

THE REPORTER



Merry Christmas

VERY IMPORTANT INFORMATION HERE AND INSIDE!

Reminder: There is no Civic Meeting this month, but all are welcome to attend the Board Meeting on December 12th at 7 pm. Among other issues, the new lawn company will be discussed and voted on by the Board.

Next Civic Meeting is January 15th, 2025.

There are still open Board positions... more inside, but please consider serving.

THERE IS A RAISE IN MONTHLY MAINTENANCE FEES! SEE PRESIDENT'S REPORT! PAGE 2.

UPCOMING EVENTS! SEE PAGE 4 FOR MORE DETAILS.

Dinner Dances: December 21st, January 18th, and March 15th

Christmas Cookie Baking & Decorating event in December: TBD

PLEASE DO NOT LET OTHERS INTO THE CLUBHOUSE OR POOL AREA UNLESS YOU KNOW THEY LIVE IN MAINLANDS FOUR. "Forgetting" their key is used by those who do not live here and sometimes others try to be good neighbors and let them in. Please don't.



Please don't forget...



*If you have sprinkler and /or 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." Work orders are created from these messages and will be handled as quickly as we can.*

President's Report

After several months of discussion with board members and members of the community who attended the meetings, the board voted to raise the maintenance fee to \$110 a month. We did this in consideration of cost of living, increases from all vendors, pending emergency repairs, and insurance.

I will email a copy of the budget as soon as it is available from the printers so that you will see where your money is spent to maintain our quality of life here in our beautiful community. A copy of the budget will also be available at the clubhouse in a few days.

The board also voted not to continue with Natural GreenScapes Lawn Service. Four companies were given a serious review. One stood out for cost and services. Our new Maintenance Chair, Dani Tucker, will review the contract for those who attend the next board meeting on December 12th.

I am still in hopes that there is a qualified someone who would be interested in serving the community as president and vice-president. We have a brilliant full board, enthusiastic and ready to go to work. This will make the job of president easier and satisfying. Just a reminder that each member of the board is a member of the community, in service to all, including themselves. We all want this community to continue to grow as an excellent example of safety, comfort and beauty.

Anyone interested, please call me at **954-246-4956**. I will be pleased to answer any questions about what is actually involved and required for the president's and vice-president's jobs.

I send you all the blessings of the season and the best hopes and wishes for 2025.

Claudia Stoner, President

COUPON BOOKS Arriving Soon

Remember that we have changed to yearly coupon books instead of every two years. So when you get your books, it will only be for 2025.

An email will be sent when they arrive with when and how to pick them up so you have them in time for January's payment.



Remember, next year's Maintenance Fees are **\$110** per month, with a **\$25 late fee if not paid by the 15th of the month**.

Some people pay yearly and have opted NOT to receive a coupon book. This saves us money on printing. These people will receive an invoice at the end of December for the full year - \$1320.

Should you have any questions, please feel free to contact a Board member or Debbie, our bookkeeper who is in the office on Saturdays from 8 to 2.

Meet your new Board! Elections/Appointments

As you know, elections are held in November. Since there were not two people running for any one position, Board members were appointed. There are still two open positions. Please consider helping our community in one capacity. President and Vice President are still open. Board Positions become effective at the January Board meeting.

Your 2025 Board of Directors (Beginning January)

- **Vacant** President
- **Vacant** Vice-President
- Sandra Sanders Secretary Ssandersms4@gmail.com 954-439-5440
- Deborah Mathias Accounts Receivable pending
- Sheriza Waith Accounts Payable Swaithms4@gmail.com 954-907-2395
- Stephen Hartner Civic Treasurer shartnerms4@gmail.com 201-739-1075
- Tony Jones House Chair Tjonesms4@gmail.com 954-632-9013
- Dani Tucker Maintenance Chair dptuckerms4@gmail.com **954-733-3009**
- John Kilbane Social & Recreation Chair JKilbanems4@gmail.com 754-252-7205

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

Where can you serve?????

If you do not feel called to serve on the Board, there are other areas to serve. At the beginning of each year, all committees are reappointed and positions filled. Where can you help your community?

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 approaches)

Clubhouse (helps prepare or assist when needed)

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



If you are interested in serving, please let the Chair for that committee or the President know and your name will be brought to the Board for consideration and appointment. If you can think of other committees that will help our community, let us know. (For instance, I'd love to take out the bushes in front of the Clubhouse and add some colorful flowers and plants, but that would take a committee to keep up with it. If that interests you, please let the President know!)

