



**The  
Sunrise Sun**

Sunrise Lakes  
Phase 4  
Vol. 39 - 12  
Dec. 2019

# New Year's Eve Gala



**Marian and Poppy Quartet**

**Entertainer Peter Lemongello Jr.**

**Tuesday, December 31, 2019**

**8:00 pm-12:45 am**

**Choice of Brisket or Chicken Marsala or**

**Eggplant Parmesan**

**Smashed potatoes, vegetable, salad and rolls**

**Cheese platter, soda, coffee and dessert**

**Champagne Toast at Midnight!**

**\$55.00**







## A NOTE FROM MARIAN .....



Oh my gosh the Sparkling Holidays are Here !! Get ready for a month of FUN!

On December 2nd at 8:00, we have the "FABULOUS" Fabulon's! Old time R & R at it's best!

On December 8th we have a Pool Party from 4 – 6 with Sammy Fields who plays your favorite's.

On December 10th 1:30 – 3:30 we are having a Tea Dance – Sponsored by Aetna and Chen Medical. Tickets are \$5.00 each.

December 14th, at 8:00 we are having the outstanding voice of Letraia Savage, doing her tribute to the Divas of Soul – Whitney Houston Tina Turner, Donna Summers and many others!

On the 15th at 3:30 in the afternoon we are again hosting the Florida Youth Orchestra in concert. Don't miss this exciting afternoon! Only \$2.00!

December 17th will be a Holiday Karaoke party with special refreshments – free to Phase 4 residents and their guests with a guest pass.

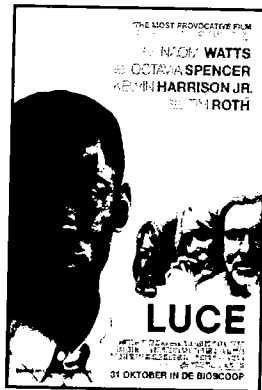
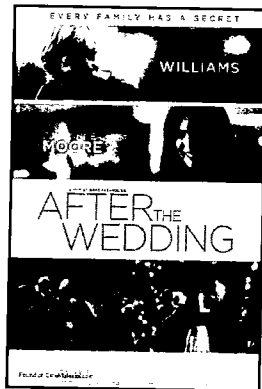
Across the Universe – the best Beatles tributes around will be playing the hits of the "Fab 4" on December 22nd at 2:00. WOW!

And that leaves New Years Eve! Our Gala is the best in Broward County! (in my humble opinion).

Happy Holidays - See You in the Clubhouse  
**Marian**

[www.s4recdistrict.com](http://www.s4recdistrict.com)

**Our New Website**



## DECEMBER MOVIES

12/05 **AFTER THE WEDDING** – Michelle Williams, Julianne Moore, Billy Crudup

PG-13 1h 52min

Every family has a secret. A manager of an orphanage in Kolkata travels to New York to meet a benefactor. Directed by Bart Freundlich

12/12 **LUCE** – Naomi Watts, Octavia Spencer, Tim Roth

R 1h 49min Rated R for Adult Situations

A married couple is forced to reckon with their idealized image of their son, adopted from war-torn Eritrea, after an alarming discovery by a devoted high school teacher threatens his status as an all-star student. Directed by Julius Onah

12/19 **PAPI CHULO** – Matt Bomer, Alejandro Patiño, Elena Campbell-Martinez

R 1h 38min Rated R for Adult Situations

A lonely TV weatherman strikes up an unusual friendship with a middle-aged Latino migrant worker. Directed by John Butler

12/26 **ANGEL HAS FALLEN** – Gerard Butler, Frederick Schmidt, Danny Huston

R 2h 1min Rated R for Adult Situations

Mike Banning is framed for the attempted assassination of the President and must evade his own agency and the FBI as he tries to uncover the real threat.

Directed by Ric Roman Waugh

## Important Numbers for Sunrise

City Hall	( 954 ) 741 - 2580
Fire Rescue/Police	( 954 ) 764 - 4357
(non-emergency )	
Recreation Service	( 954 ) 747-4600
Post Office	1-800-275-8777
Senior Center	( 954 ) 746-3670
Social Security	1-800-772-1213

### DISCLAIMER

Reference or advertising in this publication of or for any products, services or vendors does not constitute an endorsement or recommendation by Sunrise Lakes Phase 4 Recreation District of same nor does it represent a guarantee that such services or products will be satisfactory. Readers are urged to undertake due diligence when selecting a vendor, contractor, supplier or serviceman."

**MARTY KIAR**  
**BRWARD**  
 COUNTY  
 PROPERTY APPRAISER

**WE'RE COMING TO THE  
 SUNRISE LAKES PHASE 4**

**TO APPLY FOR A HOMESTEAD EXEMPTION, YOU MUST HAVE COPIES OF THE FOLLOWING DOCUMENTS:**

**For All Applicants:**

- A valid Florida Drivers License OR Florida I.D. Card; AND
- Broward Voter Registration OR a Declaration of Domicile; AND
- Social Security Numbers of ALL owners.

**For Resident Aliens:**

- Permanent Resident "Green Card," OR proof of asylum, OR your INS I-485 letter showing that application to convert to permanent resident status is complete.

**ADDITIONAL TAX EXEMPTIONS ALSO AVAILABLE**

- **Widow/Widower Exemption:** Bring a copy of your spouse's death certificate, newspaper obituary, or memorial card.
- **Disability/Veteran's Disability Exemption:** Ask us about the filing requirements for these exemptions.
- **Senior/Low-Income Exemption:** Requires at least one owner be 65 as of January 1, 2019. Note: Husband or wife may file on behalf of both. (call for info on required documents)
- **See more exemptions listed at [www.bcpa.net](http://www.bcpa.net).**

**Property Appraiser Mobile Exemptions staff  
 will be taking Exemption Applications at:**  
 Sunrise Lakes Phase 4  
 2nd Monday of Each Month, 3:00PM-5:00PM  
 (\*\*November will be the 1st Monday\*\*)

**For more information, please contact the M.E.I.T Department at 954.357.5579 or visit us online at [www.bcpa.net](http://www.bcpa.net).**

