

THE REPORTER



President's Report:

Happy 2023!!!! 2023 is going to be our best year yet! I can feel it! Can you? To start off the new year, I often decide on a word for the year. I do this at times, then forget the word as the year goes on. But this one I want to remember... gentleness. That is my word for the year. I pray that we have a gentle year, filled with gentle people, gentle experiences, and gentle health. I pray that our days are filled with gentleness from those around us and our world. Wouldn't it be grand? A gentle year! Don't confuse gentleness with weakness, because it is not the same. It takes great strength to show people gentleness in the face of adversities or conflict. But that is my determination for this year. Gentleness. What's your word? Have you thought about it? It is said that as we think so shall it be. So, this year I am thinking about gentleness. How about you?

That brings me to our community. As we change and grow, we must be mindful of those around us. Whether that is saying hi, parking in front of our own houses, or making sure we don't contribute to ill will, treating others with respect and dignity is a must. (Our new vice president will speak more about that in her article.) So, this year, how about committing to be the best neighbor you can be. I'm sure most of you are doing that already. I know we have some great neighbors near us! Together, we make Mainlands Four is the best place to live! And together, it will continue to be just that.

Vendors Parking on the Grass

As you know, no one is to park on the grass. Our sprinkler system runs underground and cars and heavy equipment can damage the lines and break sprinkler heads. Lately, there have been quite a few vehicles parking on the grass, especially roofer trucks and equipment. PLEASE, let your vendors know they cannot park on the grass. Lawns have been

(Continued on page 2)

President's Report (continued)

damaged by the very heavy trucks. Two things occur: 1. the owner of the home is charged for all repairs needed and 2. Homeowners are fined for parking on the grass. Please help us out by notifying guests and vendors that they cannot park on the grass.

Broadening Instances of Fines

I know this is not an issue we like to hear about, but we had said last year we would begin fining people who parked on the grass or made changes to their exterior houses or landscape without approval (see Reporters 4/2022, 5/2022, and 9/2022). These requirements are outlined in our Governing Documents. We have begun instituting these fines. The Board will begin discussion of broadening the fines to include all violations. If you would like to give input on this subject, please feel free to contact me or attend either the Board or Civic meetings this month. As I have said, if the Board votes to institute a fine (which can be up to \$100 per day), any homeowner who receives a notice of such may appear before a committee to state their case as to why they should not be fined. It is written out in the letter you receive and is carried out per Florida Statute. The best way to avoid a fine???? Be mindful of what you do.

Mainlands Electric

Has your electric bill gone up lately? All have. That also means the Mainlands electric bill has gone up as well. Please be sure to turn the lights off when you leave the Clubhouse. They are sometimes left on late into the night. Every little bit helps. Thanks.

Committees

All committee assignments serve with the Board, so as the new Board begins in January, new committee members will be recommended to the Board for approval and appointment. Please consider serving. You are welcome to let the Chair of that committee know or let any Board member know and we will direct the info to the right person. If you have questions about the committees, please ask a Board member or attend the Civic meetings.

Lastly,

As this new year is beginning, may it bring peace, joy, health, and gentleness to all!

Kate Johnson (and Nicky)



Do we have your email????

If not, please send it to us as we try to send out notices of special issues or activities that occur, sometimes between newsletters, so that communication to the entire association is enhanced.

Email addresses can be sent to katejohnsonms4@gmail.com.

Please Welcome Your 2023 Board of Directors

The Volunteers Who Serve Mainlands Section Four

(feel free to keep this section for your records)



Kate Johnson
President
katejohnsonms4@gmail.com
305.490.1778



Cindy Baker
Vice President
cgbmls4@gmail.com
954.319.5587



Sandra Sanders
Secretary
ssandersms4@gmail.com
954.439.5440

Treasurers



George Johnson
Accounts Receivables
gjohnsonms4@gmail.com
954.536.8459



Nancy Carnes Faust
Accounts Payables
nfaustms4@gmail.com
305.216.9304



Claudia Stoner
Civic
cstonerms4@gmail.com
954.246.4956



Blair Christophe
Maintenance Chair
bchristophems4@gmail.com
954.733.3009



Jerry Faust
House Chair
jfaustms4@gmail.com
941.276.7527



Sheriza Waith
Social & Recreation
swaithms4@gmail.com
954.907.2395

Mainlands Office Voicemail and Maintenance Line: 954.733.3009
mainlandssec4interview@gmail.com | mainlandsms4@gmail.com
Website: www.mainlandssection4.org

Vice-President's Report: LET'S KEEP OUR PROPERTY VALUES ON THE RISE!!

