

# THE REPORTER

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## From Your President:

I enjoy walking around with Tory, watching nature and talking to people. You can often find us in the park. While on these walks and at other times, I have had some conversations with our residents pertaining to the quality of life they have been experiencing with their neighbors. Many times they say it's good. Other times it's not. This is troubling. No one should experience harassment or anger from their neighbors.

When we all first came into this community, we drove around and enjoyed how quaint it was, the still peacefulness made it such an attractive place to live. I myself fell in love with the surrounding Mainland communities and fell in love with a beautiful home that I have enjoyed making my own. This is what home ownership is about. This is what living in our community is about, without a bazillion rules and regulations. Some rules are necessary of course. Fortunately, our Deed Restrictions, By-laws and Rules and Regulations keep our little bit of heaven governed for us to enjoy. That's why we need to follow them; they give us what we so enjoy here in Mainlands Section Four.

For me, the quality of life is very important in my community as I am sure it is to each of you. We want to live our lives in peace, but most of all I (and I'm sure you) want to and do enjoy all my neighbors. It's the people that make living here so worthwhile as we do really care for each other even if we have differences. It's our next door neighbors that greet us in the morning or when are out walking



*(continued on page 2)*

## **From Your President** (continued from page 1)

our pooch who stops for a little treat and a wag of their tail. (Tory says thank you ).

We all believe we have a right to peaceful enjoyment, fulfillment and happiness when it comes to living in our homes and community. Unfortunately, in some incidences neighbors can make it troubling for us to live that life we bought into here at Mainlands. We should respect each others space just as you would want yours to be respected. Many times we all have confrontations throughout our day, on the way to and from work, the store, going to the bank, and as such we don't need those same confrontations when we arrive home. When you see your neighbor, know that they may have had a difficult day or deep thoughts that have them worried or are scared. These days it's even more understandable.

We all know the first hand experience we've had since last year, and I don't think many of us have had much serenity with all the uncertainty with COVID. We all have been in some way affected by it from being confined to our home, depressed from lock downs and yes afraid of not knowing what is to come. It's our friends and neighbors in the community that gets us through this, in more ways than one, and most of all those little things we say and do that are an immense help to us to know we were not alone and don't have to be so frightened.

We are here for each other to enjoy our community. Together we respect each other's properties and give each other space to live. It's the people that make a community a great place to live. Remember to be kind, be helpful, and be respectful to each other. That's the Mainlands way.

**On another note:** Members of Mainlands Section Four are allowed and encouraged to attend the Board Meetings held on the 2nd Wednesday of each month at 6 pm, as well as the Civic meetings the 3rd Wednesdays at 7 pm. Last month we instituted our Meeting Decorum Protocol and the Civic Meeting went very well and was calm for all. Such a great start to the year!

At our next Civic Meeting (March 17th), two things are happening. First, we will have samples of the color choices for the **Clubhouse painting** and we'd love your input! You can vote on the colors and may the best color win!!!! This is our community and we all should have a say. Plus, last year you asked for this so we are doing it. We value your input!!!

The second thing is we are going to have a small (safe) celebration of **St. Patrick's Day**. Since the Civic meeting is that day, we thought we would celebrate with some cookies and refreshments afterward.

Nothing big - some bottled water, individually wrapped cookies, ice cream and a time to say hello. As I said, it will be safe and distanced, but a needed time to reconnect. Again, we will do this safely! Please join us.



*Respectfully, Mike O'Malley*

## The Help Desk...

HELP DESK



### Electronic payments

If there is enough interest, we will look into how we can utilize an online payment system for monthly maintenance fees. It may incur an additional cost of a few dollars a month, but we won't know until we check it out. If there is not enough interest, it may not be feasible or cost effective but we are willing to investigate. If you are interested in online paying, please contact Melonie Pollard by email (mpollardms4@gmail.com) or text/phone (786-282-7037).

### COVID-19 Food Assistance

For food assistance, Seniors can call the Eldercare Locator at 1-800-677-1116 to find food distribution sites near them or ADRC at 954-745-9567 to inquire about their shopping assistance program.

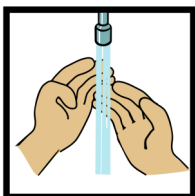
Home bound Seniors that are socially isolated (without a relative or friend to pick up on their behalf) and home bound either due to transportation, disability or age, can reach out to Feeding South Florida at 954.518.1818. Their Client Services Team is available Monday-Friday from 8 am – 5 pm answering inbound calls and screening clients for eligibility for our home delivery program and referring them to the appropriate food assistance services if they are not eligible for delivery.

### City of Tamarac Residential Assistance Program

The Residential Assistance Program helps with mortgage, rent, utility payments, and past due HOA fees. The first round is closed, but check the website at <https://www.tamarac.org/367/Housing-Administration> often to see when the next round opens up.