### OR CLUB INFO CALL....

<b>Rowling Social Club, Mixed League</b>	
Arvey Soufrine .....	954-224-6136
Barry Fox .....	954-747-9937
<b>Golf Club</b>	
Stan Leibowitz .....	954-707-0271
<b>Ladies Women's Club</b>	
Laine Dube .....	954-746-4842
<b>Social Club</b>	
Barry Fox.....	954-747-9937
<b>Swimming Club</b>	
Bob Mendelow.....	954-591-9088
<b>Computer Club</b>	
Ronald Braverman.....	954-746-9040
<b>Tennis Club</b>	
Edro L Guerad.....	210-535-0444
Cell Phone.....	954-849-9442
<b>Daytime Line Dancing</b>	
Blansky, Sally.....	954-749-4320
<b>International Club</b>	
Lonica Portela.....	954-393-9174
<b>Bridge Club</b>	
Larriane Arcella .....	954-747-8942
<b>Travel Club</b>	
Asmin.....	954-888-8405
<b>The Ebony Culture and Travel Club</b>	
Wafar, Christian.....	954-682-5917

### SUNRISE LAKES PHASE4 PHONE NUMBERS AND EXTENSIONS

<b>Main number</b>	<b>(954) 748-3230</b>
<b>Ticket Office</b>	<b>Press # 1</b>
<b>Security</b>	<b>Press # 2</b>
<b>Social Director</b>	<b>Press # 3</b>
<b>Maintenance Clubhouse Only</b>	<b>Press # 4</b>
<b>Golf Shop</b>	<b>Press # 5</b>
<b>Nob Hill Guard House</b>	<b>(954)572-4338</b>
<b>104th Avenue Guard House</b>	<b>(954) 742-7449</b>
<b>Sunrise Management Inc.2</b>	<b>(954) 695-9200</b>
<b>Campbell Management Inc. 3</b>	<b>(954) 739-1600</b>
<b>CCM Consolidated Community Mgmt.</b>	
<b>Recreation District and Inc. 1</b>	<b>(954)718-9903</b>
<b>Sunrise Police-Fire</b>	<b>911</b>
<b>Cable</b>	<b>(1-800) 266-2278</b>
<b>Satellite I</b>	<b>(954) 578-7514</b>
<b>Satellite II</b>	<b>(954)578-7742</b>
<b>Satellite III</b>	<b>(954) 578-7421</b>
<b>Satellite IV</b>	<b>(954) 578-7174</b>
<b>Satellite V</b>	<b>(954)578-5409</b>

**Website:**

**[www.sl4recdistrict.com](http://www.sl4recdistrict.com)**

## PHASE 4 GOLF COURSE

THIS IS A PRIVATE COURSE  
FOR MEMBERS AND THEIR GUESTS ONLY

ALL OTHERS ON THIS COURSE ARE  
TRESPASSING  
AND WILL BE DEALT WITH  
ACCORDINGLY

WALKERS AND DOGS ARE ALSO NOT  
ALLOWED ON THE GOLF COURSE

IT IS UNSAFE FOR WALKERS AND DOGS

TO REPORT ISSUES WITH GOLFERS  
OR DOGS PLEASE CALL 954-748-3230 AND  
REPORT TO SECURITY  
ANY ACTIVITIES OTHER THAN GOLF ON  
THIS GOLF COURSE IS VIEWED AS  
TRESPASSING



## FORE GOLF CLUB

Next Meeting:  
Wednesday, Dec. 4, 2019  
9:30 AM

Next tournament:  
Sunday, Dec. 15, 2019  
8:00 AM

All are welcome.  
Join us for bagels and coffee

**PLEASE NOTE  
BUSINESS  
HOURS  
FOR THE TK  
OFFICE WILL  
REMAIN**

**9:00 AM - 2:00 PM  
UNTIL FURTHER  
NOTICE**

**THANK YOU**

## POOL PARTY

December 8, 2019  
Sunday, 4 pm-6 pm  
(Inside if raining)

Join us for the fun!

Music provided by

 Sammy Field 

Bring your own food 

No glass please! 

# Holiday Karaoke

December 17, 2019



7:00 pm - 9:00 pm

Lots of Goodies and Holiday Treats

Join us for a fun evening.

For residents only.

You may bring an outside guest  
with an SR card or a guest pass.

## VOTER REGISTRATION MADE EASY

Are you registered to vote?  
Do you need to update your address because you've recently  
moved here?

Do you want to sign up for Vote-By Mail?  
You can do all that now without Leaving  
Sunrise Lakes!! Come see on the first Tuesday of each month  
from 3:00 pm-5:00 pm at  
Main Clubhouse, Phase 4,  
Sunrise Lakes Condominium.



Join the Office of  
Congresswoman Debbie Wasserman Schultz

**CASEWORK ON YOUR CORNER**  
Constituent Services Mobile Office Hours

We're here to help you with federal issues including:

- Social Security
- Medicare
- Veterans Affairs
- IRS & Tax Issues
- Passport & Visa Issues
- Other Federal agencies



**FIRST MONDAY OF EVERY MONTH**

9:30a.m. - 11:30a.m. in the Phase 4 Clubhouse

# SUNRISE LAKES PHASE IV SOCIAL CLUB

### Next Meeting

Dec 18, 2019 7:30 PM  
RICHARD FORBES  
SINGER, ENTERTAINER

### MARIE OVIAN MEMORIAL BBQ

JANUARY 12, 2020  
SEE HARVEY FOR TICKETS

ALL RESIDENTS OF PHASE IV ARE WELCOME  
NEW MEMBERS ARE WELCOME

For information call: Harvey (954) 224-6136  
Barry (954) 747-9937 or Stan (954) 707-0271

**IMPORTANT INFORMATION FOR ALL UNIT OWNERS  
REGARDING REVITALIZATION OF RECREATION ASSOCIATION DOCUMENTS**

At its Board of Directors meeting on September 18, 2019, the Board of Directors of Sunrise Lakes Recreation Association advised the membership that there was an issue with the Marketable Record Title Act, Florida Statutes Chapter 712 (MRTA). MRTA was enacted in order to free real property from older title defects by creating a 30-year limitation period on certain matters of title.

**MRTA DOES NOT APPLY TO CONDOMINIUMS.** It does NOT apply to any of our buildings or any of the three Incs.

MRTA, according to the Recreation Association's lawyers, DOES apply to the Recreation Association. This means that any unit owner in a building that is over 30 years old is not subject to the obligations imposed by the documents governing the Recreation Association, unless a certain form was filed with the state before the end of the 30 years. When the Recreation Association learned about this situation, 20 of the 66 buildings in Phase 4 were under 30 years old, and the appropriate form was filed for these 20 buildings. Being the last section built, all 20 buildings are in Inc 3.

To be able to enforce the obligations imposed by the documents governing the Recreation Association, Phase 4 must go through a cumbersome process laid out in great detail in the MRTA statute. This process of reinstating the governing documents is called "revitalization".

