

DOUGLAS PLACE

MONTHLY NEWS

A Newsletter for the Residents of the Douglas Place Condominium Association



Volume 2 Issue 2

November 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

Newsletters.....	2
Let's Keep our Building Clean	2
Recycling Reminder.....	2
Disposal of Cigarettes	3
Licensed Contractor.....	3
Pet Policy	3
Storage	4
Guest Parking.....	4
Bulky Trash.....	4
Staying Connected	4
Ice Cream Pumpkin Pie	5
Turkey Talk.....	5
Community Updates	6

Annual Meeting

The Annual Meeting is scheduled for Tuesday, December 4, 2012 @ 6:30 P.M. in the Recreation Room (1st Floor). The Second Notice of Annual Meeting will be mailed out by November 20, 2012. Along with that mailing, owners will receive the Proxy. No less than 33 1/3% of all Association Members must be present, in person or by proxy, at the Annual Meeting, in order for business to be conducted. **SO IF YOU CANNOT ATTEND IN PERSON, PLEASE SEND IN YOUR PROXY.**

Maintenance Corner

- Smoke Detectors**-If you hear your smoke detector beeping, please replace the battery. Is imperative to have all smoke detectors in working order.
- Dryers**- Please clean your dryer lint on a regular basis.
- Bathrooms**- Please clean the drains of your bathtub on a regular basis. If the water is not draining properly, please contact a plumber immediately to clear out the line. Also, please check the grout in your bathroom around the bathtub. If you notice it is worn out in some areas, please re-grout. This may cause water leaking into the hallway and neighboring units, resulting in property damage.
- Balconies** –Please remember not to hang towels or clothing from balconies. Only items allowed in balconies/terraces are pool type furniture and plants.
- Let's Conserve**- Please turn off lights when exiting gym and restroom areas.
- Carpet Cleaning** – please double bag your trash bag, especially if it contains liquids... it is up to the residents also to maintain the carpets clean.

Equipment Inside Units

It is owners' responsibility for properly maintaining and performing regular maintenance on washing, dryers machine A/C system and any other equipment inside units. **Never leave appliances unattended while in use.** please check appliances often while it is in use to verify that they are functioning properly. This is to prevent any accidents that might occur and can damage your apartment and/or common areas. Negligence to do so can result in major damage and very expensive repairs. For information on servicing companies, please contact the management office. **Owners! Protect your units by obtaining insurance coverage inside your units from any insurance company .**



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.



MARCELA SANTA MARIA

Real Estate Expert



Thinking about buying, selling or leasing? In today's market you need a professional and experienced Realtor. Let me show you how I can help you with all your Real Estate needs.

Real Estate Expertise You Can Trust! Call me today.

MARCELA SANTA MARIA
305.439.7970

msantamaria@bestbeach.net

- ✓ BUYING
- ✓ RENTING
- ✓ SHORT SALE
- ✓ BEST DEALS



Disposal of Cigarettes and Cigars

Please note that throwing cigars, cigarette butts or ashes in any part of the property- including elevators, balconies, pool and parking areas represents a hazard and is strictly prohibited. It does not only look dirty, but may cause a fire. It is also an inconvenience and dangerous for individuals to find ashes and butts on their vehicles. This is a community and we have to respect our neighbors. Please properly dispose of your cigarette ashes/butts.

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.



Here's something to **SMILE** about!

NEW PATIENT SPECIALS

\$100 OFF

Any Single Procedure

Must present this ad. offer expires 12/31/2012
Cannot be combined with any other offer or discount.
No cash value. Limit 1 per customer per year.



End of Year Special

FREE

X-rays⁽⁰²⁷⁴⁾ & Exam⁽⁰¹⁵⁰⁾

(new patients only & with this ad)



\$199 Whitening

(with this ad, regularly \$499)
offer expires 12/31/2012



Edy A. Guerra, DDS, PA

TWO LOCATIONS:

9456 Harding Ave., Surfside, FL 33154
Phone (305)866-2626

4011 W. Flagler St. Ste. 506, Miami, FL 33134
Phone (305)643-1444

Pet Policy Reminder

Some residents are not picking up after their pets, especially in front of Douglas (25th Street side near the restaurant). Kindly pick up after your pets and properly dispose of waste. Thank you for your cooperation!



