

# THE REPORTER

Safety Reminder!  
Lock the Doors!  
Page 4

New Veteran's Group  
Page 4

The Rummage Sale is  
back! But postponed!  
Page 5

New Sprinklers Repair  
Procedure  
Page 6



## January



### President's Report:

It's a new year!!!! Wahoo!!!! Now for it to be the best one yet! That's my wish and prayer... a year filled with joy, happiness, love, and health! It's what I want for each of you. May it be so.

### *As for Association business...*

By now, everyone has received (or should have received) the letter outlining the new maintenance fees for the coming year with an explanation. As stated in the letter, everyone will be paying \$75 per month beginning January 2022. If you have any questions regarding this, please feel free to contact me or any Board member and we would be happy to discuss it with you.

The new pool heaters have been installed and are working great! (at least that's what I'm told because I haven't been in the pool lately ). We should be good for at least 7-10 years (that's their life expectancy). We were blessed that the other ones lasted 12 years so we are hoping for the same with the new ones. Thanks Jerry Faust for getting this done quickly and efficiently.

### Special Guests at the Civic Meeting...

Mayor Michelle Gomez and Commissioner Bolton and guests from Mainlands 1&2 and 5 attended our December Civic meeting where we had a quorum. The Mayor and Commissioner listened while many residents gave their opinions on renovations to Mainlands Park, speeding through our communities, and the traffic situation. They were also handed signed letters from community members objecting to changes to Mainlands that we asked them to present at the next Commissioners meeting.

*(Continued on next page)*

## President's Report (continued)

### Lawns and Sprinklers...

We have received many complaints about the lawn conditions and sprinklers. We hear you and are working on this. Tony Spada was able to get the weed and feed and bug control applications done. They should help, but they take a while to gain traction. If it doesn't work, we will look at next steps.

About the sprinklers... we are instituting a new system. The irrigation person (Jim Daley) will be receiving a work order to complete work on the properties. It will consist of 3 sheets – one copy to the homeowner when the work is completed, one copy to the owner file in the office, and one copy to Jim for his records. In order for this to be effective, two things need to happen.

One is for you to call 954-733-3009 to report the issue  
and the other is to not talk to Jim for any length of time.

We know Jim likes to talk, but that takes away from his working on our homes. We are then paying him to have friendly chats. PLEASE, talk with him about the issue and then tell him you will let him get to his work. That will help us all. See page 6 for a new procedure regarding Sprinkler Repairs.

Jim's hours to work on Mainlands Four issues are Tuesdays and Fridays from 8 to 11am. Any extra work (moving sprinklers due to expanding driveways, putting in patios, etc.) should NOT be done on Mainlands Four time. That work is to be scheduled between Jim and the homeowner and paid for by the homeowner on time other than between Mainlands Four work hours. This frees Jim up to work specifically on normal issues of sprinkler repair on Mainlands Four time.

We should have the work orders ready for Jim to begin using at the beginning of the year (page 6).

### On a somber note...

I would like to ask a favor. If you know of a neighbor who passes on, please notify the office. We are not finding out until their accounts become in arrears and we are attempting to collect the debt. Then we find out they died two years ago, six months ago, etc. We would like to pay respects to them by noticing their passing in our newsletter. Please don't assume the family has notified us, they often don't. So, will you help? Thanks so much.

### Rummage Sale... postponed....

We are so excited this is back! Jane Punch is heading up the endeavor and could use your help. If you have things to donate, please contact her. If you can assist in organizing and assisting at the sale, contact Jane. However, due to Covid concerns, it will be held at a later date. Please watch for future postings.

### In closing...



Have a safe and healthy new year! May all your dreams and wishes come true as we look to the future together.

Sincerely and with well wishes,

Kate Johnson



## UPDATE. Future Issues affecting Home Owners Association Members

By Terence Mc Caffrey

A recent letter was distributed to all the members from **President Kate Johnson**, expressing concerns over future reserve expenses associated with the Section 4. One item that was mentioned was the need to update windows at the Clubhouse.

Our reporters (meaning Meloni and I) checked out the status of the Clubhouse for Section 1&2 located on Mainlands Avenue. The windows are all of the updated technology and are equipped with Hurricane impact glass. The windows are mounted in a genuine structural masonry wall. They look beautiful.

