

THE REPORTER

PRESIDENT's

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\$\$\$ NO CASH ALLOWED!!!!

All payments for Maintenance fees and/or fines must be in the form of check or money order. The only exception is \$5 for a new key to the Clubhouse/pool. To make sure you are credited properly, please be sure to write your lot number on your payment or include your coupon with payment. It has happened that people have paid in cash and then were not credited as there was no name attached. Or a relative pays the payment and there is nothing identifying them.



In order to properly get credit, you must make it clear what the payment is for. We will not be held responsible if you are charged a late fee due to not having enough information to credit your account. Please help us help you.

Accounts in Collections

If you receive a 30-day letter, or courtesy letter, that you are behind in payments, please pay your account. If we do not hear from you once you receive the 30-day notice, after the 30 days is expired your account is sent to collections.

Once your account is sent to collections, you will receive a letter from the attorney and must contact Collections to discuss. WE ARE NO LONGER ABLE TO INTERVENE OR DISCUSS YOUR ACCOUNT. Keep in mind once it goes to collections, you are responsible for all attorney fees associated with your account. Generally, this is at least \$300 extra.

Please keep on top of your account. If you have questions regarding your account, please contact Deborah Rose at drosems4@gmail.com

From the President's Desk

IMPORTANT Information

Thank you to those of you who notified the office of changes to your Deeds. If you have changed your Deed since purchase, please be sure to notify our office. If you did not know you should have done this, please send us notice of the changes IN WRITING through a letter or by email to mainlandsms4@gmail.com. Thank you.

WHO IS LIVING IN YOUR HOME???

All people residing in your home must be approved by the Association. Our Documents state that anyone staying in the home on a permanent basis (more than 30 days in any calendar year) MUST complete an application, pay a fee, have a background check completed, and be interviewed for approval to live in Mainlands 4. If you do not, you are in violation. We are finding many homes where this applies.

If you have someone living in your home or there on a regular basis, please request an application at mainlandssec4interview@gmail.com. If you do not do this, you are in violation of our Governing Documents and may be fined or be subject to legal action. As an added note, you are **NOT ALLOWED to rent out rooms in your home**. Should we find out this is happening, legal action may be taken.

THANK YOU

to those who have begun clearing out their property and addressing any violations you may have. With your attention and help, this community remains a beautiful community. If you have not done so, please begin.

Reminder: Bulk pickup is on Mondays, but bulk cannot be put out before Sunday. Too many people are putting it out the week before, and this is a hazard and against our Documents. Please be mindful of this. While we love to see the cleanup, do so responsibly.

Did you know you can contact your bank and have them automatically send us a check each month for your maintenance fees? If you do this you will never be late or incur late fees. Just contact your bank for information on how to do this.

IMPORTANT FLORIDA STATUTE NOTICE:

Pursuant to FL Statute 720, all residents are to be notified of where to find our Governing Documents, which are the Declaration of Restrictions, Articles of Incorporation, and By Laws. We are also governed by the Rules and Regulations. These documents can be found on our website at **www.mainlandssection4.org/docs-and-forms** or through the tab on our website **www.mainlandssection4.org** marked **FORMS & DOCUMENTS**.

ARE YOUR PLANTS, TREES OR CONSTRUCTION DAMAGING OUR SPRINKLERS?



If so, you may be liable for repair costs. As the sprinklers are being checked and repaired, we are finding many breaks are due to damage by tree roots for trees that were not approved to be planted. In addition, some driveways were put in without consideration for the sprinklers. This is a reminder that if we find this to be the case in your yard, you will receive a bill for repairs. This is why it is vital that you have permission BEFORE you plant or construct. Applications for approval can be found at the Clubhouse, left wall near the office, or on our website at mainlandssection4.org [Do not use prior Applications as they will not be accepted.]

Reminder: you must request permission for any changes to your exterior,

including new plantings/trees bushes, widening driveways, or painting. If you do not seek the appropriate approval in advance, you will be subject to a fine of \$100. *

Please use the updated applications for landscaping and architectural changes that are on our website at www.mainlandssection4.org or near the office on the left wall. **Old applications will not be accepted and will need to be resubmitted.**

***Impact windows are excluded from this requirement as long as the frame colors are either white, tan, black, or brown.**



Violations Will be Enforced: We can see many violations that have not been addressed, from too many cars to building debris and items around the house to dirty awnings and sidewalks. PLEASE be sure to read the Declaration of Restrictions and Rules and Regulations and act accordingly. We do not want to send letters and institute fines, but we will if necessary. PLEASE! Read the rules, walk around your house, and if need be, make corrections. Thanks.

PLEASE help us to keep our community clear and clean.



