

# THE REPORTER



## President's Report:

May we please have rain, but not all at once??? It was definitely a wet month. While we desperately needed the rain, it was over the top... of the canals! Hopefully, you did not experience any damage.

While we were at church this week, we were reminded that our foundation makes all the difference. A good foundation is necessary for stability through life's trials. I was thinking not only about my own life, but the recent flooding. Many South Florida homes are built on a solid base of coral rocks. That can be a very good thing (although frustrating when you are trying to plant) except with lots of rain comes and the rain takes a while to dissipate. Other homes are built on filled in Everglades which makes for more flooding and more damage and a less secure foundation. In any event, let's hope we do not get another drenching any time soon. Steady rain, yes. Deluge, not so much.

Our lawns sure needed the rain. Zach, owner of our new lawn company, said the rain and lack of cutting for a few weeks was what our lawns needed so we'll take his word on it.

## Speaking of our Lawn Company...

We are glad to have a new company on board, so I wanted to take this opportunity to remind you to please not interrupt or interfere with the lawn and irrigation workers. In fact, it is in our contract. "The Association shall not interfere nor permit, allow or cause any of its officers, directors or members to interfere with the Contractor in the performance of its duties..." If there is a problem, please contact Blair by email at [bchristophems4@gmail.com](mailto:bchristophems4@gmail.com). If there is an immediate problem, ask to speak to the on-site supervisor. But please, do not complain to or direct any workers. Thanks for your understanding and cooperation.

*(Continued on page 2)*

## President's Report (continued)

### Pool Issues

As I said last month, our pool has leaks!!!! The cost will be around \$6,200. The pool will need to be closed down for a week to make the repairs, and residents have asked that we wait until after Mother's Day. That way all our regulars can continue to use the pool for their yearly get togethers.

The tentative dates for the pool to be closed are **May 15th through the 19th . Keep watch at the pool and the dates will be posted in advance.**

Also, we are still working on the chiller issues. We know this is a concern to many and it has not been forgotten.

### Violations Affect Everyone...

Did you ever wonder why we are so concerned with how your yard or house looks? Yes, it is in our Governing Documents and Rules and Regulations that your property must be kept to a certain level of cleanliness and upkeep, which includes how and where vegetation is planted and trimmed. It also includes keeping debris out of your yard. But why do we care? Because it lowers all of our property values. It can also make for dangerous times when winds blow things around the properties and into a neighbors' yards or houses. Please keep this in mind when we send you a letter to fix something that is a violation. We are not picking on you, honestly. We care for all our residents and this is one way you can help. If you contact us and let us know what is going on or when you can get it repaired/fixed/updated/etc. (as is requested in the letter you receive), it makes all our lives easier and more peaceful. Thank you for your cooperation.

### Maintenance Check Payments

Also, don't forget if you make yearly payments and are willing to receive an invoice for the year, please let us know by emailing our Bookkeeper Debbie at [ddassconkms4@gmail.com](mailto:ddassconkms4@gmail.com).

*Reminder, you will not receive a full Newsletter again until September as we take a break during June, July and August. We also take a break from our Board meetings, unless there is an urgent need. So while I will try to do a Summer Snippets as in the past, keep a look out in your emails for anything important as I send periodic notices. If I do not have your email, please send me one so I can add it to our list.*



*Wishing you Gentleness and a very healthy Summer!*

*Kate Johnson*



## Treasurer Accounts Receivable

Please remember that Maintenance payments are due the first of the month. While there is a grace period, some people still miss the grace period and end up getting a \$25 late fee added to their bill.



It is always better to plan to get it in at the first of the month. The payments can be mailed or dropped off at the Maintenance mailbox outside the Clubhouse doors.

If you have any questions, please feel free to let me know.

