



December, 2019

<http://westwoodfive.com>

Westwood News

Homeowners Association Board News

Hello Residents! Glad to be back with a special Holiday edition of the Westwood News December edition.

We are happy to report that things in the community have been pretty uneventful. Your BOD has been working hard to keep Westwood looking great and I think we can all agree the results have been outstanding.

The BOD decided to repair the covered seating area at the Main Pool rather than replace it at this time. The repairs are completed and the area is now open again. Hopefully you get a chance to enjoy our HEATED pool!

This is always an exciting time of the year as we prepare to hold our Annual Meeting and election of directors on February 3rd. All nine director positions are up for election this year! You should have already received formal notice of the Annual Meeting in the mail, with instructions on how to submit your name if you are interested in running for a position on the board. The BOD always welcomes those that want to work to improve our community!

Community News – Meetings and other Items

We will be holding a MOVIE Night, on Saturday January 18th at dusk. Now that it gets darker much sooner we will be able to play a double feature! The first movie will be for the kids and the second will be for adults! We hope you will be able to make it!

After the Election in February, the BOD will be working on our budget for 2020 and allocating funds for special projects. If you have any ideas or would like to see something special for the community in 2020 be sure to attend our February BOD meeting to discuss them with the BOD.



*Wishing you a very
Happy Chanukah and
a Merry Christmas!*

– WW5 BOD



The North Pole Times™
The Latest North Pole News





Contact Sandy today to find out how you can help out in our community.

The Westwood Five Homeowners Association Business Office is **open from 7AM to 3PM Monday through Friday.**

Phone # 954-366-6042



Association in Action - HOA Meeting Minutes

Westwood Community 5
November 12, 2019
7:30 pm

- I. Call to Order – Meeting was called to order at 7:37 pm by President Adam Koenig
- II. Quorum Established –
 - a. Directors in Attendance
 - i. Roy Atherton, Director
 - ii. Joel Bronstein, Director
 - iii. Adam Koenig, President
 - iv. Tom Labombarda, Vice-President
 - v. Madison Peley, Director
 - vi. Brian Riedmayer, Treasurer
 - vii. Emily Riedmayer, Secretary
- III. October Meeting Minutes
 - a. Changes to minutes include
 - i. Removal of detailed outstanding dues
 - ii. Clarification on board members requesting reorganization
 - b. AK motion to approve with changes, TL seconded
 - i. All in favor – motion carries
- IV. ARC Approvals
 - a. 8105 NW 94th Ave
 - b. Fence with 8 ft. setback, black chain link
 - i. 9402 NW 80th Place
 - ii. Patio conversion to Florida room
 - c. AK motions to approve, RA seconded
 - i. All in favor – motion carries
- V. Financials
 - a. October Income - \$28, 975
 - b. Net for October - \$746.49 – after expenses for month
- VI. 2020 Budget
 - a. Review documents shared with budget information
 - b. More information needed from Sandy and/or Josh
 - i. Office, Repairs/Maintenance, Supplies – seems that some are not categorized
 - c. Goal is to build reserve to approximately \$332,000 – one year of operating expenses
- VII. Annual Meeting
 - a. Annual Meeting will be held Monday, February 3 at 8:00 pm
 - b. Ballots for board need to be mailed no later than January 24
 - i. Nominated names must be completed by January 3
 - c. Nominating Committee to meet in mid-December
 - d. Nominating Committee names – nominated to committee; none present to accept/reject
 - i. Xavier Rivera
 - ii. Paul Crawford
 - iii. Brooke Gehr
 - iv. Luis Penaloza
 - v. Karen Dasilva
 - vi. Jennifer Newberry
 - e. Letters need to be mailed out as soon as possible asking if residents are interested in running for the board
- VIII. Pool Canopy
 - a. Drywall needs to be completed and painted
 - b. Approved by all – AK signed off
- IX. Adjournment – AK motions to adjourn at 8:10 pm, TL seconded
 - a. All in favor – motion carries

Crime Prevention and Safety Corner

Safety Reminders: We have had a few incidents of vehicle burglaries in our neighborhood recently. In most of these cases the vehicles were left UNLOCKED, so the culprits made easy entry into the vehicles to take the victims items. While we pride ourselves on having a very safe community, there are those with bad intentions that will take advantage of an easy target. Please remember to lock your vehicles at night and leave your front porch lights on.

Also remember we are a crime watch community. It's up to all of us to always be on the lookout for suspicious activity and to call BSO if we see something that does not look right. You can reach BSO at 954-765-4321. They don't mind responding to your concerns!

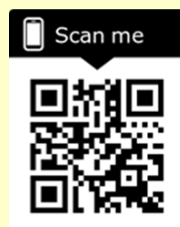


Code Enforcement Updates/Reminders

Great News! We now have three members of the community to serve on the Fining Review Committee. As a result we will once again be able to enforce code violations on those that do not work with us to correct violations. The members on this board have pledged to work closely with residents that may have a violation in the hopes of being able to have the violation corrected without having to levy a fine. Now is a great time to spruce up your property in the cool winter weather. Remember some common violations include; dirty roofs, clutter and debris on your property, black top sealing, parking on grass and failing to maintain your home in a satisfactory manner.

Email Sign-up List

Our Board of Directors have decided to try digitizing our newsletter and announcements to the community. In order to do this, we've started an email list. We'd like as many people from the community to sign up, as we feel that this may allow us to communicate information in a more timely and cost-effective manner. Please use the link below on a computer or mobile device or scan the QR code below with the camera on your smartphone to be taken to the sign up page.



<http://bit.ly/WW5Email>



We continue sewing our "Huggy Pillows" for Vitas Patients. Thank you to all who donate your used clean sheets.

Sure hope to receive some used toys or stuffed animals for the children at the Charles Drew Family Resource Center.

This month we will celebrate Hanukkah, Christmas, Kwanza, New Years Eve. Good health and Happiness to all.

Questions/Letters from the Community

Q: Am I allowed to rent my house?

A: Current By-Laws dictate that you must own your home for one year before you are allowed to rent it. Please keep in mind that all renter must go through the approval process with the Association and you must provide a copy of your rental/lease agreement to the BOD. Homeowners are responsible for the behavior of tenants and adherence to community rules and use of facilities. Tenants are not eligible to rent the clubhouse for events.





Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 Skidoers 1:00PM	6	7
8	9	10 HOA Board Meeting 7:30PM	11	12 Skidoers 1:00PM	13	14
15	16	17	18	19 Skidoers 1:00PM	20	21
22	23	24 	25 	26	27	28
29	30	31 				

Contact Sandra Fisch at the office to book the clubhouse.

You may also email westwoodfive23@comcast.net.

Administrative Fee \$200.00 Plus \$200 Security Deposit. HOMEOWNERS ONLY



Upcoming Events :

Movie Night – Saturday January 18th



**WESTWOOD COMMUNITY 5
BOARD OF DIRECTORS**

Adam Koenig	President
Tom Labombarda	Vice President
Emily Reidmayer	Secretary
Brian Reidmayer	Treasurer
Sara Costa	Director
Madison Peley	Director
Johnathan Vialbuena	Director
Roy Atherton	Director
Joel Bronstein	Director

To reach any Board Member by phone please call the Westwood Five Business Office between 7am and 3pm. 954-366-6042



**AREA BEAUTIFICATION PLAN (ABP)
BOARD OF DIRECTORS**

President David Gratt 954 721-8755

