

# WELCOME

Dear New Homeowner,

On behalf of the Westwood Community 3 Homeowners Association Board of Directors and the other homeowners of Westwood Community 3, we welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the streets, at the pool, or at a community activity.

The operation of your homeowner's association is governed by a board of volunteer directors. The nine board members are elected by the community, in January at the special homeowners meeting. The Board is responsible for overseeing the daily functions and financial responsibilities of the Association, maintaining the common grounds and maintaining members' compliance with the established rules and guidelines of our governing documents. Please take the time to read through the Declarations and Bylaws provided in this packet. Copies are available on the community website. There is a monthly Board meeting, held on the first Monday of each month, except for holidays at the community clubhouse. Dates for the meetings are located on the website, and all homeowners are welcome to attend. Homeowner meetings are quarterly in March, June, September, and December.

Our community website, [www.WestwoodCommunity3.com](http://www.WestwoodCommunity3.com), is a repository of information regarding Westwood Community 3 and the Tamarac Community. Upcoming activities and events, announcements, a community calendar, Declarations and Bylaws, architectural review forms, and volunteer committee information can all be found there. Please take a few minutes to visit and familiarize yourself with this resource and to get to know your community. The website provides answers to most of the questions homeowners have. A homeowner specific account is located on the WestwoodCommunity3.com webpage. Registration is required, and once approved, your account information will be located there.

Real One Property Management is our contracted property management company their website is <https://www.realonepm.com> and phone number is Office: (866) 205-2250, Manager Direct: 786-309-8430 Ext 1 and e-mail: [westwood3@realonepm.com](mailto:westwood3@realonepm.com). They should be contacted regarding any community property service issues, community violations of rules and guidelines, pool fob issues, home maintenance program concerns and for any questions about your homeowner dues and assessments.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Review Board to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, replacement roofs, any permanent exterior change, etc.) in order to ensure compliance with all covenants, restrictions and guidelines. The purpose of this review is to protect our community and maintain the value of our homes. Modifications to the exterior of your home and property must be submitted to the Architectural Review Board for approval before any work begins. If work is started without prior approval, the homeowner may be required to alter or remove the changes.

Again, welcome to the Westwood Community 3! We know you'll find this neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely,  
Your Welcoming Committee

## Some Important Information:

Garbage is picked up on Tuesdays and Fridays

Recycles are picked up Tuesday

Bulk garbage is picked up on Fridays

All Bulk trash needs to be bundled in piles under 4 feet and weigh less than 40 lbs.

Pool hours are from Dusk to Dawn

There is no overnight parking on the clubhouse grounds.

There is no overnight parking on the grass

This is a deed restricted community, please fully read the documents located on the website

## City of Tamarac Information:

### City of Tamarac

<https://tamarac.org/>

Phone: (954) 597-3500

### City Hall

7525 NW 88th Ave, Tamarac, FL 33321

Phone: (954) 597-3505

### Fire Rescue Information

7525 NW 88th Ave, Tamarac, FL 33321

Phone: (954) 597-3505

&

6000 Hiatus Rd. Tamarac, Fl 33321

Phone: (954) 597-3800

### Police Non-Emergency

7515 NW 88th Ave, Tamarac, FL 33321

Phone: (954) 720-2225

### City of Tamarac Permit

6011 Nob Hill Rd #1, Tamarac, FL 33321

<https://www.tamarac.org/134/Permits-inspections>

Phone: 954-597-3420

E-Mail: [permit@tamarac.or](mailto:permit@tamarac.or)

### Code Enforcement

[https://library.municode.com/fl/tamarac/codes/code\\_of\\_ordinances](https://library.municode.com/fl/tamarac/codes/code_of_ordinances)

7525 NW 88th Ave, Tamarac, FL 33321

Phone: (954) 597-3425

### Services Information

<http://tamarac.org/95/Services>

Includes Garbage, Water Bills, etc.

### Parks and Recreation

<https://www.tamarac.org/424/Recreation>

## PAYMENT INFORMATION

1- Regular Association monthly payment: Your monthly fees are the same amount you are paying now.

The payment address:

Westwood Community Three Assoc., Inc. C/O Real One Property Mgmt.

PO Box 590035, Fort Lauderdale, FL 33359

Payable to: Westwood Community Three Assoc., Inc

Memo: Write your Account Number or Full Address

2- Home Maintenance Program: If you participate in the Home Maintenance Program, please continue to submit payment as usual. Do not combine payment with the regular monthly payment; please send this payment in a separate check or make a separate online payment.

Two separate payments are required, (1) HOA dues: \$70.00 and (2) voluntary home maintenance plan (i.e., lawn, house painting, etc.)

3- Online payment: You can access or create an online portal to manage your electronic payment. Please sign up at [www.westwoodcommunity3.com](http://www.westwoodcommunity3.com) and locate the "Homeowner Log in." Once approved, you can log in using your selected email and password. Some e-Checks and Credit/Debit card charges apply, charged by the 3rd party payment processor, not by the Association or Management Company.

4- Sign up for Automatic Monthly Payment (ACH): This **payment method is free**. If you want to sign up for ACH payment, please fill-in, sign, and send the enclosed "Debit Authorization form" along with a voided check from the bank account from which you want to make the monthly payments.

### TO UPDATE YOUR INFORMATION AND DOWNLOAD FORMS:

Visit Association's Portal Online at: [www.westwoodcommunity3.com](http://www.westwoodcommunity3.com)

Property Management Online: [www.realonepm.com](http://www.realonepm.com)

To access the Westwood Community 3 web page

