

DOUGLAS PLACE

MONTHLY NEWS

A Newsletter for the Residents of the Douglas Place Condominium Association



Volume 2 Issue 9

June 2012

DOUGLAS PLACE
Condominium Assoc., Inc.
 2501 SW 37th Avenue
 Miami, FL 33133

ASSOCIATION OFFICERS

President..... Luis Limongi
TreasurerJuan Brandt
Secretary..... Cristina Herrera

PROPERTY STAFF

Manager Omy Merchan, CAM
 douglasplace@sheltonmanagementgroup.com

IMPORTANT NUMBERS

Office/Fax 305-447-1010

OFFICE HOURS

Monday, Wednesday & Friday
 9:30 AM - 12:30 PM
please stop by or call with any issues during this time.

INSIDE THIS ISSUE

Storage	2
Licensed Contractors	2
Internet Tidbit	2
Did You Know?	3
Equipment Inside Units.....	3
Bulky Trash.....	4
Staying Connected Via Email.....	4
Community Newsletters.....	5
Let's Keep our Building Clean	5
Recycling Reminder.....	5
Community Updates	6

Hurricane Season Important Notice

We are hoping that Hurricane Season does not come our way. However, we must be as prepared as possible. When preparing, please remember to keep the following in mind:

- Make sure the Association has your updated contact information.
- Stock up on plenty of water & food, at least for several days.
- **Clear balcony areas of all items, such as planters, tables and chairs as they may become dangerous flying objects during high winds.**
- Windows are high-impact, but if we endure heavy rains you should protect your windows and sliding glass doors from leaks and damage by placing sandbags along the bottom.
- Fill your gasoline tank, since many stations may be closed due to the hurricane.
- Lock all doors and windows to your unit as some aspects of the building security (i.e., gates, etc.) may be disabled.
- **If you are out of town, please arrange to have a neighbor to look out for your unit, and provide them with keys to do so.**
- Do not use the Hurricane Warning to “spring clean” your unit: although you must clear the balcony, we also need to keep the outside

of the building clear. Do not place garbage or disposables you have removed from your balcony outside of the building. We must keep the outside areas of the building clear for the safety of Douglas Place, as well as our neighbors.

- If you will be parking your car(s) outside the building, please try and park in an area that does not have too many trees.
- Common areas, such as terraces and the perimeter of the building will be checked and cleared.
- The garage gates will be left open in case of evacuation. Once the storm has passed, the gates will be closed.
- Pool furniture will be properly secured (to be coordinated with Board). When a warning is announced. We should put the sandbags, as well as decreasing the depth of the pool.
- **Generator will be activated for emergency lighting in hallways, stairwells and elevator function in case of a power failure. ONLY FOR 1 ELEVATOR!**

DURING A POWER FAILURE: Although the generator runs some common elements, including the elevator, it uses diesel fuel and only lasts so long. Please conserve power by limiting use of the elevator. In the event the generator no longer functions, and following loss of

Continued on page 2

Hurricanes (from page 1)

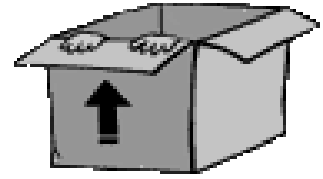
- power in individual units.
- Do not use elevators
 - Practice entering/exiting building with your family.
 - Have a cooler prepared to store ice. Empty ice dispenser in your refrigerator/freezer to prevent leakage and damage to your floor and other units.
 - Spoiled food should be disposed of by placing in bags and disposed of properly.

PLEASE CHECK WWW.WEATHER.COM FOR REGULAR UPDATES!

Please make all the necessary precautions to keep your family and neighbors safe. Thank you for your cooperation!

Storage

All items in building storage closet must be labeled with name, unit # and contact information. Any items that cannot be identified may/will be removed by association.



Licensed Contractors

Protect yourself and your property, by only using licensed and insured contractors. Make sure anyone you hire are licensed and carry general liability & worker's compensation insurance. Do not use contractor's that have exemption's for worker's compensation. For additional information, please contact front-desk.



