

# THE REPORTER

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## President's Report:

Someone once gave me a Thankfulness Journal as a birthday present. The challenge was to write three things I was thankful for each day. The problem was they couldn't be repeated. So after all the big things were accounted for, like home, children, grandchildren (each one counted as one), job, then you have to start realizing and paying attention to the small stuff, like the flower on your path or the parking space close to the store.

What about you? During this month that we consider what we are thankful for, what about you? Are you thankful? And do you notice the small stuff (which at our age isn't so small). Take a few moments each day to ponder this. Maybe start a list. You will be "thankful" that you did.

## Now onto Association business...

This is the time of year that many things are occurring. Besides the holiday season beginning, Association election and budget time is here. We are busy working on next year's budget and plan to have it ready to discuss and review at November's Board meeting, and then present to the community for a vote at the Civic meeting November 17th. Speaking of Civic meeting...

**WE NEED YOU TO ATTEND NOVEMBER'S CIVIC MEETING on the 17th**

**We must have a quorum of 35 households to have the election and budget votes take place.** I understand that the meetings have not always been pleasant. We  
(continued on page 2)

## President's Report (continued)

are trying hard to change that so that more will come back to the meetings. Your voice is important. We value your input. That means we want to hear from you. Which brings me to the next subject...

### ***November is Elections for the 2022 Board!***

New Board members are needed. Team players. People who are committed to working together in a respectful and cooperative manner. We currently have at least three vacancies: Vice-President, Publicity Chair, and Social Chair. Sheriza Waith has agreed to move into the Treasurer Accounts Receivable Position as it is vacated by Meloni Pollard, You are most certainly welcome to run for any position, even ones currently occupied. The By-laws contain job descriptions for each position so please take a look and see where you can serve.

If there is an area where your expertise can be used, please consider joining the Board and stepping up to assist your community. WE NEED YOU. If there are not enough people to take over the positions, we have few options. I know I cannot continue doing three jobs. Maybe the answer is a Management Company if others do not step up?! It may be time to reconsider this option as residency has changed and more people are employed and working longer, limiting their ability to become involved. What do you think? Is it time to get some assistance if the cost is manageable?

### ***40-Year Inspection***

Jerry Faust and others were busy at work with the 40-year inspection issues and we have passed and received our approval from the City! Way to go! Teamwork makes the dream work!

**There are more issues to discuss, but they will each be addressed in a separate box to better acknowledge them.**

**Respectfully, Kate Johnson**



## **From Tony Spada, Maintenance Chair**

I have secured a contract with Greener Solutions for two applications only, which the Board approved, for granular insecticide killing chinch bugs, grubs and other pests, and a granular weed and feed; two separate applications.



The first will be done the **first week of November** with the second application the **latter part of November**. The weed and feed will kill a majority of our weed problems and fertilize the lawn in our slow growth months. I will be working on longer contracts for bugs and weeds. Should you have any lawn or sprinkler issues, please leave a voice mail message for me at 954-733-3009.

## **It is Election Time!**

### **WE NEED YOU!**

Elections are here (November 17th) and we are looking for enthusiastic members to join our team! If you have interests or abilities that would benefit the community and are willing to work WITH others to keep this community great, please let us know! The job descriptions are in our Bylaws so feel free to take a look. Current openings with no one running are Vice President, Social Chair and Publicity Chair.

Keep in mind that Board members commit to:

- Working with each other in a respectful manner
- Checking and responding to messages from other Board members and the community
- Checking and responding to emails
- Setting aside time each week for their duties
- Being fiscally responsible to the community

Please contact any Board Member with areas of interest. If you are willing to serve on the **Nominations Committee**, please let Kate Johnson know immediately. According to our Documents, there must be at least 3 people on the Committee. Please volunteer! Honestly, if we want our Board to be the best, we all need to be involved.

### **Absentee Ballots**

If you would like an absentee ballot, please request one from our Secretary, Sandy Sanders at ssandersms4@gmail.com.