God bless, George Johnson

## Maintenance Chair Report

Just want the community to know I'm pleased we now have a new lawn company under contract. Just want everyone to know their needs will not be forgotten and nothing happens overnight, but in the next year, with everyone's patience, you will see change!! Thank you! *Blair Christophe*



# Dinner Dance



*with live DJ!*

*Saturday May 20th*

*\$15 per person*

*Tickets will be On Sale May 6th and 13th from 9:30 to 12 noon*

*If you would like to help with this event (or any other) please contact Sheriza at [swaithms4@gmail.com](mailto:swaithms4@gmail.com) (volunteers attend free!).*

# Community YARD SALE

Our community yard sale was held thanks to all who participated. I even drove around and bought a few things! Here are a few pictures of some of the homes and things for sale. If you missed out, maybe you can participate next time by hosting a yard sale or checking on your neighbors' items.



There were some great finds!  
One homeowner reported they  
made over \$600 to donate!  
Way to go!!!!



(If I missed getting pictures of your sale, please accept my apologies!)

## Hurricane Preparedness

■ Please remember hurricane preparedness helps protect you and your neighbors from damage caused by high winds, tropical storms, and hurricanes. If there is any debris in your yard—ladders, empty flower pots, wood, or other miscellaneous items—now is the time to secure them in your garage or somewhere safe. Do not let them become projectiles that may cause damage and danger to life and property.

Prepare now, relax later. Remember, if you need help preparing, we have a few residents who have volunteered to help. Please, let us know.



## Reminder! Roofers Must Follow Our Rules!



That means no equipment is to drive over our lawns or be left on the lawns for the same reasons residents cannot park on the grass. Our sprinklers can be damaged, and so can the lawns.



If you are having your roof repaired or replaced, please let your contractor know ahead of time. Too often we see tar pot trucks and equipment on the lawns and then the contractors are upset when they are asked to move the equipment (and we do not like having to remind them.)

This goes for anyone working on your property. No parking on or driving over the grass. Remember, you can be fined for this infraction.

Thank you for helping us with this.

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## Our Most Common Violations

**There are some violations that are frequent and common. Please help. If you see one on here that resembles your house or yard, please repair, fix, replace, paint, or correct BEFORE we need to send a letter. It makes everyone's life much better. It is also in our Governing Documents.**

**Trees and bushes not being trimmed**— Are your branches hanging low or is there new growth at the bottom? Trees should be kept neat, tidy, and 4 feet off the ground to allow for mowing and trimming. In addition, bushes and plants should be trimmed below your window sill. Please trim bushes so as not to block driver's sightline to egress from a road or area.

**Weeds and overgrowth**—this happens very often in garden beds that then overflow into the lawns, especially on the sides of the houses. Please keep beds looking well groomed.

**Houses, driveways, and roofs dirty or mildewed.** If your house is getting dirty and black, please have it pressure washed. Maybe it is peeling paint and needs a new coat of paint. You might be able to use a City grant to help with roofs, painting, etc. Check out the links in the "Help Desk" section.

**Debris in the yard or back patio or around house**—this is especially important to clean up with hurricane season approaching. There should not be ladders, empty pots, buckets, wood, bricks, or other debris left around the yards. It looks unsightly and may become dangerous in high winds.

**Planting without Board Approval**—you can replant any existing area, but any new trees, bushes, or plant areas (such as a new island) must be approved.



## From the Help Desk:



### Enrollment is still open for the Tamarac Minor Home Repair Program

Open enrollment for the City's Owner-Occupied Minor Home Repair program has begun. Applications will be accepted through 5 p.m. on July 31, 2023. Eligible homeowners can get assistance with repairs that correct health and safety hazards as well as building and code violations. **Weatherization, impact windows and doors, roof replacements all qualify.** (I'm thinking driveway repair/widening might be possible, but I'm not sure.)

Depending on the available funds, applicants may be awarded on a first-ready, first-served basis. To qualify, homeowners must meet income and other program requirements. For additional information, go to

Tamarac.org or <https://www.tamarac.org/425/Home-Rehabilitation>.