Any owner performing work inside their unit must be coordinated with the manager. There is an application for modification of property that must be completed prior to starting work.

Please understand these policies are in place and enforced to protect our community.

Internet Tidbit

Want to save money on your grocery bill and help others in need? Visit cutouthunger.org to learn how to find the best grocery deals in many states at no cost to users. The website offers a way to combine sales and coupons to get the cheapest prices possible. And because the savings are so significant, they also offer recommendations on foods that are inexpensive and are needed by food banks, along with locations of places to donate.



Got Property Damage? Filing an Insurance Claim?

CALL US BEFORE YOU FILE!

The insurance company sends their own adjuster... YOU need representation to maximize your claim!



- THOUSANDS OF SATISFIED CLIENTS NATIONWIDE
- EXPERIENCED ADJUSTERS
- MILLIONS IN RECOVERED SETTLEMENTS
- ATTORNEY, MEDIATOR AND GC ON STAFF

Commercial • Residential • Business Loss of Income • Re-Open Old Claims

stellar public adjusting services



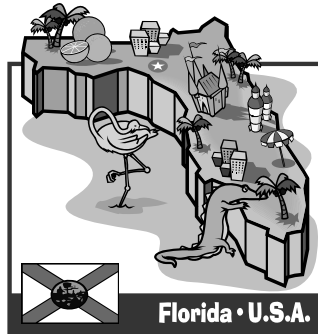
Call 305.396.9110 today for a free consultation

Professional Insurance Claim Representation

email: Info@StellarAdjusting.com • Fax: 305.873.8719
2450 NE Miami Gardens Drive, Suite 200, Miami FL 33180
www.StellarAdjusting.com • Lic. No. P172812

Do You Know the Following About Florida?

- Greater Miami is the only metropolitan area in the U.S. which has borders encompassing two national parks – Everglades and Biscayne.
- Fort Lauderdale is known as the Venice of America because it has 185 miles of waterways.
- The Everglades National Park contains the largest mangrove forest and the slowest moving river in the world.
- Siesta Key Beach in Sarasota was named the No.1 beach in America in 2012 by Doctor Beach.
- Florida has 760 species of wildlife which exist nowhere else in the world.
- The state bird is the mockingbird. The state reptile is the alligator. The state animal is the Florida Panther.
- Duval Street in Key West is called the longest street in the world because it runs from the Atlantic coast to the Gulf of Mexico.
- One of the first popular sunscreen products was invented by Florida pharmacist Benjamin Green in 1944. His patented sunscreen was called Red Vet Pet, and the patent was later bought by Coppertone.
- Miami is home to the largest concentration of art deco architecture in the world.
- Orange juice is the official state beverage. Oranges are also Florida's state fruit and the orange blossom is the state flower.



Equipment Inside Units

It is owners' responsibility for properly maintaining and performing regular maintenance on washing machine Dryers, A/C system and any other equipment inside unit. inside unit. Negligence to do so can result in major damage and very expensive repairs. For information on servicing companies, please contact the management office.



Thinking about renting your unit... Rental prices in the area/building have gone up! Make sure your realtor provides you with the comparables of most recent rentals in the neighborhood. Make sure you are renting your unit for MAX prices.





Ms. Claudia's 5th Annual International Summer Camp

AROUND THE WORLD

Call TODAY, register and pay for your child's exciting and educational 10 week journey around the world!

Week 1:	Caribbean
Week 2:	Panama
Week 3:	Peru
Week 4:	Ireland
Week 5:	Great Britain
Week 6:	Germany
Week 7:	Ethiopia
Week 8:	Russia
Week 9:	India
Week 10:	Vietnam

NEW WEEKLY ACTIVITIES THIS YEAR!

- Acrylic Painting at Painting with a Twist
- Hoola-Hoop and Dance Lessons
- Yoga







& AS ALWAYS the usual favorites:
Pool Days * Weekly Fieldtrips * Chess * Sports
And much MORE!

