

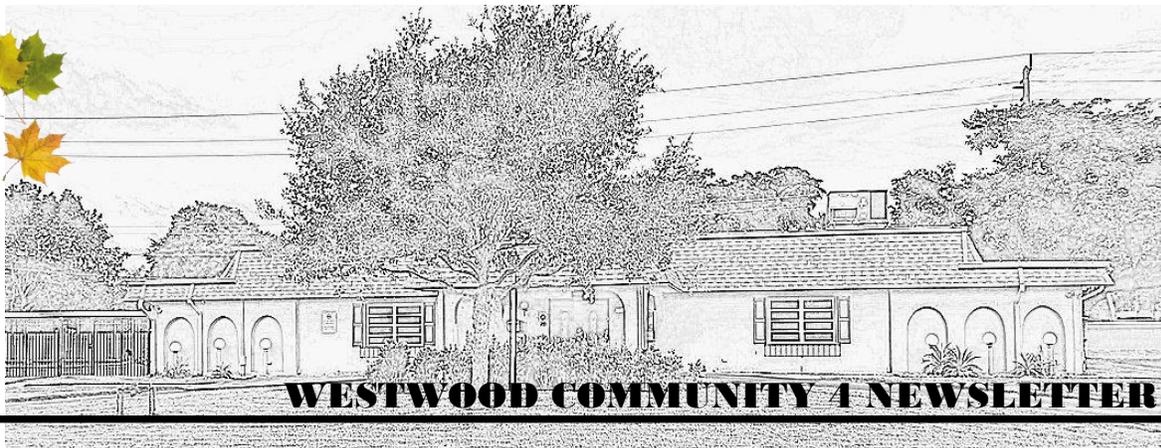
October 2021



**Newsletter Editorial Staff**

Editors: Denise Vogel  
Alyse Thompson

Printing: Kathy Ignizio



**WESTWOOD COMMUNITY 4 NEWSLETTER**



***A message from our President***

When it comes to COVID-19 I know that you have heard it all before regarding wearing masks and social distancing. Take it from someone who knows, COVID-19 is no joke. I ended up in the hospital for a week with COVID and because of COVID I contracted pneumonia. Although I am feeling better now and I am no longer contagious, I am still on heavy duty medication to make sure the illness and all the effects are completely gone.

Please, please, please wear your mask and maintain social distancing when out and about. If you are not feeling well do not hesitate to see a doctor. This is a disease that is not very forgiving. Protect yourself and those you care about.

Also, I am sure by this time everyone has received notice about the \$210 assessment that needs to be paid by November. If you have any questions, please refer to the mailing you received, the Westwood 4 website, or contact the office for details.

It is with deepest sorrow that I report that a member of our community, Alcides Maldonado, passed away recently. The members of the board send their condolences to his wife Olinda and his family.

Stay safe and be well.  
Stephen Creazzo  
President

**General Information**

Phone: 954-722-0648

Email: [westwood4hoa@aol.com](mailto:westwood4hoa@aol.com)

Facebook: Westwood4

Website: [www.westwood4.org](http://www.westwood4.org)

**Office Hours:**

Tuesday 9 a.m. to 2 p.m.

Wednesday 9 a.m. to 2 p.m.

Thursday 9 a.m. to 2 p.m.

**Be sure to check out:**

- Property fraud alert from the Broward County Property Appraiser.
- Information on the November Annual General Community Meeting
- Recognizing our Centenarians
- Updated Community News
- Westwood 4 Facebook and Website
- From the Editor
- **REMEMBER TO CHANGE YOUR CLOCKS ON NOVEMBER 7<sup>TH</sup>**





## 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 Broward County Property Appraiser (BCPA) changing the ownership of your property.

The Broward County Property Appraiser's Office is pleased to announce **Owner Alert** – a **FREE** service designed to help you protect your property from scams or fraud by notifying you if a document is received by our office changing the ownership of your property. Property fraud is a very serious issue! Criminals can record fraudulent deeds transferring ownership and then try to mortgage, sell, or rent the property. **Owner Alert** helps stop these unlawful acts. Let's work together to protect your home from possible fraud.

