

THE REPORTER

Zooming to Meetings
Page 2

Important announce-
ment regarding road-
work!
Page 3

Violations!
Page 4

The Help Desk
Page 7
And more....



From Your Board:

We hope your summer was absolutely delightful and refreshing! Even though some may have gotten time away, your Board hasn't stop working for you. We have been busy getting reopened as well, with the Labor Day BBQ on September 6th! Hope you joined us!



Electrical work will be started at the Clubhouse. We need some desperate upgrading and repairs, not to mention fixing violations. We may need to close down portions of the property for a short time in order to do the required repairs, but rest assured we will try to minimize inconveniences.

Just a note:

Diana Christian has been serving as President Pro-Tem will continue to do so for the rest of the year. Should you have any comments, cares, or concerns, please feel free to contact her at:

Dchristianms4@gmail.com or by phone at 305-308-0434.

We are here to serve you.



Let's do this!!!!

In an effort to help people attend our monthly meetings and let our northern neighbors attend, (and help us reach quorums to get business accomplished) we are trying something new. Beginning with the September meetings...



Zooming!

If you are interested in Zooming with us, please use the information below. It will be the same link for each monthly meeting (meaning it is the same information for each Board meeting and the same, but different information for the Civic Meetings).

Board meetings are the second Wednesday at 6 pm

Civic meetings are the third Wednesday at 7 pm

To attend by Zoom, use the following Meeting ID and Passcodes. Note that Board Meetings and Civic Meetings have 2 different IDs and Passcodes, but each month it is the same codes for the recurring meetings.

Board Meeting: Time: Sep 8, 2021 06:00 PM Eastern Time (US and Canada)

Every month on the Second Wed, beginning Sep 8, 2021 06:00 PM

Join Zoom Meeting:

<https://us02web.zoom.us/j/82751084875?pwd=MUZIZzhkN0Q1UmZLMXVKWmorWmIDdz09>

Meeting ID: 827 5108 4875

Passcode: 284450

Civic Meeting: Time: Sep 15, 2021 07:00 PM Eastern Time (US and Canada)

Every month on the Third Wed, beginning Sept. 15, 2021

Join Zoom Meeting:

<https://us02web.zoom.us/j/86959102793?pwd=SFp4ZkFFTGlnNlNyUUUpYU0ViVnpidz09>

Meeting ID: 869 5910 2793

Passcode: 005306

Hope to 'see' you there!!

We received this notice regarding upgrading which will be done in our neighborhood. Please be aware.



August 30, 2021

Re: City of Tamarac's Fiber Network Expansion (Phase 2)

Dear Resident:

City of Tamarac has contracted with Unitec Inc. to perform underground construction work in your neighborhood for the above listed project. New underground facilities (conduits and pull boxes) containing fiber optic lines inside will be installed in the public right of way along the west side on N.W. 47th Terrace and W. Commercial Blvd.

During the construction phase, you might experience some noise and dust related to the boring operations and street closures between the hours of 8:00 a.m. to 5 00 p.m.; however, access to local traffic, pedestrian crossings and home owner's driveways will be maintained at all times.

The anticipated start date is September 7, 2021. If you have any questions regarding this notice or the road construction project, please feel free to contact Unitec at info@unitecus.com or at (305) 219-4697.

Thank you for your patience and cooperation during this project.

Sincerely,

Javier Parera, Project Manager

(786) 308-1602

Cc: Dibb Machuca, City of Tamarac Public Works Department



Violations. Please do your part.

This is a friendly reminder that 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 had to sign that they have read and agreed to abide by all rules set forth by the Association. Unfortunately, some residents are not fulfilling their obligations to the community. Many tenants are not either.

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.



Remember, no renter or additional occupant is allowed to reside here without going through a screening process! It protects us all.

People who violate our procedures and rules end up costing us all, with time, money, and needless aggravation. In addition, those who violate these rules end up being charged attorney's fees if it has to go to the attorney and will soon be charged daily fines from the association when not corrected. Please do your part and follow the rules.



“Getting along well with other people is still the world's most needed skill. With it...there is no limit to what a person can do. We need people, we need the cooperation of others. There is very little we can do alone.”

Earl Nightingale

A Couple Warning! Still happening, still informing you!

Burglaries:

Please be sure to lock your cars and houses. There have been a few break-ins of cars in our area and prowlers being spotted on porches and properties. It is unsettling and the police have been notified. When possible, videos and pictures have been turned over by those who have cameras or doorbells with videos. Please report any suspicious activities to the police as soon as possible.



Please take care of yourselves and be vigilant.

Housing Sales:

Be careful when looking to sell your house. There are unscrupulous buyers out there who will tell you your house is not worth that much. Wrong. You've invested much into your house. Be sure to get a couple different realtors (or at least one you know and trust) to give you a comparative analysis of your property. (Our May newsletter had lots of good information for you.)



Be aware and beware! Don't get swindled!

SPEAKING OF SELLING HOMES, AN IMPORTANT REMINDER: If you are planning on selling your home, be sure to leave enough time for us to accomplish the required background checks and interviews. Once our New Residents Committee receives all the required documentation, we have **30 days** to complete the interview. While we attempt to do it sooner, be prepared that **it is not instantaneous**. Thanks for understanding.

Our Bookkeeper/Office Assistant!

As we announced in June, Debbie Dass-Conk is our new Bookkeeper and Office Assistant. She has a wealth of knowledge and experience in bookkeeping and QuickBooks, the accounting software we use. She is available to answer any questions you may have about **your** account on most Thursday mornings from 9 am to 11 am. She is also available by email at ddassconkms4@gmail.com

Volunteers Needed!

Interested in Joining Our Board?