The Recreation Association must send to the owners of each of the 2,536 units a full set of the Recreation Documents, a list of the owners of each of the 2,536 units, contact information for each of the six members of the "organizing committee" (the committee designated to carry out the requirements of MRTA), and a graphic depiction of the property to be governed by the revived declaration. Of course, an explanatory letter is sent with the documents, along with a form to acknowledge receipt of the documents and to vote for or against the revitalization. **THE REVITALIZED DOCUMENTS ARE EXACTLY THE SAME AS THE EXPIRED DOCUMENTS.** There are **NO CHANGES** to what they currently say.

The package, which is about 125 pages, double sided, was mailed to the owners in October. **PLEASE DO NOT THROW THIS PACKAGE AWAY.** It is essential that at least a majority of the owners return their forms with a vote FOR revitalization. The completed and signed 3-page Written Consent Form must be returned to the organizing committee, and the committee will submit the signature page to the state for their approval.

Failure to pass the revitalization vote will severely limit the ability of the Recreation Association to enforce collection of the recreation maintenance fees. In the worst case, if we cannot collect the recreation maintenance fees we will not be able to operate and maintain the recreation facilities. Of course, this would have a very bad effect on the value of our homes.

**Sunrise Lakes Phase 4**  
**10102 Sunrise Lakes Blvd., Sunrise, Florida 33322**  
**Ticket Order Form**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone Number & Email Address: \_\_\_\_\_  
 Visa or Mastercard number: \_\_\_\_\_ Exp. Date \_\_\_\_\_

**FALL SHOWS 2019**

Day	Date	Time	Performers	Tks.	Price per Ticket	Total
Sun.	12/07/19	8:00 pm	The Fabulons		\$10.00	
Sat.	12/14/19	8:00 pm	Letraia Savage		\$11.00	
Sun.	12/15/19	3:30 pm	Florida Youth Orchestra		\$2.00	
Sun.	12/22/19	2:00 pm	Across The Universe		\$12.00	

**WINTER SHOWS 2020**

Sun.	01/05/20	2:00 pm	The Bronx Wanderers		\$23.00	
Sat.	01/11/20	9:00 pm	Rita Rudner		\$22.00	
Sun.	01/19/20	8:00 pm	The New Brooklyn Bridge		\$22.00	
Sat.	01/25/20	8:00 pm	Sounds of The Drifters with Joey and the Paradons		\$21.00	
Sat.	02/01/20	7:00 pm	Clint Holmes		\$20.00	
Sun.	02/02/20	2:00 pm	From Borscht to Broadway		\$22.00	
Sat.	02/08/20	8:00 pm	Uptown		\$20.00	
Sat.	02/15/20	8:00 pm	Stayin Alive		\$20.00	
Sat.	02/22/20	9:00 pm	Kol Esperanza		\$22.00	
Sun.	03/01/20	8:00 pm	Little Anthony		\$22.00	
Sat.	03/07/20	8:00 pm	Menopause: The Musical		\$22.00	
Sat.	03/14/20	8:00 pm	Magic of Motown		\$20.00	
Sun.	03/15/20	8:00 pm	Capitol Steps		\$20.00	
Sat.	03/21/20	9:00 pm	Marilyn & Billy		\$22.00	
Sat.	03/28/20	7:00 pm	Gary Puckett		\$22.00	

**Subscriptions:(Winter 2020)**

**Full Package 15 Shows \$320.00 10% discount \$32.00 \$288.00**  
**10 show package (Any 10 shows bought at same time) 5% discount**

***A note to our guests-please, no shorts in the theatre.***

**We will accept your order by mail, phone or fax. Call (954)748-3230 ext 1 or fax (954) 748-3297 and filled in order of receipt. Make your check payable to Sunrise Lakes Phase 4. Office hours are 9:00 am-2:00 pm, Monday through Friday and 90 minutes before show time.**

**Tickets will be held at Box Office Will Call for pick up.**

**Pres & Treasurer:**

Elaine Dube  
(954) 746-4842



**SUNRISERS WOMEN'S CLUB**

**1st VP & Secretary:**

Debra Singh  
(954) 826-4573

**2nd VP:**

Alicia Kehrhahn-Soteldo  
(954) 826-4573

**Secretary:**

Gattlen Lee

**Sunshine Girls**

Roberta -  
(954) 578-6698

Shelly -  
(954) 742-5232

**Membership Chair-  
persons**

Sheila Efron

**OUR NEXT MEETING WILL BE ON MONDAY, DECEMBER 9, 2019  
9:30 AM IN THE CLUB HOUSE**

**WE ARE CURRENTLY WORKING ON OUR ANNUAL MARCH MEM-  
BERSHIP LUNCHEON—DETAILS TO FOLLOW**

**THURSDAY, DECEMBER 19 , WE ARE  
GOING TO THE CASINO AT DANIA BEACH 11AM-3PM  
\$15.00 FREEPLAY—\$13.00 pp—pickup at 10AM**

**Sunrise Lakes Phase 4**

***Computer and Technology Club***

**Meets on Thursdays promptly at 9:30am  
in the Main Clubhouse**

**Bring your new technology and find out how to use it!**

**If you have I.T. Skills, join us and help by leading a group.**

**Meetings may split into Special Interest Groups.**

**=No Dues=**

**=Attendance Required=**

**For information call David Braverman H=954.746.9040 C=954.756.5402**



## FALL BIOS 2019

**DECEMBER, 7- FABULONS** South Florida's favorite party band is back! From Motown, 1950's Doo Wop, classic rock, disco, and rhythm & blues-they do it all with a ton of energy and excitement!

**DECEMBER, 14-LaTRAIA SAVAGE** explosive, alluring, electrifying sultry and describe LaTraia Savage! Whit her Divas of Soul Tribute show, she performs hits from Tina Turner, Whitney Houston, Donna Summer, and many others!

**DECEMBER, 22-ACROSS THE UNIVERSE** is the premier musical tribute to the music of Lennon, McCartney, Harrison and Starr, with their repertoire of selected music from the Beatles, Wings, and the Lads solo careers.



### ATTENTION!!!!

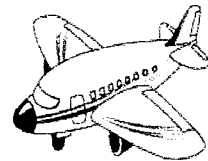


The Charo show has been cancelled on  
01-25-2020.

In place we have a fabulous show,  
Joey & The Paradons at 8:00 pm. There will be a short intermission followed by the  
Sounds of The Drifters for 1 1/2 hour,  
starting at 9:00 pm



## Sunrise Lakes Phase IV Travel Club



We are excited to introduce Sunrise Lakes Phase IV Travel Club.

A place where we can come together in one room to discuss anything travel!

It's your time to see the world, hear fascinating stories from people like you who have been to faraway places, learn how you can do the same.