Our reporters checked out the status of our Clubhouse for Section 4, and the comparison is not favorable. The windows in our clubhouse are from the 1960's vintage, with old technology and with single pane glass which is vulnerable to shattering. Furthermore there are a few windows with cracked glass being held together by thin tape, probably "paper tape" used for painting purposes. Furthermore, close inspection of the photo shows that the walls are not of masonry construction that meets code.

The concern here is that, we will not pass code inspection the next go around.

Our reporters managed an interview by telephone with Mr. Jonathan Pipping of American Hurricane Solutions, who did window installation work for one of our neighbors. Prior to installation of the windows at the resident's home, it was necessary to reinforce the foundation footing. This requires added expense and was necessary to meet construction codes by the city of Tamarac. We will have the same issues, as our House Chair, Jerry Faust discovered when speaking with an engineer.



## **SAFETY REMINDER: LOCK THE CLUBHOUSE DOORS**



This is a reminder that when you enter the Clubhouse or either bathroom, it is imperative to keep the doors locked. Almost daily, the outside bathroom doors, inside bathroom doors, or the door to the pool are left unlocked. Just a couple weeks ago a non-resident male was found hiding in the women's restroom. He may have entered through an outside bathroom door.

PLEASE! If you are at the pool and need to use the bathroom, use the outside door to enter and lock the door behind you. Be sure it is locked when you leave. Check all doors to be safe. Lock the door to the pool when you go in and out.

ALSO! Please be sure the pool gate locks behind you! That keeps unwanted guests out and all of us safe. It sometimes sticks, so be sure to check if it is locked.

It is all our responsibility to keep a watchful eye on safety. Be vigilant, for all our sakes.



## **Attention all Mainlands' Veterans!**

**By Paul Moore**

**Who:** All Mainlands Veterans and their spouses.

**What:** Initial Veterans Rollcall Meeting

**Why:** To get acquainted with fellow vets, meet and greet, share "war stories", update latest VA benefits...Also, special guest.

**Where:** Mainland's #4 Clubhouse (Corner of 47<sup>th</sup> Terrace and Monterey)

**When:** Roll-call will be Saturday, February 26, 2022, 10am – Noon

(Lite-refreshments will be served)

**Please save the date...That's an order!**



***We are so excited!!!!***

***The Rummage Sale is back!***

***But postponed***

***Look for upcoming date to be announced.***

***Please bring donations of household items, clothing and knick knacks (no furniture) to the Clubhouse on Feb 4th from 9 am- noon or make arrangements with***

***Jane Punch at 585-967-3665 or 954-485-3806.***

***Volunteers for both days are needed. Please let Jane know if you can help. All proceeds will go to the Civic Fund of Mainlands 4.***



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

***And you count in the Quorum!***

***Board Meeting: Time: January 12th, 2021 06:00 PM Eastern Time***

***Zoom Meeting ID: 827 5108 4875***

***Passcode: 284450***

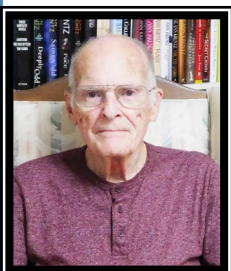
***Civic Meeting: Time: January 19th, 2021 07:00 PM Eastern Time***

***Zoom Meeting ID: 869 5910 2793***

***Passcode: 005306***

### **Librarian's Report: Jim Cogswell**

WITH CHRISTMAS behind us, and a New Year ahead of us, our library is modernized. Books that were showing wear or age are! In their place are a larger quantity of new books. An increase in puzzles is also present. As you enter the library, on the left side, the authors are arranged mostly in alphabetical order, with labels on each shelf. The exception are the books with authors with the letter "S", which are at the far end of at the library on the top shelf.



A well- liked author, J.A. Jance, with over fifty published books to her credit, put out a new work entitled "Judgment Call", which I enjoyed reading. It is a crime fiction story about a mother's concern for her endangered child, with the character Sheriff Joanna Brady in a good cop story.

Please call me at 954-999-5464 with any suggestions.