In order to use an absentee ballot, the law requires that the ballot be placed inside an envelope, sealed, then placed in an outer envelope with your name and signature across the back. This insures only one vote per household.

## **PROPOSED EXPENDITURE: POOL HEATERS**

Our pool heaters have reached their life expectancy (12 years) and need to be replaced. One is not working at the moment and to repair it would be over \$1200. However, being that they are at the end of life, is it worth repairing or replacing? The estimated cost to replace both units is between **\$7,000 to \$10,000**. Being that this is a large expenditure, the community must vote on this purchase by a majority of the membership at a meeting where a quorum has been established. It takes 35 households to make a quorum. **Please be at the November meeting so this vote can take place.** The funds would come out of Reserves.

## STOP PARKING ON THE GRASS!

### I DON'T KNOW HOW ELSE TO SAY IT!

We've asked nicely, begged, and pleaded. But now, we are left with this.

**If you continue to park on the grass, you will be fined.**

Parking on the grass damages the sprinkler system, knocks off sprinkler heads, and can ruin the grass. Horizontally parked cars must drive over the grass in order to park, so it is why it is not allowed. While we have the legal right to tow a car parked illegally, (which means on the grass or horizontally parked cars), we will instead begin fining owners who habitually break this rule.

Homeowners also have the obligation to make sure all renters and guests park legally as well.

You knew when you moved here what the rules were, you signed the documents saying you would abide by them. So please follow them.



### *Safety and Parking Issues*

As always, please keep safety in mind. This means watching where you park your car and how you park. Is it blocking your neighbor's view? Can your neighbors safely walk the streets (remember we have no sidewalks) without fear of getting around cars or being hit while doing so? Does it encourage robbers to hide behind your car? Can UPS or Fed-Ex get by? **More so, can emergency vehicles pass safely?**

While we have no authority to regulate street parking, the City of Tamarac does. City Ordinance states in *§14-26 (a) "There shall be no vehicular parking in the paved portions of the dedicated public right-of-way areas within the limits of the city during the hours between 2:00 a.m. and 6:00 a.m., except those vehicles commonly designated as emergency vehicles. This prohibition shall apply seven (7) days a week."* We will be asking the city to enforce this ordinance.

In addition, our documents do say **you can only have as many cars that fit in your driveway and/or garage.** Doing otherwise can be inconsiderate of our community. You agreed to this when you signed on the dotted line when you purchased your home. Be a neighbor, think of others.

**Follow the rules and the law. It's not that much to ask... and others will appreciate it.**

## Harvest Brunch

*A Harvest Brunch is planned for November 21st, from 11 am to 2 pm*

*Cost is \$5.00 per person*

*Tickets will be on sale November 13th and 14th from 10 am—12 noon*

*It is always a great time of friendship and neighborhood! Join us!*



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



*And you count in the Quorum!*

**Board Meeting:** Time: November 10, 2021 06:00 PM Eastern Time

Zoom **Meeting ID: 827 5108 4875**

**Passcode: 284450**

**Civic Meeting:** Time: November 17, 2021 07:00 PM Eastern Time

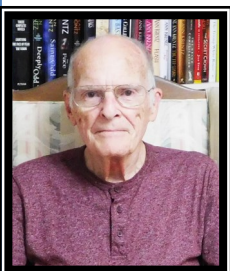
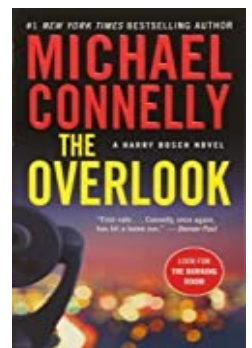
Zoom **Meeting ID: 869 5910 2793**

**Passcode: 005306**

### Librarian's Report: Jim Cogswell

In the past months, the library has been expanded and is full! More books would mean some currently present may have to go. There is room for additional shelving if it is the right shape, size and color. Contributions of such furniture would be welcome.