HAPPY NEW YEAR EVERYONE! I'm back on the Board again, this time as Vice President. My duties include violations and the HOA documents. We began the process of updating our documents last year, but have more to do, so I will be having meetings to review and update our documents. Our meetings will be held in the daytime for the time being and will be announced by putting the date and time on the door. If you are interested in being on our amendments committee, please send your request along with something about yourself to cgbmls4@gmail.com.



We are so lucky to be living here. That is why it is so important for all of us to respect and uphold our Declaration of Restrictions (referred to as our Deed Restrictions) and Rules and Regulations. If we don't maintain our property, we will lose the value of our homes, which for some is their saving account for the future or their children's inheritance. When an agent is showing a house for sale and there are violations in the surrounding homes, the agent instantly devalues the price of the property. To be a better neighbor means that we don't leave construction materials, trash and garbage laying around for people to see; why we don't kill the grass or break our sprinklers by parking on them; why we don't work on our vehicle in the driveway; why we don't paint our houses colors that haven't been approved by the Board; and, why we don't have people living with us that have not been interviewed and approved, especially children. Having children living in our community can cause us lose our status as a 55+ community and our nonprofit status. Having unapproved or approved people under 55 years of age living in our houses for weeks without an age approved resident can also cause us to lose our status as a 55+ community. This is all spelled out in our Documents.

Planting trees, shrubs, etc. without permission is also a violation that must be addressed because if planted in the wrong place, they will damage the sprinkler system as they grow. If that happens, homeowners are liable for any damaged caused and will be billed accordingly.

There are other Deed Restrictions in our documents that are violations as well but these seem to be the most ignored ones. This is why violation letters will be sent out to those of you who choose to ignore our Deed Restrictions and Rules and Regulations. There will be subsequent consequences that may include fines and/or legal fees that could cost you more money than if you had repaired, removed or replaced your offending actions. Please understand that this is not a personal matter but an Association matter that all on the Board have sworn to protect in spite of personal feelings.

If any residents see properties with any violations that are contained in our Governing Documents (only a few have been listed above), if you are out and about and see something, please send me an email so that I will be able to see for myself if there is a violation and will promptly start the process for getting it taken care of. Please note, the Board finds the violation and must find evidence of such, even if reported by others. Please keep this in mind if you receive a letter. You have a couple of real estate agents/brokers living here and they understand just how quickly a neighborhood can be

(Continued on next page)

Vice-President's Report (continued)

devalued by residents who just don't care about what they do to their own homes or to yours. KEEP-ING UP OUR PROPERTIES IS VERY IMPORTANT TO OUR WELL BEING, OUR PROPERTY VALUES AND OUR SAFETY. If you have any questions, just email me. Thank you for your cooperation and know that my fiduciary responsibility is to the Mainlands Section 4 Association. See you at the meetings!

Cindy Baker

Maintenance Chair Report

Dear Neighbors,

I would like to wish everyone a Happy New Year and all the best to our community.

A few months ago, I was informed that there will be a vacancy for the Maintenance Chair of our association. I would like to take this opportunity to say I humbly accepted the nomination of Maintenance Chair. I understand the importance of the position's responsibilities and qualifications which are needed to maintain the upkeep of our community. The Maintenance Chair position will continue to bring accountability, sense of order, and care for the preservation of our neighborhood. I will serve our community to the best of my ability and would like to thank the community for being patient, as I transition to the post and assume the duties of Maintenance Chair. Any issue, no matter how big or small, shall be addressed in a timely manner.

I pray this new year will bring blessings and new opportunities for our community.

God Bless!

Blair Christophe



Fundraising



Our Annual Rummage Sale needs help!

Each year, we host a huge rummage sale/bazaar fundraising event at our clubhouse. In the past, Jane Punch served as the Chair and organizer, but Jane has moved away and we are in need of someone to take on this project.

If you can help, please let us know. It is normally held in March, but can also be in February if that is easier! This event is the annual fundraiser to help defray costs for Social events and Clubhouse maintenance. If you would help, it would be appreciated! If we do not have volunteers, this fundraiser cannot be held.

Please contact Sheriza at swaithms4@gmail.com or at 954.907.2395 to Chair or be on the committee.

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.



Lee Simonson

Thomas Edwards

'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!