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 mainlandsms4@gmail.com Please include whether we have your permission to use the email for official notifications.

Once we have your email, we would like to add your name to the emailed newsletter list. But we won't do that without your approval. It would help us cut down on printing costs and make sure you receive your monthly newsletter when not in town. So, if you would like to receive your newsletter by email, please send an email to Kate Johnson at katejohnsonms4@gmail.com. If you want to continue receiving a hard copy, that's okay too.



Save the Dates!

We have many exciting events coming up, so please keep a lookout!

DINNER DANCE! Saturday December 21 there will be a **dinner dance** at 6pm, \$15 per person. Music will be supplied by Devine Entertainment. Dinner will be Italian from Manino's.

Tickets for this event will be sold at the ML4 clubhouse on Saturday December 7 from 9-11am, any Tuesday from 8-9am, or call **John Kilbane 754-252-7205**.

We are hoping to have a **Christmas Cookie Baking & Decorating** event, but it is awaiting someone to champion the event and schedule it. My wife Alzbeta does not feel that she can host the event, but is willing to participate. There could also be a bake sale associated with this event, but that will be a decision. for whomever wants to lead this event.

DINNER DANCE! Judy Mulhearn has volunteered to host a dinner dance on Saturday, January 18th, 2025 from 6 to 10 pm. Details to follow.

NEW YEAR BRUNCH! There will be a brunch at Mainlands 4 Sunday January 19, 9-11am, \$10 per person. Watch for details.

DINNER DANCE is on the horizons, hosted by our wonderful Canadian Crew! Tentative date is March 15th. We can't wait! Stay tuned for more information as it becomes available.

And to be neighborly...

Mainlands 1-2 will have a Christmas tree lighting Saturday December 14 at 6pm.

Mainlands 1-2 will have a brunch Sunday December 29 from 9-1

If you have any questions, suggestions, or can help, please contact John at 754.252.7205

Weekly and Monthly Events



Free Tuesday Morning Coffee from 8—9 am at the Clubhouse

Board Meetings—2nd Thursdays @ 7 pm (this month December 12th)

Civic Meetings—3rd Wednesdays of some months @ 7 pm (no meeting this month)

Book Club—meets the 3rd Thursday of each month at 2PM at Mainlands 1-2 annex building Please contact John Kilbane at 754-252-7205 or at jkilbanems4@gmail.com if interested.

To reserve the Clubhouse or BBQ area for private use, please contact Tony Jones at tjonesms4@gmail.com. Applications are outside the Clubhouse office and include fees.



**1500 E Atlantic Blvd
Pompano Beach, FL**

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**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

Talk About the Town by Kate Johnson

Election season is over, thankfully. However, the issue of Shaker Village is not. If you have not been in the loop, the City contracted to buy the dilapidated Shaker Village clubhouse property for almost \$2 million and wipe out the over 3 million in fines due to code violations. Many articles have been written about this issue. In the current contract to purchase, the City agreed to build a “community center” that Shaker Village can use for meetings. Last year, the center was estimated to cost around 12 million to build. That’s 12 million of our tax dollars at last year’s price, and doesn’t include the cost to tear down, ready the property, and maintain and staff it after built.

The issue is coming up again next week because the contract is about to expire. PLEASE we need everyone to write our city officials (all of them) and tell them no. Tell them to let this contract expire and do not waste our money. We do not need a community center 2.5 miles from our current one. We should not be spending all this money to help ONE community by taxing the rest of us.

Then, after writing the Commissioners, Mayor, and City Manager, please attend the next Commission meeting on December 11th at 7 pm and speak out. We did it before, we can do it again. Maybe this time they will listen.

City Officials to Contact:

Mayor:	Michelle.Gomez@tamarac.org
District 1:	Marlon.Bolton@tamarac.org
District 2:	Morey.Wright@Tamarac.org
District 3:	Krystal.Patterson@Tamarac.org
District 4:	Kicia.Daniel@Tamarac.org
City Manager:	levent.sucuoglu@tamarac.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.

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.



*"Blessed is the season which
engages the whole world in a
conspiracy of love." –
Hamilton Wright Mabie*



Mary Farrelly, Realtor

Direct: (954) 859-2100

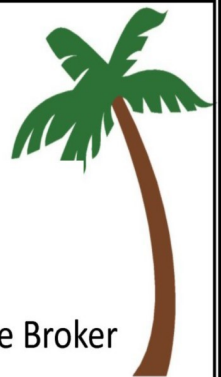
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