Harry Bosch is a retired detective from the Los Angeles Police Department, but is called back to work to handle a case that looks like an execution. Author Michael Connelly's book, *The Overlook*, relates what Harry and his partner find for clues expanding their knowledge to a dangerous level for the United States.



The library is arranged alphabetically by author with puzzles on the lower right shelves. Help yourself and enjoy the read!

Please remember to turn off the lights when you leave.



## MAINLANDS PARK PROPOSED CHANGES

If you have not heard, changes are being proposed to change Mainlands Park from a passive park to an active one. Changes proposed include a dog park and a playground.

This property was originally a golf course until a developer sought to build well over 200 zero lot line homes (Hidden Trails). Because part of the property was too low and flooded plus the existence of sugar sand, it was donated to the City as part of the deal to allow the development to be approved.



It is a beautiful and serene walking park with burrowing owls dotted throughout the park. All of the residents enjoy the peace and quiet while strolling through and watching all of the different birds; Egrets, Great blue and snowy white Herons, Egyptian geese, Woodpeckers, Red-tailed, Coopers, and Osprey Hawks, and Ibis just to mention a few. There are also nesting box turtles. We are a migratory stop-over for birds going further south and returning north. It is a learning opportunity for children who live in Hidden Trails development to learn about conservation and the different wildlife living among us.

The city holds concerts there. We walk our dogs there. We meet and greet our neighbors there. It is a peaceful oasis in a chaotic environment.

If it is changed into an active park, it will not only disrupt the beauty of the area, but more traffic will be brought into our community as it is not only for us, but all of Tamarac to use. We have enough traffic in our community, don't you think?

At our last Civic meeting, the residents voted to distribute a petition to keep Mainlands Park the way it is. If you would like to help in this endeavor, please contact Paul Moore at [pcwmoore@comcast.net](mailto:pcwmoore@comcast.net) or 954.254.4559 to find out how to sign the petition.

There are other ways to let your voice be heard. My understanding is that Commissioner Bolton is a strong proponent of this change, so contact him at 954.275.3850 or [Marlon.Bolton@Tamarac.org](mailto:Marlon.Bolton@Tamarac.org). You can also contact Mayor Gomez at [Michelle.Gomez@Tamarac.org](mailto:Michelle.Gomez@Tamarac.org)

Regular Commissioner meetings are also open to attend so you can check the agenda or schedule at <https://www.tamarac.org/1113/Meetings>

We ask the Tamarac governing body to please let the passive park remain what it is. We were here first and we're enjoying the park. And I believe the residents of Hidden Trails enjoy the serene atmosphere and calmness of the park as well. Its a great place for them to unwind from their hectic days and their children to enjoy nature in its natural state. No one has to listen to loud noises and chaos.

This is our community. We have a voice. Let yours be heard.

## The Help Desk...

### Deed Fraud is REAL and you could lose your property!

(From the Broward County Property Appraiser)

HELP DESK



Property fraud is a very serious issue. Criminals can record fraudulent deeds transferring ownership and then try to mortgage, sell, or rent your property.

Owner Alert helps stop unlawful acts by notifying you if there is a change of ownership on your property. It is important to monitor ownership activity on your property.

Owner Alert is a free service designed to help you protect your property from scams or fraud by notifying you if a document is received by BCPA changing the ownership of your property. You can sign up for free at <https://web.bcpa.net/owneralert>

Do you need help signing up for Owner Alert?

Please email [owneralert@bcpa.net](mailto:owneralert@bcpa.net); click on the live chat at the website above or call us at 954-357-5579.

**Please take advantage of this important service!**



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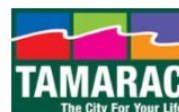
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Paul Pacitti

### 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.*

## Monthly Events

2nd Wednesdays (this month Nov. 10th)

Board Meetings @ 6 pm

3rd Wednesdays (this month Nov. 17th)

Civic Meetings @ 7 pm

Saturdays at the Clubhouse

Bingo @ 5:30 pm



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

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

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

- Elections
- Budget for 2022
- Pool Heaters
- Violations and fines



The Petition for Mainlands Park will be available for signature.

