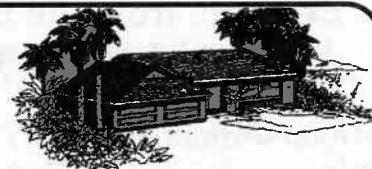


Winston Park Community Newsletter

The Winston Park Web Site is at: WWW.WINSTONPARKMIAMI.COM



November 2009

8100 S.W. 132 Avenue, Miami, Florida 33183 (305) 386-3854 or (305)386-2783

BOARD MEETING NOTICE

Winston Park's Board of Directors Meetings are held the first Thursday of each month at 8:00 p.m. All meetings are open to all homeowners.

Winston Park Clubhouse phone numbers 305-386-3854 or 305-386-2783

2008 AUDIT

Anyone interested in having a copy of the 2008 Audit, copies will be available at the clubhouse office.

We are located at 8100 SW 132 Avenue. Our office hours are from 8:30 am - 8:00 pm, Monday thru Sunday.

CLUBHOUSE HOURS



Club facilities changed to the Fall-Winter Hours. We will open at 10:00 a.m. and close at 8:00 p.m. The fitness room and tennis courts will open from 8:30 a.m. to 10:00 p.m.

HOLIDAY REMINDER

The Clubhouse facilities will be closed all day and Evening on Thanksgiving Day, November 26, 2009.

HAPPY THANKSGIVING!!

All facilities will be closed at noon Christmas Eve and will remain closed all Christmas Day. We will also close at noon on New Year's eve and all New Year's Day.

**Have a Safe and
HAPPY HOLIDAYS!!**

DISCOUNT FOR YEARLY PAYMENT OF MAINTENANCE FEES

The board has, once again, passed a yearly discount of \$15.00 for the payment of the total maintenance fee for the year 2010, if paid in full, for the year by January 31, 2010 which is the deadline for the discount. The total amount of the payment for the year would then be four hundred fifty three dollars (\$453) with the discount of \$15.00.

FOR YOUR INFORMATION

Miami Management, Inc. will be mailing your maintenance coupon book for the year 2010, on or shortly after December 15th.

If you do not receive them before the end of December, please call the clubhouse at (305) 386-3854. Also, the budget for the year 2010 will be in this newsletter.

F.Y.I.

I.D. pictures are taken Saturday and Sunday from 11:00 a.m. to 5:00 p.m., I.D. cards are given to those nine years or older. The fee is \$1.00, I.D. cards are necessary to check out the recreation equipment.

**ONLY W.P.A I.D. CARDS
MAY BE USED**



HERNANDEZ
MEDINA/TRIANA
NOVO/TORRES
ALVAREZ/MEDINA
MEDINA/MEDINA-RODRIGUEZ
TAVAREZ
HERNANDEZ
HAEDO
HIDALGO
ROMAN
TIGERA/HERNANDEZ
PETIT
VICTORERO
VALLE



Holiday Party!



JOIN US FOR THE
HOLIDAYS ON SUNDAY!

December 20th

- Hay Rides
- Games
- Crafts
- and Prizes

7:00pm-9:00pm

Winston Park Clubhouse



**Excerpts from the Board Meeting
of October 1, 2009**

Homeowners Forum:

Homeowner Luis Fuste requested the use of the Adult Lounge to hold a fund raiser for his daughter's soccer team. The fund raiser is Domino Night to be held on November 7, 2009. Mr. Fuste requested that the rental fee be waived. It was motioned to approve Mr. Fuste's request. Motion passed unanimously.

Homeowner Mya Chatterjea requested that the Board look into putting up a shade tent over the playground (tent similar to the shade tents being installed in all new county parks). The Board asked that Ms. Chatterjea assist the property Manager in the type of tent and costs.

AguaKids: The owner of AquaKids was present to discuss the issue with Ms. Claps and after a brief discussion his decision was to stand his ground. No refund to be given to Ms. Claps.