## Your Mainlands Four Board of Directors for 2022

- |                     |                           |                          |                     |
|---------------------|---------------------------|--------------------------|---------------------|
| • Kate Johnson      | President                 | KateJohnsonms4@gmail.com | 305-490-1778        |
| • <b>Vacant</b>     | Vice-President            |                          |                     |
| • Sandra Sanders    | Secretary                 | Ssandersms4@gmail.com    | 954-439-5440        |
| • George Johnson    | Accounts Payable          | Gjohnsonms4@gmail.com    | 954-536-8459        |
| • Sheriza Waith     | Accounts Receivable       | Mpollardms4@gmail.com    | 954-907-2395        |
| • Stephen Hartner   | Civic Treasurer           | Shartnerms4@gmail.com    | 201-739-1075        |
| • Jerry Faust       | House Chair               | Jfaustms4@gmail.com      | 941-276-7527        |
| • Tony Spada        | Maintenance Chair         | Tspadams4@gmail.com      | <b>954-733-3009</b> |
| • Terence McCaffrey | Publicity Chair           | klinitronix@yahoo.com    | 646-409-9680        |
| • <b>Vacant</b>     | Social & Recreation Chair |                          |                     |

**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 |
|----------------|-----------|--------------|

**Office Number: 954.733.3009**

**Office emails: [mainlandssec4interview@gmail.com](mailto:mainlandssec4interview@gmail.com) | [mainlandsms4@gmail.com](mailto:mainlandsms4@gmail.com)**

## **Sprinkler Repairs**

We have new forms that you can complete when your sprinklers need repairs. The forms can be found next to the office door in the Clubhouse that you can complete and leave in the office mailbox, or if you leave a message on the Maintenance line at 954.733.3009. Tony will complete one to give to Jim.

Once Jim receives the form, he will complete the work. Once completed, a copy of the form will be left in your mailbox to let you know the work has been completed.

We hope this new system will expedite the process of repairs as well as keep you informed. Should you have any questions, please feel free to ask a Board member.



## Weekly and Monthly Events

### Free Tuesday Morning Coffee

Tuesday 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 Dec. 8th)

Board Meetings @ 6 pm

3rd Wednesdays (this month Dec. 15th)

Civic Meetings @ 7 pm

Saturdays at the Clubhouse

Bingo @ 5:30 pm



**NOTE: Bingo canceled for January. Please watch for updates.**

Pool and Clubhouse remain available for use (of course using **mandatory safety guidelines**) .

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 Agenda (not an exhaustive list)

- Board member Job Descriptions
- Landscaping bids
- Sprinkler Repair Forms
- Traffic Updates

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

*“The opposite of love is not hate,  
it's indifference. The opposite of  
art is not ugliness, it's indifference.  
The opposite of faith is not heresy,  
it's indifference. And the opposite  
of life is not death, it's  
indifference.”*

— Elie Wiesel

### Maintenance Report: Tony Spada, Chairmen of Maintenance

We would remind owners of coconut palms to trim the branches and the unwanted coconuts.

Please be aware of the hazard of falling branches and coconuts. They can cause significant bodily harm to passers by.



## The Help Desk...

HELP DESK



The City of Tamarac, in participation with the cities of Coconut Creek, Coral Springs, Fort Lauderdale, Lauderdale-by-the-Sea, Lauderdale Lakes, North Lauderdale, and Pompano Beach, provides a series of drop-off events for household hazardous waste (HHW) and old electronics (E-Waste). Residents of Tamarac may dispose of HHW and E-Waste at drop-off events in each participating City. This program provides Tamarac residents with a responsible way to recycle or dispose of household hazardous waste (HHW) and old electronics (E-Waste).

Free Covid Testing available and they will also be passing out free at home tests. Keep watch in your local news for details of when and where.

**Your Monthly Tamarac newsletter, the Tamagram, has important information and phone numbers. In addition, it lists many upcoming events. It also lists weekly senior classes that can be attended in person or through Zoom.**

**Please take advantage of this important service provided by our city!**



5904 Paradise Place Tamarac, FL 33321

**954-775-7542**

*"Available 7 days and evenings."*

**INTERNET MARKETING SPECIALIST®**

Mainlands@paradiserealtyinc.com

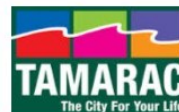
Sales, Leasing and Property  
Management Services



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.**





## **WEST BROWARD INTERNAL MEDICINE**

**SHAHRAD MABOURAKH, M.D., P.A.**

Certified American Board of Internal Medicine

**PATRICIA PEREZ, M.S.N., A.R.N.P.**

**Nurse Practitioner**

**MATTHEW WOLLAND, M.S.N., A.R.N.P.**

**Nurse Practitioner**

We participate with HUMANA GOLD PLUS, CAREPLUS, and traditional MEDICARE plans

Address: 6451 West Commercial Boulevard, Tamarac, FL 33319

Phone: 954-720-1414

<https://www.westbrowardinternalmed.com>

Our services: INTERNAL MEDICINE, PRIMARY CARE, GERIATRIC MEDICINE, ANNUAL PHYSICALS, FULL LABORATORY TESTING, ADULT IMMUNIZATIONS, PREVENTATIVE HEALTHCARE, PRE-OPERATIVE CLEARANCE, EKG, OXIMETRY TEST

**\*\*This is a Paid Advertisement, not an endorsement by Mainlands Section Four or its affiliates.**



### **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.*

**Robert Akin**

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



### **Those We Welcome!**

We're waiting.....