**WE NEED YOU THERE TO VOTE ON THESE IMPORTANT ISSUES. A QUORUM IS NEEDED.**

If you cannot attend in person, you can attend by Zoom. However, in order to vote in the elections, you would need to submit an absentee ballot prior to the November 17th meeting.

## Newsletter News:

**If you would like to receive the newsletter by email, please notify Kate Johnson by sending an email to [katejohnsonms4@gmail.com](mailto: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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***“Instead of worrying about  
what you cannot control, shift  
your energy to what you can  
create.”***

— Roy T. Bennett, *The Light in the*

## **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:



### **Nominations Committee**

This committee only is in session during elections and its purpose is to gather nominations and make recommendations for Board positions.

### **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. This committee only meets as needed. We need one more member.

### **Social and Recreation Committee**

Sheriza Waith is our current Social Chair. Others are needed to keep functions going and add functions as we go into the new year. Please contact Sheriza if you will help.

**Other committees:** please step forward if you will help on any committee as outlined in our Bylaws. It takes us all.

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

Yvonne Biederman, Mainlands Resident & Real Estate Broker

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**\*\*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.*

**Drew Heard**

***“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!**

**Theodore and Anetta Bramble 4721 NW 44th Court**

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

• Kate Johnson	President	<a href="mailto:KateJohnsonms4@gmail.com">KateJohnsonms4@gmail.com</a>	305-490-1778
• Vacant	Vice-President		
• Sandra Sanders	Secretary	<a href="mailto:Ssandersms4@gmail.com">Ssandersms4@gmail.com</a>	954-439-5440
• George Johnson	Accounts Payable	<a href="mailto:Gjohnsonms4@gmail.com">Gjohnsonms4@gmail.com</a>	954-536-8459
• Meloni Pollard	Accounts Receivable	<a href="mailto:Mpollardms4@gmail.com">Mpollardms4@gmail.com</a>	786-282-7037
• Stephen Hartner	Civic Treasurer	<a href="mailto:Shartnerms4@gmail.com">Shartnerms4@gmail.com</a>	201-739-1075
• Jerry Faust	House Chair	<a href="mailto:Jfaustms4@gmail.com">Jfaustms4@gmail.com</a>	941-276-7527
• Tony Spada	Maintenance Chair	<a href="mailto:Tspadams4@gmail.com">Tspadams4@gmail.com</a>	<b>954-733-3009</b>
• Vacant	Publicity Chair		
• Sheriza Waith	Social & Recreation Chair	<a href="mailto:Swaithms4@gmail.com">Swaithms4@gmail.com</a>	954-907-2395

**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	

**Office Number: 954.733.3009**



## **RESIDENTS' CLASSIFIED**

Residents may advertise items for sale or donation in a classified sized ad at no charge.

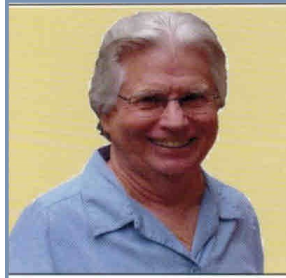
Please have your ad to Kate at the HOA Civic Meeting or emailed to her by that date to make it into the following month's Reporter.

## **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.



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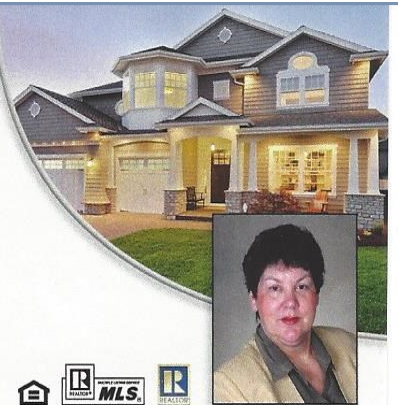
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***"You've gotta dance like there's no-  
body watching,  
Love like you'll never be hurt,  
Sing like there's nobody listening,  
And live like it's heaven on earth."***

***— William W. Purkey***