Tony Jones and Natalie Gooden 4705 NW 44 St

Lissetta Samarriba, Ahmad Elhammami, Nestor Escorcía

4900 NW 48 Ave



IMPORTANT

If you have a survey for your property, would you please give us a copy? We are trying to update all files.

It is especially important to receive surveys for **44th Street**.

Thank you for your assistance with this.

PLEASE BE CONSIDERATE OF YOUR NEIGHBORS

If you have vehicles that you park in the road, please park in front of your own house, not your neighbors without their specific permission. In addition, be sure that your neighbors can safely ingress and egress from their driveways. It's the neighborly thing to do!



Come join us!!!!
Brunch and Bingo!
January 29th 2023

Let's have a fun Brunch and Bingo to start the new year! You receive 2 Bingo cards with your ticket purchase, and the winners receive prizes.



\$10 per person



Tickets will be on sale the

21st, 22nd and 28th from 9 to 11

at the Clubhouse or call Sheriza at 954-907-2395

That's right! It's the start of something big! We want to have many more functions next year since we are back to community events!



We want to hear any ideas you have for future events. Are you willing to host and plan a dinner dance? A BBQ?

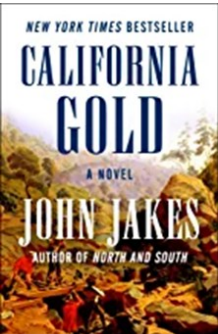
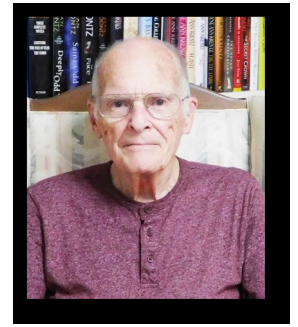
How about a game night with dessert! (Bring your favorite to share)

Or maybe an outdoor game night? We have croquet, corn hole, and others. Maybe a BBQ to go with it?

Please contact Sheriza with any ideas you may have! Or to volunteer.

FROM OR LIBRARIAN JIM COGSWELL

The New Year begins with uncertainty about the library's needs for renovation when the rear windows are replaced. BUT it may be months away, hence the uncertainty. When it is time to move things, I'll be asking for volunteers to help.



"California Gold" and Savannah" by John Jakes and all his other novels are very historical and well worth reading.

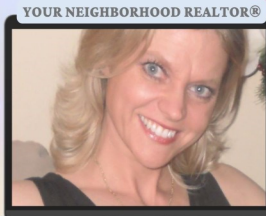
"California Gold" spans from 1886 to 1921, exploring the legends of the state from a frontier to a modern state.

A young 19-year-old, James Macklin Chance, arrives having walked from Pennsylvania carrying an "Emigrants Guide to California and Its Gold Fields." His life till 1921 includes the many events in state history – politics, gold, Indians, Spaniards, and the state entering the Union. Through the San Francisco fire and the railroad's growth and power, he finds the love of a woman and extreme wealth himself. I think you would enjoy the mixture of novel and history.

The library is here for your enjoyment and there are many discoveries on its shelves. Have fun reading!

HAPPY NEW YEAR 2023

*Wishing you the
Best year ahead
filled with health,
wealth, and joy!
- April -*



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Home for Rent Mainlands 4

Fully updated 2 bedroom, 2 bath plus office, lake view, on canal, furnished or unfurnished home In Mainlands Section 4. Seasonal (minimum 3 months) or long term renters accepted. If interested, please contact Meloni at 786.282.7037.

Weekly and Monthly Events

Free Tuesday Morning Coffee

Tuesdays 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 Wednesdays (this month January 11th) Board Meetings @ 7 pm

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

Bingo (canceled until further notice, please consider volunteering)



Veteran's (and significant others) Meeting: First Saturday of most months, 10am—12noon

Pool and Clubhouse remain available for use.

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

Upcoming Board Meeting and Civic Agenda

(not an exhaustive list)

- ◆ Increasing Ad rates
- ◆ Expanding Current Violations and Fines
- ◆ Appoint/Reappoint Committee members (please volunteer)



If you cannot attend in person, you can attend by Zoom. Your attendance and vote counts toward our quorum.



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

And you count in the Quorum! Notice new meeting IDs

Board Meeting: Time: December 14th, 2022 @ 7:00 PM Eastern Time

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

Civic Meeting: Time: December 21st, 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 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 (check payable to Mainlands Civic Association). Thank you.

Important notice!