***“Darkness cannot drive out darkness: only light can do that. Hate cannot drive out hate: only love can do that.”***

***— Martin Luther King Jr.***



**Don't forget to always remember safety!!!**

**Wash hands when you return home from anywhere.**

**Stay physically distant when able.**

**Wear your mask!**



## THIS MONTH'S PROCEDURES REVIEW!

In an effort to keep us all refreshed on Rules, Regulations, Guidelines, and By-laws that govern our conduct, we are including various ones in the Newsletters. We hope this helps you stay informed and on top of things! If there are any you want to know specifically, please let Kate or another Board Member know. This month...



### Selling Your Home or Transferring Title!

In accordance with our Governing documents, if there is any change on the title of your home, which includes completing a Quit Claim Deed, the Board must be notified in writing of the intended change. This is because before any change can be made, the prospective title owner goes through the same checks as any prospective resident of the community. That includes a background check and Interview with the New Residents Committee. In addition, a check is made for any outstanding fees owed to Mainlands Four Civic and Recreation Association, which includes maintenance fees or outstanding violation fees.

Below are the relevant areas from our Documents: {note: SHALL in legal jargon means that you MUST. It is not optional)

### Declaration of Restrictions Article IV SALE, LEASES AND OTHER TRANSFERS

Transfers Subject to Approval. In order to secure a community of congenial and financially responsible residents and for the protection of the value of the lots, the sale, leasing or any other conveyance of a lot or any interest therein by any lot owner shall be subject to the following provisions:

A. Sales, Leases and Other Transfers. Except as provided herein, no lot owner may dispose of a lot or any interest therein by sale, lease or other transfer of title, which includes, but is not limited to, transfer via Quit-Claim Deed, devise, or inheritance without prior written approval of the Board of Directors of the Association. If the purchaser is a corporation or other business entity, the approval may be conditioned as provided hereunder. The approval of the Association shall be obtained as follows:

#### B. Notice to Association

1. (a) a lot owner intending to make a bona fide sale, lease or other transfer of title of his or her lot or any interest therein, shall provide notice to the Board of such intention in writing.

*(continued on next page)*

## PROCEDURES FOR TITLE CHANGES (continued)

(b) Once a fully executed contract for sale or lease containing the name and address of the proposed purchaser or lessee or a written notification of transfer of title containing the name and address of the proposed grantee, has been provided to the Board, the appropriate application will be provided to the purchaser, lessee, grantee or their respective representatives, to be completed and submitted to the Board along with such other information as the Association may require, as defined by the Board from time to time, which may include a criminal/credit/background investigation, and a personal interview with the prospective purchaser, lessee or grantee at the discretion of the Board.

**C. 3. Other Transfers.** If the notice is of an intended gift or other transfer of title, then, within thirty (30) days after receipt of notice, completed application and other supplemental information required by the Association, the Association must either approved [sic] or disapprove the prospective recipient of title. **Any attempted transfer of a title to a party not approved by the Board shall be void. (emphasis added).**

### **Further Procedures that occur when selling or transferring title:**

Homeowners are required to provide notice to the Association of their intention to sell a home within Mainlands IV. Upon receipt of this notice, our Violations Committee will inspect the home to determine if there are any housing or landscaping deficiencies as provided in Mainlands IV governing documents and prepare a written report, including mandatory corrective actions, if any. The deficiency report will be provided to both Seller and Buyer.

If the inspection report includes mandatory corrective actions, Seller and Buyer must sign a "Statement of Agreed Repairs" agreeing which party will be responsible for taking corrective action and when such actions will be completed. The Statement of Agreed Repairs must be submitted to the Association, prior to the Association issuing a Certification to permit the sale of the unit or issuing an Estoppel Letter to your closing agent and the Certification will be contingent on such Repair Agreement.

\*\*\*\*\*

### **You can see why notifying the Board is so very important!**

As these are the Documents that were agreed upon by all, it is important we all follow them. Want to add someone to your title, like a child or relative? Great! Want to do a Quit-claim Deed? Fine! Just do it according to the provisions laid out in our documents and there will be no problem!



## CLEARING UP CONFUSION

Wondering what you need the Board approval for? Do I need it to make a patio? Plant a shrub? Replace my roof? Let's clear up some confusion by looking to our documents.

In accordance with our Governing Documents and Rules and Regulations, there are certain restrictions on what you can do on your lot. For instance, **no fences or impediments to easy access between lots** are allowed (meaning no planting a hedge or other such barrier between you and your neighbor). **Planter hedges** are not to exceed the height of the base of the windows, planters may extend **two (2) feet** from the home's foundation in the front and rear yards (some side yards were grandfather in before this restriction took effect), but any new plantings must adhere to this rule, even if your neighbor's yard looks different.