Upcoming Social Events

April 5, Saturday at 1-4 pm Outdoor Games

on the lawns of the Mainlands 4 clubhouse including; bean bag toss/cornhole, whiffle ball/ baseball, lawn bowling, croquet, and badminton. Soft drinks, water and snacks will be provided and participants are encouraged to bring their own food and use the BBQ area if you would like to grill something. Or bring snacks to share!

April 25th, Friday at 7 pm BYOB

With our northern friends leaving, activities slow down. We have immensely enjoyed our time together and look forward to next fall when we see them again!

In the meantime, it doesn't mean we have to give up meeting together!

Activity ideas! Got Some?

How about a monthly birthday party? Would you attend?

We are always looking for new ideas to create community. Reach out to John Kilbane at jkilbanems4@gmail.com or 754.252.7205 for any ideas, where you can help, or with suggestions.



Weekly and Monthly Events

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

Board Meetings—2nd Thursdays @ 7 pm (this month April 10th)

Civic Meetings—3rd Wednesdays of some months @ 7 pm (none this month)

Next Civic Meeting September 17th unless an emergency arises

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.



Enjoying the fun! March Brunch and Dinner Dance



Thank you to all who made them successes!
And to all who attended!

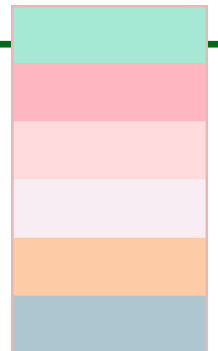


Talk About Town Update for Renters and Landlords

Tamarac's Landlord Registration Program is now active. The City of Tamarac has enacted a Residential Rental Property Registration ordinance to improve communication with landlords and ensure timely resolution of health, safety, and housing violations. Online registration is free and easy! Owners can visit the "How Do I" section on the City of Tamarac website, [Tamarac.org](https://forms.tamarac.org/f/LandlordRegistration), select "Register," scroll to "For Residential Landlord Registration" and complete the process on a new tab that will open. Failure to register may result in enforcement actions against the property owner, so please register today or call Code Enforcement with any questions (954) 597-3425.

<https://forms.tamarac.org/f/LandlordRegistration>

We still need volunteers for a few committees. One that we need a couple more people for now is the Architectural Committee that is looking at a color pallet for our community. If you would like input on that, please contact Sheriza Waith at swaithms4@gmail.com.



Notice of Change:

May's Board meeting will be changed from the 2nd Thursday, May 8th, to the third Thursday, May 15th at 7 pm.

There are no Civic Meetings until September, unless an emergency arises.



Zoom is back!



If you would like to attend a Board Meeting or Civic meeting but are out of town, sick, or unable to attend, you can Zoom in.

The links are as follows:

Board Meeting ID: 875 2954 4532

Passcode: 438058

Civic Meeting ID: 874 4824 6861

Passcode: 539704

Your 2025 Board of Directors

There is still one open position. Please consider helping our community by filling the Vice President position whose main responsibility is handling violations.

- Sheriza Waith President Swaithms4@gmail.com 954-907-2395
- **Vacant** Vice-President
- Sandra Sanders Secretary Ssandersms4@gmail.com 954-439-5440
- Deborah Matthias Accounts Receivable Drosems4@gmail.com 305.303.6417
- Cheryl Furman (pending) Accounts Payable Cfurmanms4@gmail.com 860-559-2071
- 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.

Questions? Mainlands email: Mainlandsms4@gmail.com

Website: www.Mainlandssection4.org

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D2740



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4600 W Commercial Blvd, Ste 2, Tamarac, FL 33319

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 sized ad

SIZE:		MONTHLY	ANNUALLY
Business Card	Resident	\$12	\$100
	Non-Resident	\$17	\$148
Quarter Page	Resident	\$20	\$175
	Non-Resident	\$27	\$238
Half Page	Resident	\$37	\$328
	Non-Resident	\$45	\$400
Full Page	Resident	\$72	\$643
	Non-Resident	\$80	\$715

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.



Deborah Rose Designs



Deborah Rose Designs
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☎ (305)-303-6417
✉ deborahrosedesigns@gmail.com
🌐 deborahrosedesigns.com
📍 4786 W Commercial Blvd.
North Tamarac, FL 33319



Mary Farrelly, Realtor
Direct: (954) 859-2100

Realty 100 LLC
10101 W SAMPLE RD,
CORAL SPRINGS, FL, 33065

Scott Mangione



954-741-5776 • Fax: 954-741-2419
4925 N. University Drive • Lauderdale, FL 33351
Email: info@ttsprinting.com
www.ttsprinting.com



1500 E Atlantic Blvd
Pompano Beach, FL

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