CALL TODAY 305.999.7223
OR
VISIT US AT
www.msclaudias.com

JUNE 11 • AUG 17



le petit bistro
638 S Miami Ave
Miami, FL 33130
305 379 1404
loulou-miami.com

FRENCH
WINESDAY

50% OFF
ALL WINES
ALL DAY

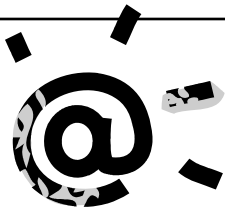
brickell

Bulky Trash

Please do not leave boxes or other large items outside of the trash receptacles in basement or the 25th street entrance.

If any item is too large to fit inside, it should be broken down as much as possible and place inside blue waste container (enter the large door next to the 25th street entrance).

Thank you for your cooperation!



Staying Connected Via Email

Please make sure management has your updated email & contact information. Regular email reminder & community updates will be sent.

Hutchison & Tubiana, PLLC
 Tel. 305-451-0013
 www.Brickell-Lawyers.com

- Criminal Defense (DUI)
- Personal Injury
- Wills/Trusts
- Bankruptcy

**Serving All of South Florida*

KITCHEN & BATHROOM REMODELING
specializing in condo and apartment interiors

Painting & Services Unlimited

Jeff Diamond & Anthony Lasorsa
 Lic. CC#94B500437 • CGC031497
Lasorsa Enterprises, Inc.
 Licensed & Insured General Contractor

305-865-9005
"Your Experienced Handyman"

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops

40 YEAR BUILDING CERTIFICATION SERVICE

- New Ceilings
- Popcorn Ceiling Removal
- Smooth Ceilings
- Ceramic Tile & Marble Installed
- Framing, Drywall & Finishes
- Plumbing & Electrical Service
- Mechanical Service
- Doors / Windows
- Mirror Installation

visit our website: www.enhanceyourhomenow.com EST. 1980

• Design & Management Services
 • Custom Kitchens + Bathrooms **OUR SPECIALTY**
 • No Job Too Small • Free Estimates
 • Service & Quality at Reasonable Prices
 • Commercial & Residential
 • Habla Español

15% Off
 complete kitchen
 or bathroom
 remodeling

10% OFF
 Any Service
 Valid With Coupon. Not To
 Be Combined With Other
 Offers. Exp 12/31/2012

Surfside Dental Associates
General & Cosmetic Dentistry

All Phases of Dentistry:
 Root Canals • Implants • Extractions
 • Cosmetic Bonding • Bleaching

10% professional courtesy for Condo Residents
 Emergency appts. are always available & never a charge for consultation. *(please bring this ad)*

Edy A. Guerra, D.D.S.

Two Locations:
 9456 Harding Avenue, Surfside, FL 33154 Phone (305)866-2626 Fax (305)886-2204
 4011 W. Flagler St. Ste. 506, Miami, FL 33134 Phone (305)643-1444 Fax (305)643-0447

Epic Cleaning Services
"We Will Exceed Your Expectations"
 Professional, Residential & Commercial Detail Cleaning

SERVICES AVAILABLE

- Weekly, Bi-weekly, Monthly
- Before/After Party Cleaning
- Marble & Hardwood Floors
- Maintenance Cleaning
- 24 Hr Emergency Service
- Rental Property Cleaning
- Laundry
- Move in/Move Out
- Window Cleaning
- Groceries
- Sidewalk & Driveway Pressure Cleaning
- Licensed & Insured

Family Owned & Operated

Phone: 954.553.2401 • www.EpicCleaningMiami.com

Community Newsletters

In order to view community newsletters, you can visit www.cgpnewsletters.com. Click on Property Newsletters and then select Douglas Place. Please note that because the newsletters are delivered on the 22nd of each month, we have included important dates for the upcoming month as well. We want to make sure important dates are not missed.



If tenants continue to park in visitor parking area, vehicles will receive a violation sticker or may be towed at owners' expense.



Let's Keep our Building Clean

Let's work together to maintain our building clean:

- Rules 12 & 13, specifically address garbage issues. Please remember to place garbage/trash in the appropriate receptacle.
- Do not leave items outside the trash chutes or next to the trash bins.
- Be considerate and properly dispose of your items.