Proposed 2010 Operating Budget : The property Manager presented the board with a draft of the 2010 Operating Budget and informed the Board that there would be no increase to the monthly maintenance fee of \$39.00 per month. After a complete review of the proposed 2010 Operating Budget. It was motioned to approve the budget as presented.

Motion passed unanimously.

**WINSTON PARK
2010 PROPOSED BUDGET
BASED ON 1481 UNITS
JANUARY 1, 2010 TO DECEMBER 31, 2010**

INCOME	MONTHLY	ANNUALLY
ASSESSMENT INCOME	\$51,835.00	\$622,020.00
RESERVE INTEREST	\$400.00	\$4,800.00
LEGAL FEES	\$35.00	\$420.00
REGULAR GUEST INCOME	\$650.00	\$7,800.00
RESERVE ASSESSMENTS	\$5,924.00	\$71,088.00
MISCELLANEOUS	\$150.00	\$1,800.00
I.D. INCOME	\$7.00	\$84.00
NEWSLETTER INCOME	\$50.00	\$600.00
TENNIS GUEST INCOME	\$60.00	\$720.00
ROOM RENTAL	\$900.00	\$10,800.00
CONCESSION INCOME	\$220.00	\$2,640.00
SWIMMING LESSONS	\$25.00	\$300.00
TENNIS BALLS INCOME	\$5.00	\$60.00
TENNIS FUNCTION INCOME	\$75.00	\$900.00
TOTAL INCOME	\$60,336.00	\$724,032.00
EXPENSES		
MANAGEMENT FEES	17,773.00	213,276.00
LEGAL SERVICE	2,500.00	30,000.00
ACCOUNTING FEES	345.00	4,140.00
INSURANCE EXPENSE	6,000.00	72,000.00
LICENSES, FEES, PERMITS	75.00	900.00
ELECTRICITY	3,055.00	36,660.00
TELEPHONE	250.00	3,000.00
WATER AND SEWER	550.00	6,600.00
GAS	11.00	132.00
TRASH COLLECTION	500.00	6,000.00
PEST CONTROL	200.00	2,400.00
AIR CONDITIONER REPAIRS	175.00	2,100.00
PLUMBING MAINTENANCE	125.00	1,500.00
RECREATIONAL MAINTENANCE	1,700.00	20,400.00
ROOF REPAIR	200.00	2,400.00
ELECTRICAL REPAIRS	300.00	3,600.00
ELECTRICAL SUPPLIES	50.00	600.00
MAINTENANCE SUPPLIES	160.00	1,920.00
POOL SUPPLIES & REPAIRS	400.00	4,800.00
EXTERIOR MAINTENANCE	1,400.00	16,800.00
FIRE EQUIPMENT	30.00	360.00
LANDSCAPE & BEACH MAINT.	500.00	6,000.00
LAKE TREATMENT	180.00	2,160.00
PRINTING AND POSTAGE	1,550.00	18,600.00
NEWSLETTER EXPENSES	500.00	6,000.00
I.D. EXPENSES	15.00	180.00
OFFICE SUPPLIES EXPENSES	100.00	1,200.00
SOCIAL FUNCTIONS	1,000.00	12,000.00
TENNIS FUNCTIONS	75.00	900.00
SWIM LESSONS	233.00	2,796.00
VENDING CONCESSION	195.00	2,340.00
AEROBICS INSTRUCTIONS	0.00	0.00
RESERVE TRANSFER	5,924.00	71,088.00
TAXES	68.00	816.00
BAD DEBT EXPENSE	997.00	11,964.00
MISCELLANEOUS EXPENSE	700.00	8,400.00
SALARIES & WAGES	11,500.00	138,000.00
PAYROLL TAXES	1,000.00	12,000.00
TOTAL EXPENSES	\$60,336.00	\$724,032.00