**Pavers** for patios, front porches, or any other portion of the lot must be by permission of the Board of Directors (in writing) and the City of Tamarac Code Enforcement Board, meaning you may need a city permit. This permission from the Board of Directors is received by submitting a completed Approval Request Form, which can be downloaded off our website or from a bin in the Clubhouse located near the Office door. Further, no work can be started until this approval is received. (see Restrictions Article V section 2 for further information).

Deed Restrictions Section 15 states "**no trees, bushes, or landscaping** of any kind may be planted on the front, rear, or side yards without the prior written approval of the Board..." This is obtained by completing and submitting a Landscape Approval Form and waiting for a reply.

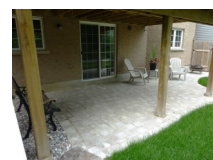
Rules and Regulations 14. States "The **color of all homes** must be in keeping with the community décor with the Board of Directors having final approval of exterior colors." This means an Approval Form is required. In addition, Restrictions VI sec. 1, C states that homeowners must seek approval from the Board for any **material alterations**, improvements, additions or **color changes** to the exterior of the house, **roof** type or **driveway** color.

In addition, no outside storage shed is allowed on the property without written approval from the Board, and this approval is limited. See Restrictions Article V, Section 8 for details.

**This means to be safe, please complete the appropriate Approval Form BEFORE beginning any work on the exterior of your home.**

**Hope this helps clear up any confusion you may have.**

**New Request Forms for landscaping, painting, patios, roofs, etc. are in the Clubhouse or can be downloaded from our website.**



## We LOVE Our Wildlife But...

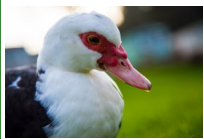
The population of wild animals is growing here in Mainlands Four. We all have seen the many ducks, raccoons, egrets, and other wildlife roaming around. Just the other day, there was a raccoon spotted sitting on a roof enjoying the view! In the daylight! Cute indeed, but dangerous to people and pets.



Some of the dangers in raccoons are:

- **Rabies.** This viral disease is transmitted by various species of canines including raccoons and can lead to them attacking pets and other animals.
- **Raccoon Roundworm.** Raccoon excrement can contain roundworm eggs. The eggs can be airborne because they are very light. Humans can be infected if they inhale the eggs. Raccoon roundworms is a serious infection that can kill if not treated. The worms can invade the central nervous system, and cause damage to critical organs like the brain.
- **Leptospirosis.** Leptospirosis is a bacterial disease that raccoons can transmit through their urine and feces. Both animals and humans can contract the disease, especially if they have open wounds or cuts. The symptoms of the disease include Anemia, Diarrhea, Nausea and vomiting, kidney and liver problems or Meningitis.
- **Salmonella.** The bacteria can survive in a dry environment for a long period, and when favorable conditions manifest, it may become active. This means that people can still be infected with salmonella even after chasing away raccoons from their homes.

In addition to raccoon issues, **Tamarac made feeding ducks illegal** in 1975. The city revised the ban extending it to animals both domestic and wild not owned by the resident. The ban also prohibits residents from leaving food outside for pets for long periods because of the possibility it might attract wild animals. Residents can feed pets outside but are urged to feed them no more than they can eat. Mainlands Section 4 Bylaws, Article V, Section 16 B, "No feeding of stray animals, raccoons, opossums, alligators, geese or ducks is permitted under any circumstance."



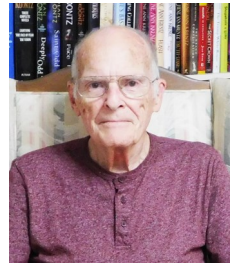
**For everyone's safety, please adhere to these guidelines.**

### Upcoming Board Meeting Agenda (not an exhaustive list)

- Approval of paint samples for Civic Members to vote on at Civic meeting
- Approval of Committee members

## Librarian's Report: Jim Cogswell

During this time of limited activity due to the virus, many of us are reading books available from our clubhouse library. There are seven shelves of large print books and separate shelves of French or Spanish language. Many of our popular authors are well represented such as James Patterson, John Grisham, Clive Cussler, and Mary Higgins Clark, to name a few.



And don't forget the many puzzles that can be borrowed. They can fill the time of limited activity while keeping your brain sharp!



Please call me at 954-999-5464 if you have suggestions to improve the library. Thank you for all your contributions.

NOTE: The light switch to the library is on the left side of the entry area and behind the coffee machine. Please remember to turn it off when you leave the library.

**For maintenance, lawn, or sprinkler issues, please leave a message at 954-733-3009**

## Committees still in need!

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 of these committees, please contact Mike O'Malley for consideration.