Subscribing to this service is quick and easy – simply visit our website at <https://web.bcpa.net/owneralert> to register your property. There is no fee for this service and you can unsubscribe at any time.

Ownership records are changed based on deeds recorded with the Broward County Records Division and then provided to our office. BCPA has no legal authority to determine whether a deed is fraudulent. Once registered, **Owner Alert** will notify you if there is a change of ownership to your property and provide you with important information. If you have any questions about the **Owner Alert** notification service, please call 954-357-5579 or email us at [OwnerAlert@bcpa.net](mailto:OwnerAlert@bcpa.net)

## It's That Time of Year Again



Ever wonder why community policies are changed or new policies implemented? Ever wonder who made those decisions? Ever wonder how those decisions are made? Ever wonder if your opinion can influence the decision making that impacts the entire community? It's easy, just volunteer to be a board member and your voice can influence a variety of important matters.

The board is elected to represent the interests of its residents and decides on a variety of important matters, from recreational features to managing budgets to enforcing bylaws and other community rules. It ultimately falls on the board to oversee the safety, sustainability and "look" of the neighborhood. ***Since the board has an overwhelming voice in community matters, you might want to***

***consider being part of the board and contributing your time, talent and life-experience along with your opinion.***

The Westwood 4 Board consists of 9 seats. All seats are open each year. If you or someone you know would like to run to serve on the board, please contact Pat Rutherford at (954)-295-0607. The nomination period generally ends seven days before the meeting; however, nominations are also taken from the floor at the Annual General Nominations.

For some perspective on how the board works, historically, the President sets the agenda, presides over meetings, ensures all board members have had an opportunity to speak, signs all contracts and legal documents, and co-signs checks. The Vice President can act as a substitute for the president when they cannot carry out their responsibilities. The Secretary catalogs minutes during meetings, manages all association records and has been known to write neighborhood newsletters informing members of goings-on and important issues. The Treasurer handles the association's budget, collects dues, issues payments to vendors, and assists in any audits. The rest of the board members are considered "general board members," and they have an equal voice and an equal vote on matters the board oversees.

The board meets the 4th Wednesday of every month except for months when there is a General Meeting. If there is a need to meet during those months, the meeting is held immediately following the General Meeting. After the December elections, the board is required to meet within 14 days to nominate/appoint positions on the board, but usually meets immediately after the elections meeting. The General Meetings are held in March, June, November and December.

**The annual community meeting for Westwood 4 Community Board nominations will be held on November 17, 2021. The election meetings will be held on December 15, 2021. Both meetings will begin at 8:00 p.m.**

Please note that only homeowners have voting rights (1 vote per household) and can serve as members of the board.

# Community News

- **Change Clocks and Check Home Fire Alarms**



November 7<sup>th</sup> is when *Daylight Saving Time* ends for most areas of the U.S., so in 2021 we'll "fall back" one hour and return to Standard Time. Be sure to set your clocks back one hour before bed on Saturday, November 6<sup>th</sup> so your clocks will show the correct time when you wake on Sunday, November 7<sup>th</sup>.

*This is also a good time to check the batteries in your home fire alarms to ensure they will work in a fire emergency.*



- **Newsletter Advertising**

Advertisements that will be included in the Newsletter are being accepted. If you or someone you know would like to advertise in the Newsletter, submit an 8" x 11" copy-ready ad along with payment. The cost per edition is \$75.00 for black & white copies or \$100.00 for color copies.

- **Pets**

A Tamarac Ordinance requires pet owners to clean up after their pets. Westwood 4 also requires pet owners to clean up after their pets. Please be considerate of your neighbors and clean up after your pets. In addition, pets must be leashed when outside of your home. Whether out for a stroll around your neighborhood or playing in your yard, pets must be leashed at all times.



- **Speed Limit**



The speed limit in the community is 25 mph. Please observe this limit to keep our residents safe as many of us walk, jog, ride bikes and walk dogs during the day and night. The winding curves of the streets make it difficult to see street activity until it is almost upon the driver. Exceeding the speed limit makes this especially dangerous. Also, remember there is NO parking on the grass and NO overnight parking on the street.