Beginning in January 2023, we will be inspecting properties for violations. Please be sure to read over our documents and get your property in order so that you will not receive a violation or fine.

This is our community and we want it looking its best!



George W. Johnson
Realtor.

GeorgeWJohnsonRealtor@gmail.com



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



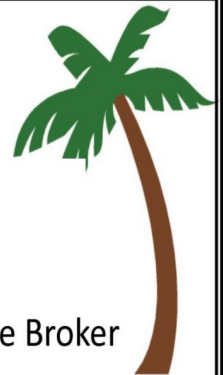
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B.Y.O.B. IS ALLOWED BUT...

You know how when you were growing up your parents said, "You should know better"? Maybe you said it to your own children. We all have heard it. Even Maya Angelou said "When you know better, you do better." So here we are, knowing better. I learned at a webinar that in order for the HOA to be free from liability at events or in our Common Areas, we must not serve alcohol as an HOA. However, BYOB is allowed with specific rules posted and waivers signed for events where residents bring alcohol for their consumption or to share. After consultation with our insurance agent and attorney, we have come up with the following waiver. If you drink alcohol at any time at the Clubhouse or Common Area, please check off the appropriate boxes and return this waiver to the Maintenance mailbox and we will keep a file of these specific forms. Thank you for your assistance with this important step. We all want our HOA to be as legally safe and financially protected as possible. Your helping us is very much appreciated.

Mainlands Section Four Civic and Recreation Association Alcohol Waiver

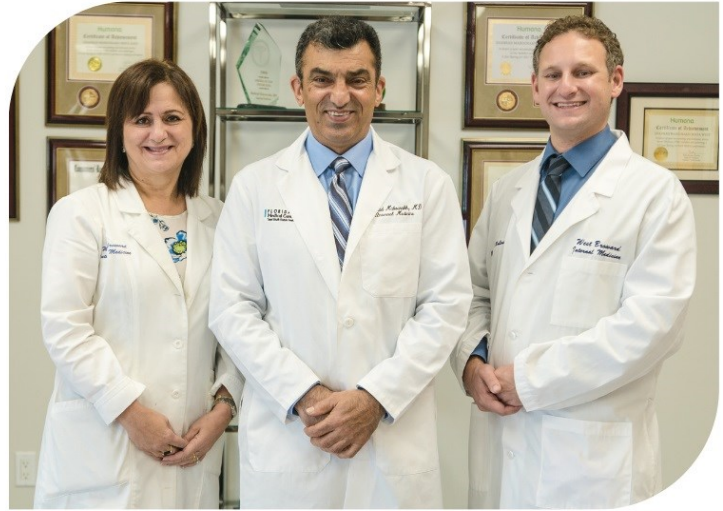
The following conditions apply to ALL Alcohol Waivers: (please check all)

- Alcohol consumption is allowed in Common Areas such as pool and Clubhouse, but the sale of alcohol is strictly prohibited.
- Mainlands Four does not provide any alcoholic beverages. If beverages are brought, it is by specific owners and Mainlands has no liability for its use.
- Only persons over the age of twenty-one (21) may possess or consume alcohol on these premises (Clubhouse and/or pool area).
- Should any situation arise from the drinking of alcohol, including injuries or arrests, Mainlands Section Four Civic and Recreation Association shall be held harmless in all circumstances.
- The consumption of alcohol is the sole responsibility of the one consuming and each person should consider their alcohol tolerance level to refrain from any drunkenness.
- Should any person involved in an event at the Clubhouse or Common Areas be detained, cited, or arrested by law enforcement personnel for violation of any of these conditions or other unlawful behavior, the applicant shall be liable for all costs involved.
- My signature confirms that I have read and agree to the above described Mainlands Section Four Alcohol Waiver terms and conditions. I understand that failure to adhere to these conditions may lead to the immediate termination of my event, my attendance at an event, and that appropriate law enforcement action may ensue.
- I agree to hold harmless Mainlands Section Four Civic and Recreation Association and their official Officers and Directors from liability or responsibility for damages, injuries, or deaths associated the consuming alcoholic beverages.
- I testify that I am at least 21 years of age.
- Please use this waiver for all events at Mainlands Four Civic and Recreation Association
- This waiver is agreed to in all its conditions.

Print Name and Address: _____

Signature: _____

WEST BROWARD INTERNAL MEDICINE



Patricia Perez
Nurse Practitioner

Shahrad Mabourakh
M.D

Mathew Wolland
Nurse Practitioner

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