Recycling Reminder

A recycling bin has been placed inside the trash room. Please clean recyclable items & bring them down to trash area. Be sure and clean containers before placing in recycling bin. **Recycling has been so successful; pick up has been INCREASED TO TWICE PER WEEK - Tuesdays & Fridays**



Commingled Recyclables

- **PAPER**
 - Newspaper
 - Printer/copier paper (white & colored)
 - Shredded paper OK in bags
 - Manila file folders, envelopes, post-it notes
- **ALUMINUM**
 - Beverage cans (i.e., beer, soda, etc.)
 - Plates & Forks
 - Aluminum foil & pie tins
- **GLASS**
 - Includes clear, green, brown (i.e., bottles, jars, etc.)
- **PLASTICS**
 - Common items include: Coke/soda bottles, plastic cups, microwave meal trays, strawberry containers, peanut butter jars, cooking oil bottles, milk jugs, soap/detergent bottles
 - Look for recycle imprint on bottom of container:
- **OTHER ITEMS:**
 - Flattened cardboard
 - Brown paper bags
 - Junk mail
 - Magazines
 - Glass bottles & jars
 - Phone books
 - Steel & aerosol cans
 - Cardboard products: milk cartons, cereal boxes, etc.



BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 6/30/12
must present coupon

MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO REPAIRS
VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

Community Updates

- **On-Line Payments:**

The On-Line system is up-and-running. Owners can submit payment via www.sheltonmanagementgroup.com. Select On-Line Payments and follow instructions. You will be asked to type in the first five letters of your community. When you type in DOUGL, Douglas Place Condominium will appear. The street address will not match because it will be the Management Company address. Please contact Shelton Management at 305.448.7765 if you have any questions.



- **Maintenance Payments:** Owners may continue to leave payments in the Management Office. If you will be mailing your payment, please make check payable to Douglas Place Condo & send to:

Douglas Place Condominium Association, Inc.
2501 Douglas Road
Miami, Florida 33133

PAYMENTS MAY ALSO BE LEFT IN THE ASSOCIATION MAIL SLOT.

- **Maintenance Emergency:** For emergencies after 6:00 p.m., please call 305.662.0334. There is a Shelton Management Operator that will assist you in resolving your problem or contact the on-call Manager 24 hours a day. For all other issues, please contact Manager during the time she is at the property, or during business hours you may call the Shelton office 305.448.7765.
- **Parking/Storage:** ONLY BICYCLES CAN BE PLACED IN THE AREA IN FRONT OF VEHICLES.
 - o **There is a storage space in the garage, where residents may place items.**
 - o **If you need assistance, please contact the manager.**
- **Rules & Regulations:** The Board of Directors will be enforcing the Rules & Regulations. For a copy

of the Rules & Regulations, please contact the Management Office.

- **Inspections:** Generator & Fire Sprinkler Annual Inspections performed.
- **Owner Suggestions/Complaints:** The Manager is on-site to assist all owners and residents. Any complaints or suggestions for improving community living can be submitted to the Manager. Forms available.
- **Residents:** All occupants/residents of Douglas Place community must have gone through the application/screening process.

- **Cigarette Butts:** Please properly dispose of cigarette butts & ashes. Do not ash or leave butts on common areas.



- **Moving In-Out:** 48 hour notice must be given prior to moving in or out, and a Form must be filled out and given to the Management Office. Please be aware that when moving in or out, the Dumpster in the Garage is not to be used for Boxes, they take up too much space. Please have the Movers take these Boxes for you.
- **Towing:** If there is another car parked in your parking space; try to have it removed by the Owner of the vehicle before call the Towing Company. If the Towing Company needs to be called, please let the Management Company know so we can keep track of the situation. The Owner of the towed vehicle will be responsible for any costs associated with the towing. **SO PLEASE MAKE SURE NOT TO PARK IN ANY SPACE OTHER THAN YOURS.**
- **Trash:** For larger trash items that do not fit in the chute, please DO NOT leave on the floor. Please place items in the trash area outside (garbage door can always be opened).
- **General Cleaning:** Please contact the Manager if you notice anything that needs our attention. **Please help us keep our community clean!**