Learn Travel Tips from Experienced Travelers, if you would like to learn or share anything Travel, we invite you to join us every 1st Tuesday in each month beginning December 3rd 2019 at 7:00 pm

For more information call: Jasmin (954)888-8405

**SUNRISE LAKES PHASE IV SOCIAL CLUB**  
**FOOD FOR THE NEEDY**  
**2018/2019 CONTRIBUTORS**  
**BUILDINGS/BUSINESSES**

Inc. I (155-174,  
157, 158, 172, 163, 166)

Inc. II (175-186 & 210-220)

Inc. III (187-204-209, 206, 207, 208,  
188, 189, 192, 193, 195, 197, 198, 199, 200, 201, 202, 204, )

Summer Bowling Donation  
 Fore Golf Club  
 Phase IV Social Club  
 Social Club Friday Bowlers  
 Social Club Monday Bowlers  
 Holiday Club  
 Minyan Club

Rosalie & Richard Alvrez  
 Evelyn Backrack  
 Margaret & Bierman  
 France & Bill Bishop  
 Sylvia & Jack Cohen  
 Elaine & Arnold Coopersmith  
 Enrique Davila  
 Candy DelRay  
 Lawrence & Debra DiPietro  
 Lizzie & Sy Farah  
 Jeanette & Bob Felderman  
 Gloria Freundlich

Dorene & Barry Fox  
 Lenny & Sondra Goldsmith  
 Alice & Brian Heaslip  
 Regina Heilig  
 Sandy Hurwitz  
 Annette Jean  
 Madeline Joyce  
 Estelle & Chuck Lipman  
 Sandy & Don Loughry  
 Anna & James Madden  
 Pauline Katz  
 Charlotte Kann

Bernice Kaufman  
 Doreen Kay  
 Phyllis Kot  
 Fred Kupfer  
 Donna Lamy  
 Charli & Stan Leibowitz  
 Jane & Joe Leiby  
 Irma & Michael Martorana  
 Sonia & Jack Meehan  
 Arlene Nicoll  
 Joan & Ron Null  
 Cindy & Kenneth Pardo  
 Marvin & Sarah Dykes

Helen & Elliott Penziner  
 Joseph Polito  
 Belle Sanders  
 Sally Ann & Milton Stein  
 Soufrine Family  
 Buck Stine's Daughter  
 Belinda & Roger Storm  
 Adriene Walter  
 Feme Wasserstein  
 Ruth & Jonas Weiser  
 Sylvia Wright  
 Miriam Yodowitz  
 Marty & Linda Lupario

**IN MEMORY OF DORENE FOX  
 FROM STANLEY & CAROL FOX**

**Elaine & Arnold Coopersmith  
 IN MEMORY OF SON'S JOEL & GARY  
 & Granddaughter TARA**

**IN MEMORY OF TERRY CALDWELL  
 Nikki Caldwell**

**LET'S ALL BE PROUD—PLEASE CONTINUE TO HELP  
 FOOD FOR THE NEEDY**

**Thank You**

**All monies donated, Personal, Memorial and Other which are donated to the Food for  
 the Needy are distributed through several agencies throughout the Sunrise area.**

# TENZER VIENNEAU TEAM INC.



**SPECIALIZING IN SUNRISE LAKES**

**FOR 40+ YEARS**



KEN VIENNEAU  
 SALES ASSOCIATE  
 954 850 5160  
 KENVIENNEAU.REALTOR@GMAIL.COM

BARBARA TENZER  
 REAL ESTATE BROKER  
 954 235 8224  
 REALTYQUEEN@YAHOO.COM

## OUR CLOSED TRANSACTIONS

### BLDGs

<b>135</b>	<b>26</b>	<b>135</b>	<b>135</b>	<b>154</b>	<b>75</b>	<b>135</b>	<b>125</b>
<b>97</b>	<b>119</b>	<b>135</b>	<b>173</b>	<b>11</b>	<b>146</b>	<b>132</b>	<b>93</b>
<b>93</b>	<b>77</b>	<b>112</b>	<b>210</b>	<b>173</b>	<b>132</b>	<b>138</b>	<b>141</b>
<b>168</b>	<b>170</b>	<b>48</b>	<b>120</b>	<b>119</b>	<b>72</b>	<b>156</b>	<b>177</b>
<b>116</b>	<b>68</b>	<b>144</b>	<b>138</b>	<b>178</b>	<b>124</b>	<b>111</b>	<b>220</b>

SELLING AND BUYING ANY PROPERTY CAN BE A STRESSFUL EXPERIENCE FOR ANYONE, THATS WHY BARBARA AND KEN ARE DILIGENT IN MAKING SURE OUR TRANSACTIONS CLOSE THE VERY FIRST TIME. THE VERY LAST THING A SELLER OR BUYER WANTS TO HEAR IS THEIR TRANSACTION FELL THRU AFTER BEING OF THE MARKET FOR 30 DAYS.

BARBARA HAS BEEN WORKING IN SUNRISE LAKES FOR 35+ YEARS AND KEN 10+ YEARS. WE WORK VERY HARD AND CLOSELY WITH ALL THE ASSOCIATIONS IN SUNRISE LAKES TO MAKE SURE ALL REQUIREMENTS ARE MET, THIS IS WHY OUR TRANSACTIONS ARE STRESS FREE FOR EVERYONE INVOLVED. WE KNOW THE **REQUIREMENTS** AND **RULES** OF EACH INDIVIDUAL ASSOCIATION AND WE FOLOW THEM.

WITH 2019 COMING TO AN END, KEN AND I WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK ALL OF OUR WONDERFUL FRIENDS AND CLIENTS FOR ALL OF THE SUPPORT THROUGHOUT THE YEARS. AS YOU CAN SEE, WE HAVE SUCCESSFULLY CLOSED MANY MANY TRANSACTIONS AND COULD NOT HAVE DONE THIS WITHOUT ALL OF YOUR HELP, INCLUDING ALL OF THE ASSOCIATIONS AND STAFF THAT WORK IN THE SUNRISE LAKES OFFICES.

**THANK YOU SUNRISE LAKES**  
**BARBARA & KEN**

# TENZER VIENNEAU TEAM INC.

**KEN VIENNEAU**  
954-850-5160

**BARBARA TENZER**  
954-235-8224

I SPEAK SPANISH

SUNRISE LAKE  
SPECIALISTS OVER  
50 YEARS!