### **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:

#### **Social and Recreation Committee**

Our current Social Chair position is vacant. Others are needed to keep functions going and add functions as we go into the new year. Please contact a Board member if you will help with any function.

## **Your Home Sold 2021- Guaranteed! Or I will buy it!\*\*\***

Yvonne Biederman, Mainlands Resident & Real Estate Broker

SunCoast Realty Investments, LLC 954-541-2020 (landline)

Email: [suncoastrealtyinvestments@gmail.com](mailto:suncoastrealtyinvestments@gmail.com)

Probate Certified, Senior Residential Specialist, Distress Sale Expert

<https://SouthFloridaProbateSolutions.com>



text  
510-387-7678

- \* Everyday open house, weekly communication
- \* Monthly market updates, Certified pre-owned, & pre-marketing
- \* Don't sell your home to an investor without talking to me first!
- \*\*\* Restrictions apply-call for more info

## New Day's Lyric

By Amanda Gorman

May this be the day We come together.  
Mourning, we come to mend,  
Withered, we come to weather,  
Torn, we come to tend,  
Battered, we come to better.  
Tethered by this year of yearning,  
We are learning

That though we weren't ready for this, We have been readied by it.  
We steadily vow that no matter  
How we are weighed down,  
We must always pave a way forward.  
This hope is our door, our portal.  
Even if we never get back to normal,  
Someday we can venture beyond it,  
To leave the known and take the first steps.  
So let us not return to what was normal,  
But reach toward what is next.

What was cursed, we will cure. What was plagued, we will prove pure.  
Where we tend to argue, we will try to agree,  
Those fortunes we forswore, now the future we foresee,  
Where we weren't aware, we're now awake;  
Those moments we missed  
Are now these moments we make,  
The moments we meet,  
And our hearts, once all together beaten,  
Now all together beat.

Come, look up with kindness yet, For even solace can be sourced from sorrow.  
We remember, not just for the sake of yesterday,  
But to take on tomorrow.  
We heed this old spirit,  
In a new day's lyric,  
In our hearts, we hear it:  
For auld lang syne, my dear,  
For auld lang syne.

Be bold, sang Time this year,  
Be bold, sang Time,  
For when you honor yesterday, Tomorrow ye will find.  
Know what we've fought  
Need not be forgotten nor for none.  
It defines us, binds us as one,  
Come over, join this day just begun.  
For wherever we come together,  
We will forever overcome.





### **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.

## **C G BAKER REALTY**

A Florida Licensed Real Estate Broker

**CYNTHIA G. BAKER**

**Broker/Realtor**

*Consulting, Residential, Commercial & Management*



**(954) 319-5587**

**cgboffice@comcast.net**



**George W. Johnson**  
Realtor.

**LOKATION®**  
REAL ESTATE

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

**Cell: 954.536.8459**  
Office: 954.545.5583  
Fax: 888.972.1653

GeorgeWJohnsonRealtor@gmail.com

***Your friendly Mainlands neighbor!***

## **Affordable Painting**

*by Anthony Delucca*

Clean, Quality Work - Attention to Detail  
Pressure Cleaning - Mainlands Resident

**954-922-5659**

4715 N.W. 47th Terrace Tamarac, Florida 33319

Licensed - Insured



CHARLES RUTENBERG REALTY, LLC  
*The Standard of Excellence*

**Henriette Poulin**

Licensed Real Estate Salesperson

Cell: 954-614-0255

Fax: 877-253-0958

poulin.henriette@gmail.com

hpoulin.crrsouthflorida.com



**Scott Mangione**

# **TT&S Printing**

**954-741-5776 • Fax: 954-741-2419**

**4925 N. University Drive • Lauderhill, FL 33351**

**Email: info@ttsprinting.com**

**www.ttsprinting.com**