

DOUGLAS PLACE

MONTHLY NEWS

A Newsletter for the Residents of the Douglas Place Condominium Association



Volume 1 Issue 1

October 2010

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

ASSOCIATION OFFICERS

President..... Cristina Herrera
Vice President ... Isabel Martinez
TreasurerJuan Brandt
Secretary.....Carlos Sarmiento
Director Albert Casares

PROPERTY STAFF

Manager Patsy Prats-Shelton, CAM
 pprats@sheltonmanagementgroup.com

IMPORTANT NUMBERS

Office 305-447-1010
Fax 305-447-8729

OFFICE HOURS

Monday-Friday..... 11 AM - 2 PM
Wednesday 8 AM - 11 AM

please stop by or call with any issues during this time.

INSIDE THIS ISSUE

A Note from Your Manager..... 1
 What is a CAM?..... 1
 Board Meeting 1
 Community Updates 2
 Hurricane Season 3
 Halloween Fun for Kids..... 4
 Live & On the Air 5
 Dates to Remember..... 5

A Note From Your Manager...

On behalf of our company, The Shelton Management Group, I want to thank Douglas Place Association for providing us the opportunity to serve your community. I am eager and ready to assist you all in any way I can.

I understand that sometimes people are resistant to change, but please know that your Board of Directors and myself are working in the best interest of the Association. Your recommendations and suggestions are welcomed and encouraged.

The Shelton Management Group will be hosting a “Meet & Greet” event, so that owners/residents can meet their new Management Team. Invitations will be forthcoming. I look forward to meeting each of you, so please stop by and introduce yourself.

Sincerely, Patsy Prats-Shelton, CAM

What Is A CAM?

CAM stands for Community Association Manager. Florida law provides that any person who performs management services for a community that contains more than 10 units or has an annual budget, or budgets, in excess of \$100,000, must be licensed as a Community Association Manager. Statute reads as follows:

468.432 Licensure of community association managers...

(1) A person shall not manage or hold herself or himself out to the public as being able to manage a community association in this state unless she or he is licensed by the department in accordance with the provisions of this part.

Licensed CAM’s have to submit applications to the state, have background screening performed, complete educational courses and pass a state test.

Board Meetings

Owner participation is strongly encouraged. Owners will be notified via posting on bulletin board. So please check the bulletin board regularly. Meeting Minutes will be made available in the Management Office.

Community Updates

- **Maintenance Payments:** Owners may continue to leave payments in the Management Office. Payments may also be made via our website at www.sheltonmanagementgroup.com and select On-Line Payments and follow instructions (effective October 15th). If you will be mailing your payment, please make check payable to Douglas Place Condo & send to:

**Douglas Place
Condominium Association, Inc.
c/o The Shelton
Management Group, Inc.
P.O. Box 14-1857
Coral Gables, Florida 33114**

- **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 dur-

ing business hours you may call the Shelton office 305.448.7765.

- **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.
- **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.
- **Water Fee:** As of January 2011, Vertex will be canceled. The last payment due will be December, 2010.
- **Parking:** Please do not use the Guest Parking in the front of the

building. There are only four spaces and are to be used only by Guests of the Residents. If you have a parking space that is not being used, please let us know. There are Residents who are interested in renting them. **Only bicycles can be placed behind the bumper of your assigned parking space, no other items are allowed.** There is a storage space in the garage where residents may place items.

- **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.**



An Affordable
Plumbing Company

State Certified Plumbing Contractor Lic # CFC1428259

Located in Miami - Serving Dade & Broward County

- ✓ 24 hour emergency service available
- ✓ New construction & remodeling
- ✓ Tankless water heater installation
- ✓ Flo-N-Stop™ wireless water security system



Tel: 305-332-1407 • Fax: 305-249-3518

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE ANY BRAND, ANY STYLE

FREE MEASURING & INSTALLATION

ALL BLINDS CONFORM TO CONDO RULES

SUMMER SALE! Shutters & Motors

VERTICALS REPAIRED & CLEANED

MOTORIZED SPECIALIST

SHADES REPAIRED & CLEANED

REPAIRS



305-469-8162 We Show Up! 25 Years in Biz



**LEE MALOFF REALTY
&
ASSOCIATES LLC**

2030 S. Douglas Rd. Suite 113
Coral Gables, FL 33134

Tel: 305-444-6692
Fax: 305-444-6642
leemaloff@yahoo.com

ELIZABETH LEE MALOFF
Real Estate Broker
Residential • Land • Commercial

GOLDEN GABLES GROUP CORP.