### Residential Assistance Program Now Open

This program assists with mortgage, rent, utility payments, and past due HOA fees. The program will remain open until funds are exhausted. The City of Tamarac will administer the program with the assistance of a consultant, Civitas, LLC.

<https://tamarac.org/367/Housing-Administration>

### VERY IMPORTANT SERVICE



Did you know that you can register your information with Tamarac Fire Rescue in case of an emergency? That's right! You can register an emergency contact or where a key can be located, along with any special instructions in case EMS needs to get into your home.

From TFR:

### Community Connect:

We are always looking for ways to better serve the citizens in Tamarac. For this reason we are rolling out a new program to protect our residents and their property in the most effective way possible. Community Connect is a free, secure, and easy to use platform that allows you to share critical information about your household that will aid first responders and emergency response personnel when responding to your residence. By providing information about your household that you feel is important for us to know about at the time of an emergency, we can ensure you and everything you care about is protected to the best of our ability." You can find the link at their website at [TamaracFireRescue.org](https://TamaracFireRescue.org) and follow the link to Community Risk Reduction to Community Connect.

You can also purchase a lock box (Knox Box) to keep an extra key at your place.

Please check out [www.TamaracFireRescue.org/safety/knox-box/](http://www.TamaracFireRescue.org/safety/knox-box/) or contact Tamarac Fire Rescue for more information at **954-597-3800** (non-emergency number).

## IMPORTANT NEWS REGARDING PARKING ISSUES

(Restated)



Parking in the street has become a major issue on many of our roads. Homeowners have difficulty getting in and out of their driveways as cars are parked across from their driveway. What happens if there is an emergency and they can't get out?



What happens if a firetruck or EMT needs to get down the road and can't because of having to weave in and out around parked cars? City of Tamarac Code states no one can park in the street between 2 am and 6 am, which means no overnight parking. Yet, people continue to do so.

Our Declaration of Restrictions (Deed Restrictions) and our Rules and Regulations state that you cannot have any more cars than can fit in your lot (of course, without parking on the grass). That means if your driveway holds one car and the rest of your cars are parked on the street, you are in violation of our Governing Documents. If you have a garage and driveway, then you can have two cars, or maybe three if it is a widened driveway. In other words, you cannot have more cars than your driveway can hold. But many do.

As Claudia Stoner has said, "The rules are not arbitrary nor used to harass anyone. They are based on courtesy, respect for our neighbors and to protect property values. They protect a safe, comfortable and valuable lifestyle we have here. Where is the hardship in following them?" We agree.

For safety reasons, we will begin the republishing process to notify homeowners of our intent to enforce this rule. There will be a start date as to when this enforcement will occur and what the fines will be for violating this rule. Keep in mind we have the legal authority according to FS 720 to impose fines of up to \$100 per day of violation. The start date will probably be somewhere around June 1<sup>st</sup>. In the meantime, you may want to think about widening your driveway to the maximum allowed of 24 feet in order to accommodate the cars you have. Remember to submit an *Application for Approval* to the Board before beginning any work, and you will need a permit from the City of Tamarac.

We really hope this issue can be resolved without the steps of violations and fines, but at this point, it is our only recourse to protect the safety and wellbeing of all our residents.

Also remember, do not park on the grass. This means NO TIRE is to be on the grass. As we have said in the past, you will receive one notice, and then if it happens again the Board will be voting to issue a fine.

Thank you for following the rules.