REALTOR  
KENVIENNEAU.REALTOR@GMAIL.COM



BROKER  
REALTYQUEEN@YAHOO.COM

## WANT RESULTS?

CHECK OUT SOME OF OUR RECENT SALES...*We Can Sell Yours Too!*

BLDG SIZE	DESCRIPTION	PRICE
75	1/1 BEAUTIFULLY FURNISHED, ENCLOSED PATIO, NEWER WINDOWS & A/C	SOLD \$39,000.00
119	1/1/1 FIRST FLOOR CORNER, GREAT WATER VIEW NEEDS SOME T.L.C.	SOLD \$39,000.00
68	1/1 NEWER KITCHEN, STALL SHOWER, NEW PAINT, CROWN MOLDING	SOLD \$44,000.00
71	1/1 TOTALLY REDONE, TILE FLOORS, PARTIALLY FURNISHED, NEWER A/C	SOLD \$52,500.00
156	1/1/1 1st FLOOR CORNER, ALL TILE FLOORS, WASHER & DRYER	SOLD \$53,000.00
11	2/2 1st FLOOR CORNER FURNISHED, REMODELED WITH SCREEN PATIO	SOLD \$57,500.00
72	2/2 1st FLOOR, BEAUTIFULLY FURNISHED, LAKE VIEW, NEW A/C & H.W.H.	SOLD \$55,000.00
84	2/2 1st FLOOR CORNER, TILE & WOOD FLOORS, ACCORDIAN SHUTTERS	SOLD \$57,000.00
77	2/2 2nd FLOOR CORNER, TILE FLOORS, IMPACT WINDOWS, WATER VIEW	SOLD \$50,000.00
97	2/2 1st FLOOR, REMODELED KITCHEN & BATHS, TILE FLOORS, NEW APPL.	SOLD \$61,000.00
154	1/1 GEORGIOUS FURNISHED, TILE & LAMINATE FLOORS, NEW SLIDERS	SOLD \$65,000.00
144	1/1/1 1st FLOOR, NEWER KITCHEN & BATHS, GRANITE COUNTERTOPS	SOLD \$65,000.00
177	2/2 NEW BALCONY, SHUTTERS, LAKE VIEW, NEWER A/C & APPLIANCES	SOLD \$65,000.00
119	1/1/1 FURNISHED, NEW IMPACT WINDOWS, STALL SHOWER, LAMINATE	SOLD \$69,000.00
125	2/2 LUXURY, BUILDERS FLORIDA ROOM, ALL NEW FURNITURE, NEW APPL.	SOLD \$75,000.00
120	2/2 NEWER KITCHEN, LAMINATE FLOORS, NEW BATHS, SCREENED PATO	SOLD \$75,000.00
124	2/2 LUXURY, TOTALLY REMODELED, LAMINATE FLOORS, QUARTS COUNTERS	SOLD \$112,000.00

NOT ALL REALTORS ARE ALIKE, YOU GET WHAT YOU PAY FOR

CALL BARBARA OR KEN TODAY FOR YOUR FREE MARKET ANALYSIS



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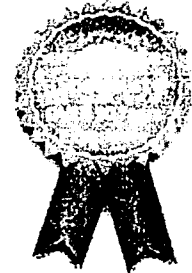
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**CALL BARBARA OR KEN FOR YOUR FREE MARKET ANALYSIS**

**CURRENTLY AVAILABLE**

Bldg	Size	Description	PRICE
116	1/1	FURNISHED, DIRECTLY ACROSS FROM MAIN CLUBHOUSE	\$45,000.00
138	1/1	ALL TILE, SCREENED PATIO, FURNISHED, NEWER A/C & H.W.H.	\$52,500.00
178	2/2	ALL LAMINATE FLOORS, NEW BALCONY, NEW A/C, WASHER & DRYER	\$65,000.00
12	2/2	FURNISHED, NEWER APPLIANCES & A/C, NEW MASTER BATH	\$65,000.00
72	2/2	REDONE WITH NEWER APPLIANCES, WHITE KITCHEN, SCREENED BALCONY	\$76,000.00
64	2/2	NEW KITCHEN & BATHS, GRANITE COUNTERS, PORCELAIN FLOORS	\$80,000.00
116	2/2	CORNER, NEW KITCHEN & BATHS, GRANITE COUNTERS, FURNISHED, TILE	\$79,500.00
198	2/2	1st FLOOR, TILE FLOORS, FURNISHED SCREENED PATIO, LIDO	\$145,000.00
200	2/2	PORTOFINO WITH 10FT. CEILINGS TILE FLOORS, NEW KITCHEN GRANITE	\$152,500.00
211	3/2	PHASE 4 NEW LAMINATE FLOORS, NEW PAINT, H.O.A. OWNED RENTAL	1,500.00 MO.

*Yo quiero vender tu inmueble.*

*¡Llama Ya!*



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**MY MOM ALWAYS SAID... YOU GET WHAT YOU PAY FOR. SHE WAS RIGHT!**

**THE MOSS TEAM ALWAYS GOES THE EXTRA MILE!**

Dear Merv,

I want to thank you and Maureen for the way you handled selling my mother's condo. From being prepared and on time at our first visit, accurate pricing, finding a good buyer, all the way through closing. And selling it so quickly!

You told me I could count on you to handle everything and you kept your word.

Excellent job during this trying time for me. I don't know how I would have done it without you.

I have the highest recommendation and appreciation for you.

Best regards,

Sheryl Stone

**ANOTHER HAPPY CLIENT.**

**LET THE MOSS TEAM MAKE YOU HAPPY TOO!**

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**Experience professionalism**  
**at its highest level!**



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**HABLAMOS ESPAÑOL!**

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## The Moss Team Sunrise Lakes Featured Listings

