

**WILSHIRE NEIGHBORHOOD MAINTENANCE  
ASSOCIATION INC.  
NEWSLETTER FOR MAY 2022**

Your Property Manager is **Suzette Evan**; she may be reached at 954-846-7545 Ext. 325 or via email at [sevans@miamimanagment.com](mailto:sevans@miamimanagment.com)

Suzette's assistant is **Adamari Gomez**; she may be reached at 954-846-7545 Ext. 317 or via email

email at [agomez@miamimanagement.com](mailto:agomez@miamimanagement.com)

The Fax number for Miami Management is

**954-846-8559**

**COMMUNITY UPDATES:**

1. **BERMUDA LANDSCAPE:** The Association continues to work on maintaining the overall look of the community to include landscaping, irrigation, etc.

2. **EXTERIOR MODIFICATIONS:**

You should be aware that any changes to the exterior of your home or lot includes, but not limited to lighting, tree replacement, screen enclosures etc. requires prior Architectural Committee approval form both the Wilshire Board and Grand Palms Association forms are available on the Wilshire Website & the Miami Management Office.

**"No Owner shall make, install, place, or remove any building, fence, screen enclosure, porch, wall, patio area, pool, spa, landscaping, garage or any other alteration, addition, improvement, or change of any kind or nature to, in or upon any portion of the Common Areas or the Owner's Lot, unless the Owner first obtains the written approval of the Association to same, except that such approval shall not be required for any maintenance or repair which does not result in a material change to any improvement including the color of same.**

**LANDSCAPING**

Only vegetation consistent with, and conforming to, the aesthetic continuity of the Community shall be permitted no artificial turf or fruit trees. No trees shall be removed except for (a) diseased or dead trees and (b) trees needing to be removed to promote the growth of other trees or for safety reasons and then only with the prior written consent of the ARC. Decorative installations such as sculptures, fountains or birdbaths, etc., may not be put in place without the prior written consent of the ARC.

**PAINTING**

The exterior color scheme of any home, fence or other structure may not be changed without the prior written consent of the ARC. SCREEN ENCLOSURES. PORCHES. PATIOS. DECKS Screen enclosures, porches, patios or decks may not be constructed, erected or put in place without the prior written consent of the ARC.

***WILSHIRE NEIGHBORHOOD MAINTENANCE  
ASSOCIATION INC.  
NEWSLETTER FOR MAY 2022***

**EXTERIOR LIGHTING** Because excessive or over-bright lighting may disturb neighboring Homeowners and detract from the rural appearance of the Community, exterior pole lamps and high intensity spotlights and flood lights are prohibited except as may have been originally installed by the developer. Notwithstanding the foregoing, the installation of any additional lighting must be approved, in writing, by the ARC prior to installation.

**3. MAILBOXES:**

All mailboxes with the Wilshire Neighborhood are part of the unit. Each owner is responsible to maintain the mailbox at their unit. The Wilshire Neighborhood Association shall have the responsibility to replace the mailboxes, the determination of when a mailbox needs to be replaced shall be at the sole discretion of the Board of Directors whose determination shall be final.

**4. ASSESSMENTS:**

Assessments are **due on the 1<sup>st</sup> of each and will be late after the 15<sup>th</sup> of each month** Please note that after two (2) months delinquent, it will be forwarded to the attorney for collections. Once with the attorney, the homeowner is responsible for any/all costs and fees associated with the collection process. Attorney fees cannot be waived, reduced or absorbed by the Association.

**5. UNIT MAINTENANCE**

No unit shall be used, in whole or in part, for the storage of any property or thing that will cause said unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye or in any way detract from the aesthetic continuity of the Community. Homes shall be maintained in first-class condition and good working order. Owners are responsible for the prompt removal of excessive and/or unsightly mildew, rust deposits, dirt or deterioration to their homes, Lots or other structures

**Suspicious Activity:**

1. Please report any suspicious individuals and/or activity immediately to the Pembroke Pines Police Department at 954-431-2200. In case of an emergency, please call 911/