Your Board of Directors



## 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.*



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***'Our hearts will be full forever with the beauty of what remains...'***

***Steve Leder, The Beauty of What Remains (I commend this beautiful book to anyone grieving—Kate)***

***... IF WE MISSED SOMEONE PLEASE LET US KNOW.***

## WELCOME TO THE NEIGHBORHOOD!



**Daniel Lessing & Ernesto Hechavarria 4801 NW 47 Terr**

**Naziroun Gobin & Andy Gobin 4814 NW 48 Ave**

**We are in need of a Vice President. Please consider joining us for this important position.**

## 2023 Board of Directors

President:	Kate Johnson	KateJohnsonms4@gmail.com	305-490-1778
Vice-President:	vacant		
Secretary:	Sandra Sanders	Ssandersms4@gmail.com	954-439-5440
Maintenance Chair:	Blair Christophe	Bchristophems4@gmail.com	954.733.3009
Treasurer / Civic:	Claudia Stoner	Cstonerms4@gmail.com	561-281-2646
Treasurer / Receivables:	George Johnson	Gjohnsonms4@gmail.com	954-536-8459
Treasurer / Payables:	Nancy Faust	Nfaustms4@gmail.com	305.216.9304
House Chair:	Jerry Faust	Jfaustms4@gmail.com	941-276-7527
Social & Recreation Chair:	Sheriza Waith	Swaithms4@gmail.com	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 Volunteer:

Jim Cogswell                      Librarian                      954 999 5464

Office / Maintenance Number: 954.733.3009

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

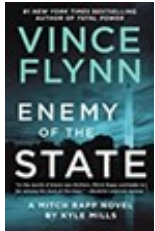
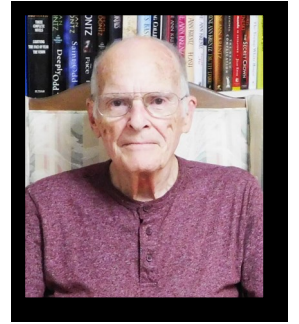
Website: [www.mainlandssection4.org](http://www.mainlandssection4.org)



## FROM OR LIBRARIAN JIM COGSWELL

In March, 10 more novels came from the VA Clinic on Commercial. Several new puzzles were purchased and one came from Clubhouse 1 & 2 library of license plates from all 50 states (which is a challenge)!

In the book review section, Vince Flynn is now continued by Kyle Mills in an interesting Mitch Rapp adventure in "Enemy of the State." A deal is made by the



United States with the powerful Saudi's King Faisal promised to keep the oil flowing. The King's own nephew is discovered funding ISIS and the President suspects that the Saudis never intended to live up to the agreement. The Royal Family needs to be sent a message, and Mitch Rapp is the man to deliver it. To do this, many people die, but Mitch competes his job.

As we have so many books, we are looking to get a couple more bookshelves. If you have one or two that you are no longer using that you would be willing to donate and they are sturdy and in good shape, please let me know.

The library is here for you to enjoy! Call me at 954.999.5464 with your suggestions for making it a better one.

**HAPPY NEW YEAR 2023**

*Wishing you the Best year ahead filled with health, wealth, and joy!*  
- April -

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**Call April 561-578-9694**

<p><b>Pompano Beach</b> 1500 E. Atlantic Blvd. Ste B Pompano Beach, FL 33060</p>	 <p><b>LOKATION</b> REAL ESTATE</p>	<p><b>Plantation</b> 150 S. Pine Island Rd. Ste 300 Plantation, Florida 33324</p>
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**PARKING AT CLUBHOUSE**

**If you are having work done on your driveway or have visitors and need to park at the Clubhouse for a few days, please remember to contact Jerry Faust at [jfaustms4@gmail.com](mailto:jfaustms4@gmail.com) or by phone at 941.276.7527.**

**Please DO NOT use the handicap spaces for this purpose, even if you have a tag.**



## Weekly and Monthly Events

### Free Tuesday Morning Coffee

Tuesdays 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 Thursdays (this month May 11th) Board Meetings opens to community @ 7 pm

3rd Wednesdays of some months (NONE THIS MONTH)

### Pool and Clubhouse remain available for use.

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.

### Tentative Upcoming Board Meeting Agenda

(not an exhaustive list)

- Insurance Premium Hike is astronomical
- Final Landscape contract
- Moving forward with Parking violations
- Bessemer Status on owning the clubhouse



Please remember most Board meetings are open to all residents. If you cannot attend in person, you can



### PLEASE DON'T FEED THE WILDLIFE!

While we all love to see the animals around (well, most of them) it is against our Rules AND the City of Tamarac Ordinance to feed them. The more you feed them, the more they multiply. Raccoons are definitely multiplying. We love them, but don't want them to make themselves at home, especially IN our homes.