PHASE 4.....	2/2	3RD FLOOR, WATER VIEW, ENCLOSED PATIO, SPLIT BEDROOMS .....	\$115,777
PHASE 4. <b>SOLD</b>	2/2	NEXT TO CLUBHOUSE, HANDYMAN SPECIAL, WATER VIEW .....	<b>SOLD IN 1 DAY</b> \$64,777
PHASE 4.....	2/2	EXQUISTE REMODELED UNIT, NEW APPLIANCES, WASHER/DRYER .....	\$142,777
PHASE 4. <b>SOLD</b>	2/2	LUXURY, PATIO, STAINLESS STEEL APPLIANCES, WASHER/DRYER, GOLF AND WATER VIEW .....	<b>SOLD</b> \$93,777
PHASE 4. <b>SOLD</b>	2/2	TOTALLY REMODELED, GRANITE COUNTERS, LAMINATE FLOORS, W/D, GOLF .....	<b>SOLD</b> \$95,777
PHASE 4. <b>SOLD</b>	2/2	FAIRWAYS, MONTE CARLO, WASHER/DRYER, WIDE WATER VIEW, TILE FLOORS .....	<b>SOLD</b> \$103,777
PHASE 4. <b>SOLD</b>	2/2	LIDO MODEL, LAMINATE FLOORS, LAUNDRY ROOM, PATIO, WATER VIEW.....	<b>SOLD</b> \$107,777
PHASE 4.....	1/1.5	CORNER, WOOD FLOORS, SCREENED PATIO WASHER AND DRYER .....	\$68,777
PHASE 3.....	2/2	ENCLOSED PATIO WITH FLOOR TO CEILING IMPACT GLASS, NEW CERAMIC TILE, WATER VIEW .....	\$77,777
PHASE 3. <b>SOLD</b>	2/2	CORNER. NEWER NC, SCREENED PATIO, WATER VIEW.....	<b>SOLD</b> \$59,777
PHASE 3.....	2/2	GROUND FLOOR LUXURY, TILE FLOORS, FLORIDA ROOM, GOLF AND WATER VIEW .....	\$79,777
PHASE 3. <b>SOLD</b>	2/2	LUXURY, BUILDERS FLORIDA ROOM, LAMINATE FLOORS, GOLF AND WATER VIEW .....	<b>SOLD</b> \$87,777
PHASE 3.....	2/2	CORNER, LUXURY, REMODELED, DESIGNER KITCHEN, BUILDERS FLORIDA ROOM .....	\$119,777
PHASE 3. <b>PENDING</b>	1/1	UPDATED KITCHEN & BATH, NEW WATER HEATER, TILE .....	<b>PENDING</b> \$45,777
PHASE 3. <b>SOLD</b>	1/1	COZY, ENCLOSED TILED PATIO, GARDEN VIEW.....	<b>SOLD</b> \$33,777
PHASE 3.....	1/1	DESIGNER MODEL, TILE FLOORS, CROWN MOLDING, ENCLOSED PATIO .....	\$45,777
PHASE 1.....	2/2	2ND FLOOR, AMAZING WATER VIEW, FLORIDA ROOM, NEWER A/C AND W/H .....	\$69,777
SUNRISE. <b>PENDING</b>	2/1	VILLA, ALL AGES, TILE FLOORS, PET FRIENDLY, LOW MAINTENANCE.....	<b>PENDING</b> \$164,777
MAINLANDS. <b>SOLD</b>	2/2	WESTCHESTER, TILE FLOORS, WATER VIEW ALL AROUND .....	<b>SOLD IN 4 DAYS!</b> \$245,777

**OTHER AFFORDABLE UNITS AVAILABLE**

**The Moss Team does it all!**

Our legal team is available for all your Real Estate needs.

Need a Mortgage? Qualified mortgage brokers available to assist you.



SOLD SOLD SOLD SOLD

SOLD SOLD SOLD SOLD

215/109 174/206 180/305 177/101 215/102 179/301 198/107 164/109  
 108/202 181/403 74/204 162/209 62/103 185/203  
 85/304 218/310 180/305 196/401 207/209 40/202 122/311  
 177/101 164/108 103/207 157/410 62/103 157/408 218/307

**Hundreds and hundreds of closed sales in Sunrise Lakes!**

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**I PERSONALLY  
GUARANTEE THAT I  
WILL LIST AND SELL  
YOUR CONDO!!!**

## *Buying or Selling?*

**We need to talk!**  
**We are talking Millions \$\$\$**  
**in condos LISTED and SOLD**

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**We make it happen!**  
**Experience professionalism**  
**at its highest level!**



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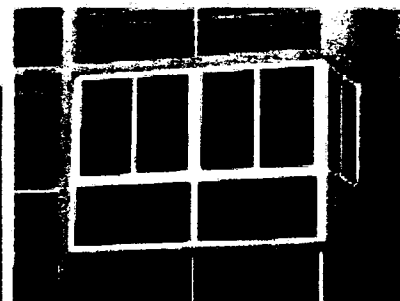
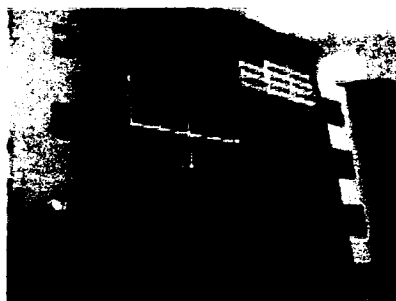
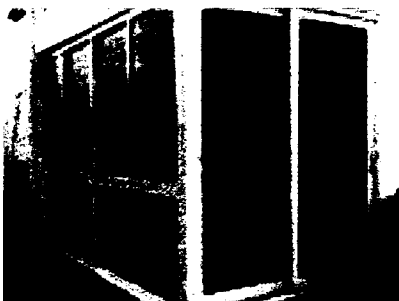
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**(954) 708-7995**  
**(HABLO ESPAÑOL)**



**Yamirys Cabrera**  
**(954) 708-9076**  
**(HABLO ESPAÑOL)**

**Llame a Sus Agentes Profesionales de  
Bienes y Raices de Sunrise Lakes.  
Estamos Aquí Para Ayudarlo!**



# ATTENTION!!!!



**The Charo show has been cancelled on  
01-25-2020.**

**In place we have a fabulous show,  
Joey & The Paradons at 8:00 pm. There will be a short  
intermission followed by the Sounds of The Drifters  
for 1 1/2 hour,  
starting at 9:00 pm**

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**FROM \$2,995**

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REQUIRED

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RELIABLE**



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**RACHEL GREEN**  
**REAL ESTATE ASSOCIATE**  
 Marketing Specialist - MA Degree in Media Ecology  
 Member Ft. Lauderdale Bd. of Realtors,  
 FL Assoc. of Realtors, Nat'l Assoc. of Realtors

**Ph: 954-729-4908**

Email: rachelgreen46@msn.com



**SUNRISE LAKES PHASE 4 CURRENT LISTINGS/SALES:**

Bldg. 199	Portofino Model, 1st fl, parking steps from door	2/2	\$128,900
Bldg. 199	Newer A/C, fire sprinklers, hurricane shutters	2/2	\$132,900
Bldg. 199	1st fl. water view from balcony, fire sprinklers	2/2	\$126,000
Bldg. 192	Water/golf views, balcony, close to elevator	2/2	\$124,900
Bldg. 190	Updated Riviera - The Island, balcony, Shutters	2/2	\$149,900
Bldg. 182	GORGEOUS, everything redone, balcony, W/D	1/1	\$ 89,500

**PENDING SALE**

Bldg. 194	1st floor, balcony, corner, parking outside door	3/2	\$139,900
Bldg. 191	Upgraded, lovely water view, balcony	2/2	\$132,000