- **Hurricanes**

There are many wonderful things about living in South Florida but hurricane season is not one of them. Are you prepared in case the area is targeted once again? Look around your property and trim/thin large trees to allow the wind to go through the tree branches rather than take the tree down and anything in its path. If you have not already done so, sign up for **CodeRed**, which is a free service provided by the City of Tamarac. The service provides notifications and important information and instructions concerning emergency and/or significant situations that impact the community. For more information, visit [www.tamarac.org](http://www.tamarac.org) to learn more.



- **Social/Activities Committee**



The community would once again like to set up a social/activities committee to plan future events. Anyone interested in serving on this committee should send an e-mail to [westwood4boardofdirectors@gmail.com](mailto:westwood4boardofdirectors@gmail.com) or call Ellen Flexman 954-722-0648.

# Community Information

- **Payment of Monthly Maintenance Fee**

When paying your monthly maintenance fee, please remember to put your Block and Lot numbers on both your check and your payment slip.

- **Clubhouse Rental**

The Board has been closely monitoring the CDC guidelines for COVID and has determined that the Clubhouse can once again be available for rent. Only residents of Westwood 4, Section 22, can rent the clubhouse. The cost of the rental is \$175 along with a security deposit of \$200. In addition, a written rental agreement signed by the homeowner is required.

- Rental is for the Clubhouse only and **does not include use of the pool for the renter or their guests.**
- Use of the Clubhouse is at the homeowner's and their guests' risk.

Applications for rental are available in the Clubhouse and can also be found in the *Owners Corner* section of the Westwood Community 4 website ([www.westwood4.org](http://www.westwood4.org)). For more information, contact Ellen Flexman at 954-661-4663.

- **Architectural Modification Request**

If you are planning any external architectural modifications to your home the project must be approved by the Community 4 Board of Directors **BEFORE** any work can begin as stipulated in the community rules provided to all homeowners. When in doubt, contact the office before the project begins.

If any external architectural modifications are done before the Community 4 Board of Directors' approval, the modifications will have to be removed at the homeowner's expense.

- **Contact Information**

Is your current contact information on file? If not, or if you are not sure please contact Kathy in the office at 954-722-0648. Another option is to email her at [westwood4hoa@aol.com](mailto:westwood4hoa@aol.com). Many residents in the community have requested that direct communication be done through email rather than through phone calls. Whichever your preference, please ensure you reach out to Kathy with updated information.

In addition, it is important that we have your current email address on file (if you have one) because we hope to email the newsletter to most of the Westwood 4 residents sometime in early 2022.

- **Masks When Visiting**

Please remember that masks are required when visiting the Clubhouse and/or the office.





## **We now have a FACEBOOK page!**

*The Westwood Facebook page is being updated regularly with information and news concerning the community and the township.*

*News you do not want to miss!* Join the Westwood Four private group

on Facebook. Simply “Friend” us at **Westwood Four** to join. This group is private and is for Westwood 4 residents only so it is closed to all of your other Facebook friends. Only residents will learn about the goings-on in the community and updates from the township. Join the group, as many residents already have, and be kept up-to-date on announcements.

## **We now have a WEBSITE!**



Westwood Four now has a website that will be used to provide current community information to all residents. The website will evolve and grow with the needs of the community. Go to [www.westwood4.org](http://www.westwood4.org) and take a look. Be sure to sign up for the *Owner’s Corner*, where you can find all of the forms to apply for an architectural modification or to rent the Clubhouse. The community rules are also available in the *Owner’s Corner* section of the website.

The website is a work in progress and will evolve as more information and items of interest are added. If you have something to share, know of someone celebrating a milestone birthday or some other important news, please send the information to [westwood4boardofdirectors@gmail.com](mailto:westwood4boardofdirectors@gmail.com).