### 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.

### Architectural Control Committee

The purpose of this committee is to provide guidance, recommendations, and approval regarding changes made to owner properties. (new request forms are available in the clubhouse).

### Social and Recreation Committee

We are so thankful Sheriza Waith has joined the Board as Social Chair, but she will need everyone's help. While we do not have any current activities scheduled, we would like a list of people willing to volunteer once everything "opens up" after COVID. If you have helped in the past with breakfasts, dinner dances, etc. or want to try your hand at an event, please let us know.



**WE NEED YOU!!!!**

## Monthly Events

2nd Wednesdays (this month February 10th)

Board Meetings @ 6 pm

3rd Wednesdays (this month February 17th)

Civic Meetings @ 7 pm

Saturdays at the Clubhouse

Bingo @ 6 pm



Pool and Clubhouse remain available for use (of course using **mandatory guidelines** set forth in the Broward County Executive Order) .

For use of the Clubhouse at other times, please contact Suzanne at sjohnstonms4@gmail.com or by phone at 954-868-2048 to make arrangements.

## Community Events ... done safely.

### Social and Recreational Activities

We will keep you posted on any events that we feel can be done safely and in accordance with Broward County and CDC guidelines.

### Just a reminder...

**Bingo continues!!!** Have some time? Want to do something? Join the folks at Bingo Saturday nights! It's fun. It's social. It's safe. No supplies needed! They sell the markers there or bring your own. Snacks also for sale.



**Rummage Sale—Bake Sale canceled for 2021** 😞

### 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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### Those We Lost...

*Losses are never easy. A piece of us goes with them. We mourn the loss of their company and their ways. Let us not forget, while we continue to live. We mourn for the friends, family members, and with the families.*

**Rosann Geiselman**

*"I will not say: do not weep; for not all tears are an evil."*

— Gandalf, in *The Return of the King* by J.R.R. Tolkien

*\* 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](mailto:katejohnsonms4@gmail.com) so they may be included at the correct time.*



### Those We Welcome!

*No new neighbors this month!*



### **Our Mainlands 4 Board of Directors for 2021**

- |                               |                     |                                  |              |
|-------------------------------|---------------------|----------------------------------|--------------|
| • Mike O'Malley               | President           | Momalleyms4@gmail.com            | 954-826-5815 |
| • 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 |
| • Vacant                      | Maintenance Chair   | <b>contact office for issues</b> | 954-733-3009 |
| • Suzanne Johnston            | House Chair         | Sjohnstonms4@gmail.com           | 954-868-2048 |
| • Kate Johnson                | Publicity Chair     | KateJohnsonms4@gmail.com         | 305-490-1778 |
| • Social and Recreation Chair | Sheriza Waith       |                                  |              |

**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 |              |

## Did you know...

Music is good for your brain? That's right! According to Daniel Levitin, neuroscientist, & cognitive psychologist, you are making neuro-connections till the day you die. Music memories are some of the most enduring memories that we have.

### 7 Truths that Dr. Levitin reports about music are:

1. You can learn music at any age
2. Musical memories run deep and are the most enduring
3. Music's elements make memories stick because it is multi-dimensional
4. Music brings us together—it's fascinating that our brain waves sync with another when we are listening to the same music
5. The brain links music with dance physiologically, even linking to the motor cortex causing movement
6. Our musical tastes form early—even in the womb
7. Musical genius is not the brass ring, it's not the reason to play or study. We can all benefit.



### In addition, there are 3 Ways Music May Impact You

1. **Reducing loneliness**—Music may connect you with others, even when you can't be together.
2. **Influencing your mood**—A favorite tune can calm you on a frustrating day.
3. **Decreasing pain**—Research suggests that music therapy can reduce the intensity of chronic pain.

So listen to music and heal your mind, body, and soul!

(From <https://stayingsharp.aarp.org/about/brain-health/brain-health-and-music-sample.html>)



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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.



Residing in and Serving Tamarac for 31 years.

### **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.

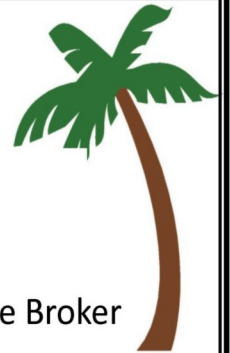
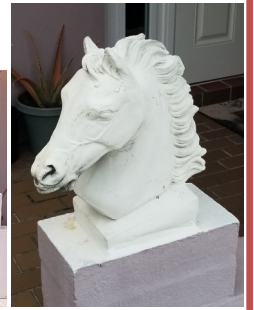
### **ADVERTISING RATES FOR THE REPORTER**

**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.

Anyone interested in 2 cement Horse Heads? We are thinking of taking them down/off and would love them to go to a good home where they are wanted. If you would like them, please email me at katejohnsonms4@gmail.com.



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