MS. CLAUDIA'S VILLAGE ACADEMY

Celebrating 5 years of serving South Florida

Daycare/Preschool



VPK



www.msclaudias.com
305.999.7223

Like us on Facebook
Ms. Claudia's Village Academy

Follow us on Twitter
@ms_claudias

Follow us on Instagram
@msclaudias

Conveniently located in El Portal
between Biscayne Blvd. and I-95
9661 NE 2nd Ave
El Portal, FL 33138
on the corner of 87th Street,
just a few blocks south of
the Miami Shores Starbuck's.



After School/Camps



Tutoring

Published monthly at no cost for the Douglas Place Condominium by Coastal Group Publications, Inc.

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.

Pool Etiquette

Summer is here.... Please remember the following when enjoying the community pool:

- No lifeguard is on duty, so swim at your own risk.
- No smoking is allowed in pool area.
- No glass containers are allowed in pool area.
- No loud music is allowed. *Music must be kept at a level, so that only you can hear it.* Please take into consideration that not everyone enjoys the same type of music & many people come to the pool to relax without listening to music.
- Children under the age of 18 must be supervised by an adult.
- No running or diving allowed in pool area.
- Pets are not allowed in pool area.

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.

Guests Parking Policy:

Please note that this guest parking is only a temporary parking. (30 minutes maximum). You will be towed if you continue to park in the guest parking spaces. Guests of Residential Units may park in your assigned space, if available. If not, they will have to park outside in a safe place or in the meters.

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!



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.



Staying Connected Via Email

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

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



20% discount on services
for first time customers until December 31, 2012

Jorge Luis
Brickell Salon
1925 Brickell Ave
D-302
305 858 7709
Appointments
walk-ins
welcomed
Tuesday-Saturday
10 am - 8 pm
Closed Sunday

Law Office of Lourdes M. Sanchez-Barcia, P.A.

Put my years of experience representing banks, condominiums, and homeowner's associations to work for you. Don't Lose Your Home or Your Investment. **I can help.**

FREE CONSULTATION

Open Saturdays. Credit Cards Accepted

Contact Me at **786-210-5109** or
www.LMSBLAW.com

Se Habla Espanol

The hiring of an attorney is an important decision that should not be based solely upon advertisements. Before you decide, ask us to send you free written information about our qualifications and experience.



Ice Cream Pumpkin Pie

Ingredients:

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt

Instructions:

1. Fill piecrust with ice cream; freeze until solid.
2. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt.
3. Spoon mixture over frozen layer of ice cream in crust; freeze until solid.
4. To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired.



Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.

Turkey Talk

Just in time for Thanksgiving, enjoy these fun turkey jokes and riddles.



Q: What do you get when you cross a turkey with a centipede?

A: Drumsticks for everyone!!!

Q: Why did the turkey cross the road?

A: It was the chicken's day off.

Q: Why did the turkey cross the road?

A: Because Thanksgiving was right around the corner.

Q: What did the Pilgrim say to the turkey?

A: I'm going to gobble, gobble you up!

Q: Why do turkeys always go, "gobble, gobble?"

A: Because they never learned good table manners!

Q: Where does a turkey go before Thanksgiving?

A: To the dressing room.

Q: What has feathers and webbed feet?

A: A turkey wearing scuba gear.

Q: How can you send a turkey through the post office?

A: Bird class mail.

Q: What happened when the turkey got into a fight?

A: He got the stuffing knocked out of him.

Q: Why was the turkey the drummer in the band?

A: Because he had the drumsticks.

Q: What do you call a dumb gobbler?

A: A jerky turkey.

Q: What sound does a space turkey make?

A: Hubble, hubble, hubble.

Q: What do you call a gobbler who thinks he knows everything?

A: A smirky turkey.

Q: Why did the man invest in turkey feathers?

A: He heard the stock market was going down.









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!*

THERMAL CAMERA
FREE
LEAK DETECTION

- 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



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

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!**