## **We now want to email you the newsletter!**

The Westwood Community Newsletter will begin to be emailed to those residents that have provided email addresses beginning sometime in 2022. To date, we have collected 63% of our resident’s email addresses so we do not have too many more to gather to make this goal a reality. Please contact the office at 954-722-0648 to ensure that your preferred email address is on file. If you prefer, you can send an email to [westwood4hoa@aol.com](mailto:westwood4hoa@aol.com), and include your name and address or your lot and block number.

# C E L E B R A T E !

What do George Burns, Olivia de Havilland, Kirk Douglas and Bob Hope all have in common besides being Hollywood elite during the 1940's? They all lived to be at least 100 years old! That's right, they were all Centenarians and Westwood 4 would like to honor our very own elite residents that have reached or even passed this remarkable milestone. If you are a Westwood Community Centenarian or know someone in the community who is, please let us know so that we can recognize these very special neighbors. Contact the office at 954-722-0648 or send an email to [westwood4hoa@aol.com](mailto:westwood4hoa@aol.com).

---

The family of Lee Kamerling would like to share with the community a poem Lee wrote before she passed away. As many of you know, Lee was one of the original residents at Westwood 4 and she had many friends in the community. Anyone wishing to make a donation in her name may do so to Hadassah or the Anti-Defamation League.

*Life is an opportunity, benefit from it  
Life is a beauty, admire it  
Life is a dream, realize it  
Life is a challenge, meet it  
Life is a duty, complete it  
Life is a game, play it  
Life is a promise, fulfill it  
Life is sorrow, overcome it  
Life is a song, sing it  
Life is a struggle, accept it  
Life is a tragedy, confront it  
Life is an adventure, dare it  
Life is luck, make it  
Life is life, fight for it*

*Lee Kamerling*



## ***From the Editor***

My mother had a best friend who I would say was an extremely bright person, well educated, articulate, funny and had a suspicious nature. She fell prey to the “Grandparent Scam.” It cost her \$3,000.

My father-in-law received a call from an unknown individual telling him that he won the Canadian lottery. He bought the story hook, line and sinker. I should mention many years before this call my father-in-law won a car in a contest he entered, so he felt his luck was paying off once again. The caller told my father-in-law all that was needed for him to receive the millions in winnings was his checking account information to ensure the required \$5,000 in “fees and taxes” were paid on the winnings before the money could be released. As it turns out, my mother-in-law intervened with the call just seconds before my father-in-law was about turn over the requested information. After a long conversation, my husband convinced my father-in-law that this was a scam. Thankfully, the personal checking account information was not disclosed and no money fell into the hands of the scammers.

While my father-in-law’s story ended well, my father’s story did not. My father was scammed by someone outside the country who convinced him to invest in overseas startup companies with the promise that he would be the “president” of the next worldwide organization and would be rich beyond his imagination. By the time he passed away my father handed over hundreds of thousands of dollars and left my mother poor beyond her imagination. Despite the efforts of family and friends we could not convince him that he was being scammed. The money was never recovered.

I am sharing these personal stories as a reminder that those who scam and those that are the victim of scammers are real people. Scammers want nothing more than to separate you from your hard-earned and long saved money and valuables. All the people I mentioned above were very intelligent and financially savvy people. If it could happen to them.... well you know the rest.

According to the National Council on Aging (NCOA), older adults lose an estimated \$3 billion each year to financial scams. The NCOA reports that the top 10 scams targeting seniors are:

- Government Imposter Scam
- The Grandparent Scam
- Medicare/Health Insurance Scams
- Computer Tech Support Scams
- Sweepstakes and Lottery Scams (You cannot win a lottery you did not enter. Foreign lotteries are not legal in our country, so you cannot legally win them)
- Robo Call/Phone Scams
- Romance Scams
- Internet and Email Scams
- Charity Scams
- Elder Financial Scams (These scams involve someone personally known to you who takes advantage of you)

Scammers do not only use the telephone to attack, they also try to get to you through the internet and email, and some scammers are brazen enough to try to get to you through your front door. When you receive a call or an email or a visitor at your door that you are not expecting, listen to that small voice inside of you that warns you to be cautious and wary. My guess is that voice has never steered you wrong, so listen when it speaks, even when it is just a whisper.



Stay well and be happy,  
Denise Vogel  
Editor