

DOUGLAS PLACE

MONTHLY NEWS

A Newsletter for the Residents of the Douglas Place Condominium Association



Volume 2 Issue 6

March 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.

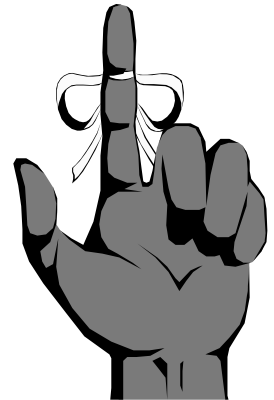
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Message from the Management

We would like to remind you Douglas Place Condominium Association's Rules and Regulations for tenants and guests as follows:

1. The Association/Board of Directors cannot approve applications for tenants with pets. Rule #15 which states: "A unit owner may keep one (1) cat or one (1) dog, which may not weigh in excess of 25 pounds, fish in a fish tank or small caged birds. No other pets are permitted. Lessees, Tenants, or guests are not permitted to keep any pets."
2. Screening Background fee is \$100.00 per adult made payable to Douglas Place Condominium. If individuals are married it is only \$100.00 for both. One (1) completed application for each adult occupying unit is required.
3. Moving in/out policy: Form provided by Management must be submitted 48 hours prior to the move In/Out. Along with the form, a \$100.00 refundable deposit must be submitted. Check must be made payable to Douglas Place Condominium. Moves In/Out can only be scheduled from Monday to Friday between 9:00 a.m. to 4:00p.m excluding holidays.



Please inform your realtors & prospective tenants of these rules in order to avoid delays in the approval process or rental of your unit.

Newsletter

Any ideas for enhancing our newsletter.... We are open to suggestions. If you would like to submit information or write an article, please contact manager. Thank you!



Amazing Inventions

March is International Ideas Month. How much do you know about the history of inventions? Test your amazing invention knowledge with this trivia quiz.

1. This drink was originally sold as a brain tonic, but was poorly received. Today it is loved around the world. What is this drink?
2. Canned food was invented by Peter Durand in 1813. How long after that did it take for the can opener to be invented?
3. The Fig Newton is named after what?
4. The first windshield wiper wasn't designed for an automobile. What mode of transportation was it intended for?
5. What invention did the most to increase summertime attendance at the movies?
6. How much did Nike pay for their famous logo?
7. Dom Perignon invented champagne. What was his main profession?
8. What was the nationality of the inventor of the rickshaw?
9. What company claims as its most famous inventions Scotch Tape, Scotch Guard, and Post-It Notes?
10. What famous inventor wrote instructions for making stink bombs?

.....
Answers:

1. Coca-Cola. Another 45 years.
 2. A small town in Massachusetts named Newton.
 3. A streetcar.
 4. Air conditioning.
 5. Stationed in Japan.
 6. Nike paid a Portland monk.
 7. He was a French monk.
 8. The rickshaw was invented by Johathan Scobie, an American minister.
 9. 3M.
 10. Leonardo D'Vinci.
-

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.

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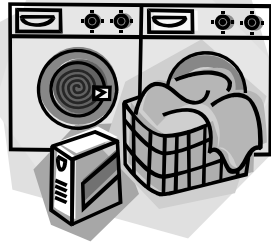
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Equipment Inside Units

It is owners' responsibility for properly maintaining and performing



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

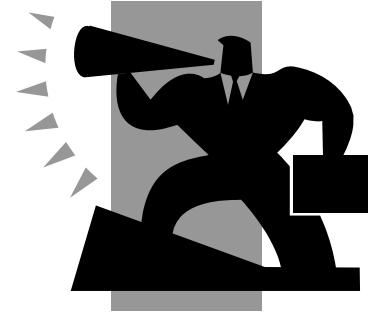
Building Staff Hours

On-Site Manager:

Monday, Wednesday and Friday
from 9:30 a.m. to 12:30 p.m.

Maintenance Employee:

Monday thru Friday
from 8:00 a.m. to 1:00 p.m.



Please use these times to schedule any moves or deliveries. Comcast installations/service must be scheduled during the Maintenance Employee's schedule in order to have the meter room open. Please refrain from knocking on the door of Board Members or other Residents.

Thank you for your Cooperation!

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Contact CGP at (305) 981-3503 or info@cgpnewsletters.com

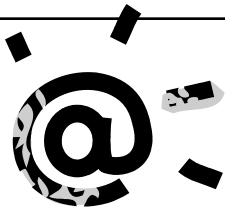
to advertise in one of our newsletters or to get a free newsletter for your property.

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.

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Am I Covered For Water Damage? *Understanding Condominium Insurance Claims*

Many of the readers of this publication live in one of the thousands of condominium units located in and around Brickell and Downtown Miami. Unfortunately, the vast majority of unit owners are uninsured in the event that their unit sustains water damage either from a plumbing fixture within their own unit or from one of the units above or beside them. Every month we get calls from many unit owners who have sustained significant damage to their dwelling and personal property and ask us if we can help them with their insurance claim.

When these unit owners are asked if they have insurance, they often give us the same response, "We are covered by our Association's insurance policy because we pay for it as part of our monthly Association fees." When I hear this response, I often have to spend considerable time explaining to these unit owners that the Association's policy does cover for most of the items found within the actual condominium unit. Basically, the Association's insurance policy only covers for building property from the outer portion of the drywall and whatever is behind it as part of the actual building structure. Therefore, in most situations, the Association's policy does not cover and will not pay for any damage sustained to items such as flooring, bathroom and kitchen cabinetry, paint, bathroom fixtures, vanities, window treatments, baseboards, appliances and personal items.

I do not enjoy being the bearer of the bad news, but I explain to these uninsured individuals that these coverage determinations are governed by the Florida Statutes pertaining to Insurance of Condominium Associations. A

resolution to this problem is educating the many thousands of unit owners in South Florida as to what is covered by the Association's policy and that it is very important for them to have their own condominium insurance policy, which is also known as an HO-6 policy. Another benefit to having one's own insurance is that it provides liability insurance coverage as part of the policy.

For those condominium owners that do have their own insurance policy and have sustained any type of loss to their unit such as water damage, fire damage, theft/vandalism, mold, etc., we urge them to contact our offices immediately so that we can provide them with a FREE CLAIM ANALYSIS to determine whether the damage they sustained is covered by their policy and explain to them the benefits of having their own adjuster representing and assisting them with the complex and challenging insurance claim process. Just as the insurance company will send out their own adjuster that is looking out for



the interests of the insurance company, the homeowner needs representation to make sure that they are properly indemnified. Our team of professionals includes public adjusters, prior insurance company adjusters, claim examiners, contractors and an attorney and licensed mediator.

For more information about coverages or claims, please call our office 24/7 at 305.396.9110. You can also follow us online at www.stellaradjusting.com or read our blog at www.propertyinsuranceblog.com.









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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.*



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.



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



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.



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