**JUST SOLD**

Bldg. 167	Corner unit, golf and water view	2/2	\$ 85,000
-----------	----------------------------------	-----	-----------

**I SOLD 100's OF CONDOS  
 IN SUNRISE LAKES**

**ARE YOU THINKING OF SELLING OR BUYING  
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 ANYTHING YOU NEED TO  
 KNOW**

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 I live in PHASE 4  
 For the last 18 years**

**I am committed to  
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 for you, from negotiating the  
 contract through closing day**

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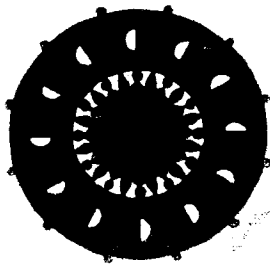


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- Incrementar la paciencia
- Intensificar la focalización de la atención
- Ayuda en el entreno de la memoria
- Aumenta el autoestima

Doy sesiones en tu domicilio y en cualquiera de los satélites, individuales o grupales. En los grupos se favorece el nexo entre nosotros y las personas con las que realizamos el taller.

## MANDALAS for ADULTS

I accompany you to a special moment, practicing the creative and therapeutic art of coloring Mandalas.

Remarkable benefits such as:

- Improve concentration
- Increase patience
- Intensify the focus of attention
- Help in memory training
- Increase self-esteem

I give sessions at your home and in any of the satellites, individual or group. When we work in groups, the link between us and the people with whom we carry out the workshop is favored.

Para más información, llámame ☎ 786-409-0967 For reservations, call me  
María Helena Zambrano

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**30 gallon water heater..... \$850**  
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**Drain clogs, garbage disposals, faucets, toilets and more**



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# REAL ESTATE

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*Maria Becerra, Realtor*

Cutting Edge Investments & Realty Inc

Homes@BrowardtoMiami.com

954-608-9378



5-STAR AGENT

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★

Just a note to praise the work that Maria Becerra did for us, selling an apartment at Sunrise Lakes.

We told her we would like to net no less than a specific amount. The sale went through very quickly and effortlessly on our part, and we netted more than the requested amount. She is a very pleasant and no-nonsense realtor and we would highly recommend her to anyone.

ShermanSalovitz and Richard Leegant

Listings

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Maria

Becerra

Realtor

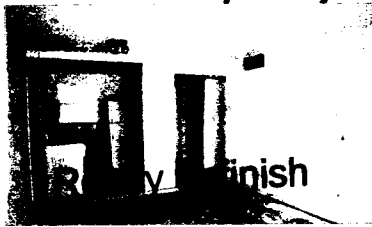
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Hablo español

# Maria Becerra, Realtor



*A Sampling Available Now*



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*These saavy sellers kept \$\$\$ thousands of incentive & marketing fees!*

## *My Recent Sales*

Bldg 80	1/1	\$49,500	Bldg 45	2/2	\$99,500	Bldg 136	2/2	\$97,000
Bldg 131	2/2	\$62,500	Bldg 149	1/1.5	\$59,900	Bldg 57	1/1	\$66,900
Bldg 140	1/1.5	\$67,900	Bldg 51	2/2	\$84,500	Bldg 180	2/2	\$82,500
Bldg 143	1/1.5	\$62,900	Bldg 81	2/2	\$73,500	Bldg 141	2/2	\$87,500
Bldg 105	1/1	\$43,000	Bldg 133	2/2	\$75,000	Bldg 207	2/2	\$89,900
Bldg 87	2/2	\$66,500	Bldg 133	1/1	\$42,750	Bldg 92	1/1.5	\$54,000



5-STAR AGENT

- Local knowledge: ★★★★★
- Process expertise: ★★★★★
- Responsiveness: ★★★★★
- Negotiation skills: ★★★★★

*Cuando quiera una agente que realmente hable español, llámeme*

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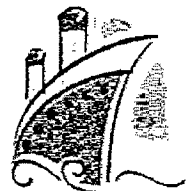
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Personal training available!

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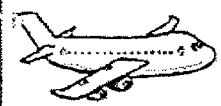
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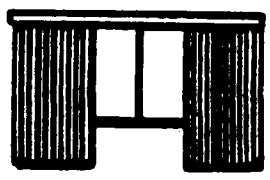
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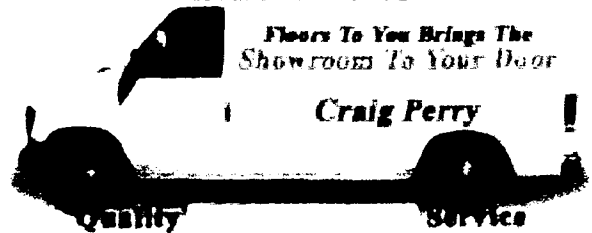
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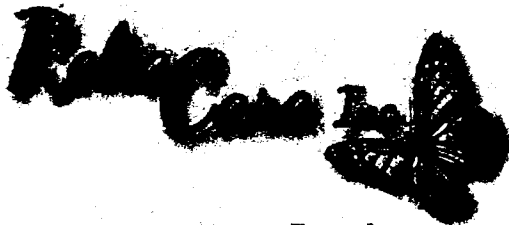
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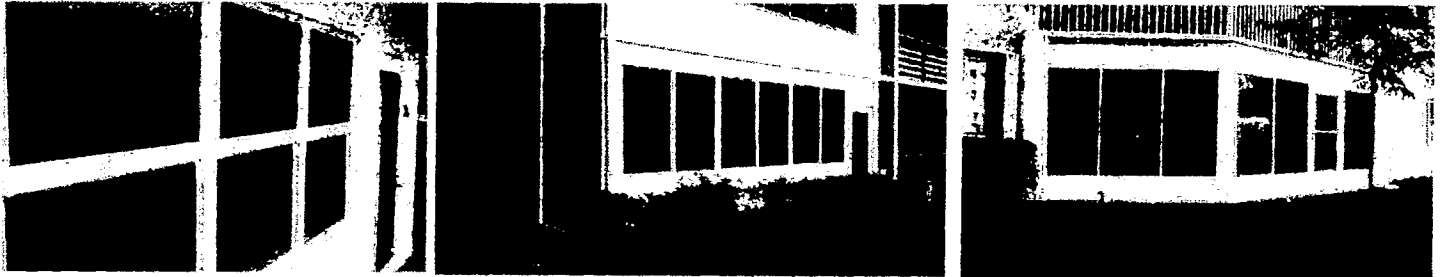
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**JANUARY, 19- THE NEW BROOKLYN BRIDGE** was formed in March of 1968 and had their first of many hit records, "The Worst That Could Happen," in 1969. They have performed at every major concert venue over the years and have the stage with legendary artists Billy Joel, Tony Bennett, Dion, The Righteous Brothers, The Beach Boys, and Steppenwolf. The Bridge also made television appearances, performing on The Ed Sullivan Show, The Mike Douglas Show and The Della Reese Show, amongst others.