2010 WINSTON PARK H.O.A. RESERVE CALCULATIONS

ITEM	REPLACEMENT COST	FUNDS COLLECTED AS OF 12109	FUNDABLE RESERVES	LIFE EXPECTANCY	REMAIN LIFE	COLLECTED AMOUNT	MONTHLY AMOUNT
CHICKEES	\$25,000.00	\$25,000.00	\$0.00	5	1	\$0.00	\$0.00
CLUBHOUSE ROOFS	\$180,347.00	\$96,167.00	\$84,180.00	15	5	\$16,836.00	\$1,403.00
POOL RESURFACE	\$29,160.00	\$0.00	\$29,160.00	5	5	\$5,832.00	\$486.00
TENNIS COURTS	\$37,800.00	\$30,600.00	\$7,200.00	5	1	\$7,200.00	\$600.00
TENNIS COURT FENCING	\$30,000.00	\$30,000.00	\$0.00	5	1	\$0.00	\$0.00
GYM EQUIPMENT	\$40,031.00	\$30,431.00	\$9,600.00	7	2	\$4,800.00	\$400.00
A/C EQUIPMENT	\$17,285.00	\$17,285.00	\$0.00	10	1	\$0.00	\$0.00
SEALCOATING	\$14,600.00	\$14,600.00	\$0.00	5	1	\$0.00	\$0.00
INSURANCE DEDUCTIBLE	\$25,000.00	\$25,000.00	\$0.00	1	1	\$0.00	\$0.00
BUILDING PAINTING	\$28,152.00	\$28,152.00	\$0.00	7	1	\$0.00	\$0.00
PERIMETER WALL PAINT	\$50,020.00	\$50,020.00	\$0.00	5	1	\$0.00	\$0.00
WALL REPAIRS	\$21,418.00	\$21,418.00	\$0.00	5	1	\$0.00	\$0.00
POOL DECK	\$47,050.00	\$47,050.00	\$0.00	15	1	\$0.00	\$0.00
TREE TRIMMING	\$19,920.00	\$19,920.00	\$0.00	4	1	\$0.00	\$0.00
FUTURE PROJECTS	\$39,402.00	\$39,402.00	\$0.00	5	1	\$0.00	\$0.00
LAKE SIDEWALK	\$30,000.00	\$30,000.00	\$0.00	5	1	\$0.00	\$0.00
LIGHTING	\$100,800.00	\$58,800.00	\$42,000.00	7	2	\$21,000.00	\$1,750.00
CAPITAL IMPROVEMENT	\$57,593.00	\$23,993.00	\$33,600.00	9	7	\$4,800.00	\$400.00
STORM CLEAN UP	\$48,768.00	\$38,148.00	\$10,620.00	5	1	\$10,620.00	\$885.00
TOTAL	\$842,346.00	\$625,986.00				\$71,088.00	\$5,924.00

FREE TENNIS CLINIC AT WINSTON PARK

The Free Tennis clinic will be held every Tuesday evening for adults from 7:00 p.m. to 8:00 p.m. Juniors free clinic is every Wednesday from 6:00 p.m. to 7:00 p.m. for beginners and advanced 7:00 p.m. to 8:00 p.m. For more information, call Reiner Heinser at (305) 380-9332.

LOLLIPOP PRESCHOOL FALL SESSION

Registration is now open for the upcoming 2009-2010 School year.
 Ages: 2 through 5
 Tuition: \$325.00 Winston Park Residents
 \$350.00 Non Residents

FREE VPK PROGRAM
Space is limited

JAZZERCISE CLASSES

Come and join us for jazzercise classes on Mondays, thru Thursdays from 6:30 p.m. – 7:30 pm., and Saturdays at 9:00 a.m.
 For more information, call Jo Ramirez at 1-800-348-4748 or log at jazzercise.com.

COMMUNITY FLEA MARKET

Winston Park homeowners Community Flea Market will be held on Saturday, December 5, from 8:00 am to 2:00 pm. in the field next to the tennis courts on sw 132 Avenue. You can set up at 7:00 am. This flea market is FREE to all Winston Park residents.

REMINDER ABOUT LOOSE DOGS

There is a Miami-Dade County Leash Law which requires all dogs, outside of an owner's home or outside of a fenced in area to be on leashes. If found they may be picked up and taken to the animal shelter. If this happens to one of your pets, the number to call is (305) 696-0800.