to 12 noon

Or to purchase tickets, you can clip out the bottom of this page, complete, and leave in the Maintenance Mailbox at the Clubhouse along with your payment.

**If you would like to help with
planning or volunteering, please contact**

**Sheriza Waith at swaithms4@gmail.com or by phone at
954.907.2395**

Fall Harvest Dinner Dance

Name(s): _____

Number of tickets: _____ **Phone:** _____

Payment Enclosed: \$ _____ **(\$10 per person)**

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 | mainlandsms4@gmail.com

Website: www.mainlandssection4.org



*If you would like to help plan or assist with our
Clubhouse Celebration Event on December 16th,
please contact Kate at katejohnsonms4@gmail.com.*

*This event will be for the Mainlands 4 Community and will be
free for residents.*

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 October 12th) Board Meetings @ 7 pm

3rd Wednesdays (this month October 18th) Civic Meetings @ 7 pm

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.

Upcoming Board Meeting and Civic Agenda

(not an exhaustive list)

- ◆ Bessemer Update!
- ◆ Fining/Violations
- ◆ Pool chillers update
- ◆ Updated Clubhouse Rental
- ◆ Nominations Committee (please volunteer) and 2024 Vacancies



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



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.

Dottie Ross

'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!

Taraneh and Edger Escobar 4403 NW 48th Avenue

Dorotea Rodriguez, Zulay and Roosevelt Serra 4700 NW 48 Avenue

Hernan and Ambar Tempestini 4633 NW 44 Court

Allan Tetzlaff and Randy McDonald 4907 NW 47 Terrace

Raquel Sandoval 4519 NW 47 Terrace



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. She will complete a work order and make sure it gets taken care of.

In addition, you do not need to leave out flags anymore. Just state what side of the house it is on (right, left, back, front) and the irrigation team will take it from there.

Thank you for your help and understanding.



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 Terence at 646-409-9680 or by email

at maccaffreyterencems4@yahoo.com

for more information.



George W. Johnson
Realtor.



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



Cell: 954.536.8459

Office: 954.545.5583

Fax: 888.972.1653

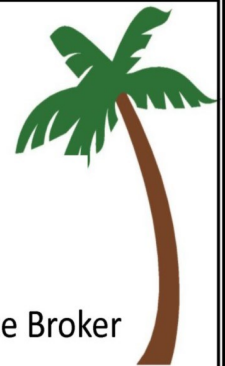
GeorgeWJohnsonRealtor@gmail.com

Your friendly Mainlands neighbor!

Scott Mangione

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