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:

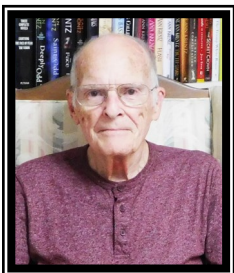
- Checking and responding to messages from other Board members and the community
- Checking and responding to emails
- Committing to time each week for their duties
- Commit to being fiscally responsible to the community

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

Librarian's Report: Jim Cogswell

Many of you have found our library to be very helpful in these days of isolation. Our library remodeling, including an additional bookcase and some new puzzles, has received compliments, which are most appreciated. (Editor's note: if you haven't visited you should. It's a great resource.)

This month, the recommendation for a novel "Hotel Vendome" by Danielle Steel. Hughes Martin, as a young hotelier trained in Europe's finest hotels, restores a rundown New York hotel into a world famous luxury hotel. His young wife deserts him, leaving their daughter Heloise to grow up with Hughes. She becomes her father's trainee and shares his love for making Hotel Vendome the finest in New York City. It becomes an attractive residence for high class visitors to the city.



Father and daughter both lack a social life beyond hotel activities, but when a lovely interior decorator arrives, Hughes falls in love. Heloise becomes her friend after initial resentment. A marriage leads to retirement of her father and Heloise takes over to run the hotel.

Their adventures in all of this will keep you entertained in an enjoyable read.

The Help Desk...

(while this is a repeat, we think these are important)

Vaccine Finder

If you have not already received your COVID-19 vaccine and are looking to obtain one, you can look at **www.vaccinefinder.org/search** or call **866.201.6313** to schedule an appointment.

HELP DESK



Electronic and On-line Maintenance Payments

While we continue to research on-line Maintenance payments, did you know most banks will allow you to set up monthly on-line bill paying? You go to your bank website to set it up and they will automatically send Mainlands 4 a Maintenance check each month in the amount you determine. Check with your bank to see if this is possible and helpful for you so that payments are not missed. If you are interested in online paying, please contact Melonie Pollard by email (mpollardms4@gmail.com) or text/phone (786.282.7037).

Tamarac Food Assistance

There are a few food assistance programs available for Seniors in our area. Check out these numbers for more information:

City of Tamarac Social Services: 954-597-3626

Eldercare Locator at 1-800-677-1116 to find food distribution sites

ADRC at 954-745-9567 to inquire about their shopping assistance program

Feeding South Florida at 954.518.1818. Their Client Services Team is available Monday-Friday from 8 am – 5 pm answering inbound calls and screening clients for eligibility for home delivery program or referrals if not eligible for home delivery.



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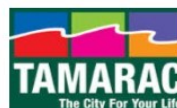
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Paul Pacitti

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.



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Monthly Events

2nd Wednesdays (this month Sept 8th)

Board Meetings @ 6 pm

3rd Wednesdays (this month Sept 15th)

Civic Meetings @ 7 pm

Saturdays at the Clubhouse

Bingo @ 6 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 Suzanne at sjohstonms4@gmail.com or by phone at 954-868-2048 to make arrangements.

Upcoming Board Meeting Agenda (not an exhaustive list)

- Lawn care services/ sprinklers
- Remote voting at Civic meetings for those attending through Zoom
- Violations and fines, including illegal parking issues
- School bus stops for Hidden Trails



A community member wrote: "[E]ach home owner should participate in helping the board conduct its business, because its business is to safeguard the community. We can do this by attending civic meetings, volunteering on committees, being a board member, voting on decisions to help make our community stay a safe and beautiful place to live."

We agree! Join us, won't you?

Newsletter News:

If you would like to receive the newsletter by email, please notify Kate Johnson by sending an email to 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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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:



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.

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 at Swaithms4@gmail.com or 954.907.2395.

"Labor Day is "the first Monday in September, it is a creation of the labor movement and is dedicated to the social and economic achievements of American workers. It constitutes a yearly national tribute to the contributions workers have made to the strength, prosperity, and well-being of our country."

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Yvonne Biederman, Mainlands Resident & Real Estate Broker

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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.

Walter Raymond Christian

Richard Earl Henthorn

“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 so they may be included at the correct time.



Those We Welcome!

*Esther Gonzalez & Leslie Velasquez - 4719 NW 48th Ave.
Terrance McCaffrey & Ketlyne Sauther - 4904 NW 48th Ave.
Jennifer Ferguson - 4625 NW 44th St.
Orlando Rodriguez & Ana Nunez 4811 NW 48th Ave.
Sandra & Raphael Blake 4721 NW 48th Ave.
Jose Luis Camacho Figueroa 4710 NW 47th Terr.*

Our Mainlands 4 Board of Directors for 2021

• Diana Christian	President Pro Tem	Dchristianms4@gmail.com	305-308-0434
• Diana Christian	Vice-President	Dchristianms4@gmail.com	305-308-0434
• Sandra Sanders	Secretary	Ssandersms4@gmail.com	954-439-5440
• George Johnson	Accounts Payable	Gjohnsonms4@gmail.com	954-536-8459
• Meloni Pollard	Accounts Receivable	Mpollardms4@gmail.com	786-282-7037
• Stephen Hartner	Civic Treasurer	Shartnerms4@gmail.com	201-739-1075
• Jerry Faust	Maintenance Chair	jfaust@ewol.com	954-733-3009
• Suzanne Johnston	House Chair	Sjohnstonms4@gmail.com	954-868-2048
• Kate Johnson	Publicity Chair	KateJohnsonms4@gmail.com	305-490-1778
• 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 954-999-5467
- 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.



George W. Johnson
Realtor.

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Martin Luther King, Jr.

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