**JANUARY, 25- TRIBUTE TO THE DRIFTERS** surely there is no more aptly named group in show today than the Drifters. The group that was formed 40 years ago to be a vehicle for top talent to drift in and out of, has become the showcase for over 100 performers. In fact, over 50 singers recorded with the Drifter's 18 hit records and 15 top album reign including no less than 7 different lead singers. The years have been kind to the Drifters since the earliest group under the direction of Clyde McPhatter disbanded in 1958. Reformated with entirely different personnel, their very next record was the four million seller with Ben E. King, "There Goes My Baby.

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**FEBRUARY, 8- UPTOWN** brings you those old school melodies you love with the fresh feel of the today's contemporary hits. Imagine seeing the Temptations in their prime, a young Marvin Gaye, or landing at a Bruno Mars concert, well you can experience it all x3. This trio of young men will swoon you with their soulful choreography, showmanship, and their smooth vocal harmonies.



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MONDAY & FRIDAY	WEDNESDAY	THURSDAY
Welleby Plaza  Publix	1st -Sawgrass, Walmart & Target 2st -Sawgrass, Marshalls 3rd -Sawgrass, Walmart, Marshalls 4th -Coral Springs Mall	Nob Hill Plaza (Doris) Walgreens-Sunrise Blvd./ Nob Hill
Senior Citizens Center Library Lincoln Pk (44th st.) Walmart Oakland Park/Univrsity	Depart 9:15 am -10:30 am Return 12:45 pm -2:15 pm  NO BUS SERVICE ON JULY 4TH, THANKSGIVING, CHRISTMAS DAY, NEW YEAR'S DAY	Bravo Shopping Center Jacaranda Square Walmart Food Center  Jacaranda Plaza
Bus 1 Depart      Return 9:00 am    11:00 am 10:30 am   12:00 pm 1:00 pm    2:00 pm	Festival Market  January 30th, May 29th, July 31st, October 30th Depart 9:00 am-Return 1:00 pm	Depart      Return 9:00 am    11:00 am 10:30 am   12:00 pm 1:00 pm    2:00 pm  Bus Liason Inc. 1 Llz 954-673-6039
THE BUS WILL BE RUNNING FOR FALL AND WINTER WEEKEND SHOWS		
		Se Habla Español

## BUS SCHEDULE SUNRISE LAKES PHASE 4 INC 2

MONDAY	FRIDAY	WEDNESDAY
Nob Hill Plaza/Doris Dunkin Donuts	Welleby Plaza First Bank Wells Fargo Publix	1st: Sawgrass/Walmart & Target Library & Senior Center
Walgreens Sunrise & Nob Hill	Pine Plaza	2nd: Broward Mall
Jacaranda Plaza Steinmart/Dollar Tree	CVS Oakland & Hiatus	3rd: Sawgrass/Walmart & Marshall's
	Lincoln Park Shopping Center	4th: Sawgrass/Target Walmart Marshall's
Jacaranda Square Walmart Food Center	Lowe's Walmart University & Oakland	5th: Festival Flea Market DEPART 9:30 RETURN 2:00

Bravo Supermarket

MONDAY	WEDNESDAY	FRIDAY
Depart	Return	
9:00	10:45	
10:00	11:45	
12:05	2:00	

**Festival Flea Market Dates**  
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 MAY 29TH  
 JULY 31ST  
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**NO BUS SERVICE: JULY 4TH, THANKSGIVING, CHRISTMAS & NEW YEAR'S DAY**

## Bus Schedule Sunrise Lakes Phase 4 for Inc. 3

If a bus breaks down, there will be a slight delay, please wait

<b>Monday &amp; Friday</b> 9:00 am -10:00 am-12:00 pm	<b>Thursday</b>	No Bus Service on July 4 <sup>th</sup> , Thanksgiving, Christmas, and New Years.
Welleby Plaza Publix Wells Fargo	Nob Hill Plaza (Doris) 9:00 am -10:00 am-12:00 pm	<b>Bus Chairman Inc. 3</b> <b>Sandy Hurwitz</b> 954-707-0271
	Jacaranda Plaza	<b>Bus #3 will stop at bldgs.</b> 201,200,199,198,197,196,195,194,193,192,191, 190 , 189,188,187,209,208,207,206,205,204,203,202
Sunrise Sr. Center	Publix, SteinMart	
Lincoln Park (44 <sup>th</sup> St) Sunrise Town Center (Walmart)	Jacaranda Square Walmart Food Market Walgreens	
<b>Wednesday</b>	Movie @ 1 pm	
<b>Bus Schedule for Sawgrass Mall &amp; Broward Mall</b> 2 <sup>nd</sup> & 4 <sup>th</sup> Wed. of month (Sawgrass Mall) Walmart 3 <sup>rd</sup> Wed. of month (Broward Mall) & Target <b>Depart    Return</b> 9:30 am    1:00 pm 11:00 am    2:00 pm	<b>New Schedule</b> 1 <sup>st</sup> Wed. of month <b>Sawgrass Square &amp; Walmart</b> Publix, Hallmark cards, Hair Cutters, First Watch Caf�. Home Goods, Ross <b>Time Schedule</b> <b>Depart    Return</b> 9:00 am    10:45 am 10:00 am    11:45 am 12:05 pm    2:00 pm	<b>New Schedule</b> Jan 30 <sup>th</sup> , May. 29 <sup>th</sup> July 31 <sup>st</sup> , Oct. 30 <sup>th</sup> <b>Festival Market</b> Depart 9:00 am    Return 1:00 pm



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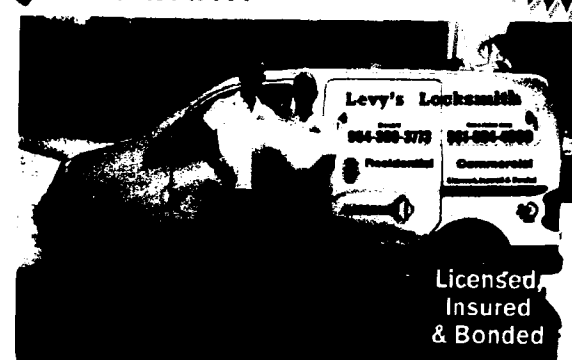
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