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

*And you count toward the Quorum!*

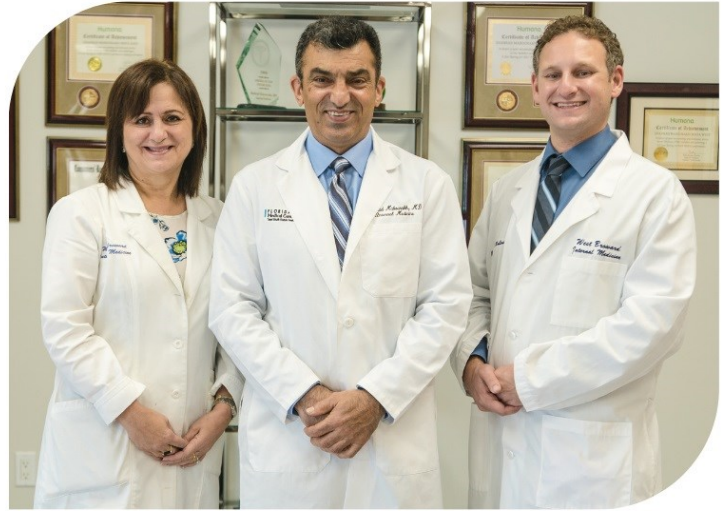
**Board Meeting:** Time: April 13th, 2023 @ 7:00 PM Eastern Time

Zoom Meeting ID: 852 8322 9937 Passcode: 739900

**Civic Meeting:** Time: NONE THIS MONTH unless needed

Zoom Meeting ID: 881 5112 8693 Passcode: 634493

# WEST BROWARD INTERNAL MEDICINE



Patricia Perez  
Nurse Practitioner

Shahrad Mabourakh  
M.D

Mathew Wolland  
Nurse Practitioner

## WEST BROWARD INTERNAL MEDICINE

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Shahrad Mabourakh - M.D

Patricia Perez - Nurse Practitioner

Mathew Wolland - Nurse Practitioner



General Internal  
Medicine



Geriatric  
Specialist



Preventive  
Care

## Hablamos Español !!

### Two locations

6451 West Commercial Blvd,  
Tamarac, FL 33319

954 720 1414

201 NW 82nd Ave Suite 307,  
Plantation, FL 33324

954 474 5666

**Humana**

**Memorial**  
Health Network

**Medicare**

OSCAR SENIOR

**Florida  
Blue**

We are taking new patients  
Call us for an appointment

### **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	\$12	\$ 100
	Non-Resident	\$17	\$130
Quarter Page	Resident	\$20	\$185
	Non-Resident	\$27	\$228
Half Page	Resident	\$37	\$345
	Non-Resident	\$45	\$400
Full Page	Resident	\$72	\$670
	Non-Resident	\$80	\$725

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.

### ***Motorized Wheelchair for sale***

Jazzy power chair, Elite ES.  
Purchased new for \$3500.  
Used hardly three months.  
Needs new batteries.



Selling for **\$700.**

Contact Bill Crowley, 954-305-8485.



**George W. Johnson**  
Realtor.



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



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

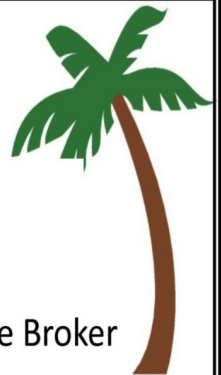
GeorgeWJohnsonRealtor@gmail.com

***Your friendly Mainlands neighbor!***

Scott Mangione



**954-741-5776 • Fax: 954-741-2419**  
4925 N. University Drive • Lauderdale, FL 33351  
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