2030 S Douglas Rd, Suite 113
Coral Gables, Florida 33134
Phone: (305) 444-6899
Cell: (305) 786-327-7084
Email: goldengablesgroup@yahoo.com

* Short Sale
* Loan Modifications
* Credit Repair

* Accounting
* Income Taxes

Alina Gascon, Director

Hurricane Season... Last Month!

Hurricane Season is officially here, so we need to take necessary precautions to prepare. Please review the following guidelines. We want to make sure your family is protected.

DURING A HURRICANE WARNING/WATCH:

Your responsibilities:

- Stock up on plenty of water & food, 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.**
- 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.
- Please use stairs in case of power outage.
- Make sure to have a radio with batteries, so you can monitor the progress of the storm.
- **No generators or BBQs are allowed within the unit.**

Management Staff Responsibilities:

- Common areas, such as terraces and the perimeter of the building will be checked and cleared by building staff.

- 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.
- Sandbags will be placed at vulnerable exterior doors.

DURING A POWER FAILURE:

- Do not use elevators!
- Practice entering/exiting 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.

In case of emergency, please contact 305.662.0334.

Surfside Dental Associates

General & Cosmetic Dentistry



Edy A. Guerra, D.D.S.

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)

Two Locations:

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

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. Credits 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.



Are You Tolerating:

- ✓ Foreclosure?
- ✓ Can't Refinance?
- ✓ Declining Values?
- ✓ Past Due on Homeowner's Fees or Real Estate Taxes?
- ✓ High Vacancies?

FREE CONSULTATION

Commercial & Residential Experts

Angela Marin

Office: 305-603-7751
Cell: 305-807-7951
www.sourcecgr.com
info@sourcecgr.com

Have you put off writing your will?

We focus on estate planning, benefiting you and your heirs.
We'll offer you an individualized plan for maximum results.



Call the Law Office of
William C. Lewis, Jr., P.A.
1428 Brickell Avenue, Suite 503
Miami, FL 33131
Tel. (786) 425-2284
William@LawBrickell.com

William C. Lewis, Jr., Esq.
Michael Marquez, Esq.

Halloween Fun for Kids...

House of Horror Amusement Park.

October 7-31, 2010: The largest haunted house in South Florida also features carnival rides, kiddie rides, carnival acts, and musical performances. *Miami International Mall, 1455 NW 107th Ave., Miami, 305-593-1775.*

Little Farm Pumpkin Patch. *October 9-31, 2010.* Visit Little Farm in Homestead for a gorgeous pumpkin patch, pony rides, a petting farm, scarecrow kits and harvest decorations. *The Little Farm, 13401 S.W. 224 St., Goulds, 305-258-3186.*

Creepy House at Zoo Miami. *October 16-31, 2010 from 12 Noon - 5 pm.* Dr. Wilde's Creepy House, a 7,000 square-foot haunted house, is guaranteed to send chills up and down your spine. *Zoo Miami, 12400 SW 152nd St., Miami, 305-255-5551.*

Spooky Adventures at Gold Coast Railroad Museum. *October 22 & 23, 29 & 30, 2010 from 6 - 9 pm* Trick-or-treating, train rides, and more each evening at the train museum. *Gold Coast Railroad Museum, 12450 SW 152 Street, Miami, 305-258-3186.*

Not So Scary Halloween. *October 24, 2010 from 1-5 pm.* Come to Miami Children's Museum for some family fun. This event will feature a haunted house, trick or treating, crazed crafts and food. *Miami Children's Museum, 980 Macarthur Causeway, Miami, 305-373-5437.*

Spooky Zoo Nights at Zoo Miami. *October 29 & 30, 2010 from 7 to 11 pm.* An after-hours family event including entry into Dr. Wilde's Creepy House, spooky tram rides, ghoulish carousel rides, and chilling story-telling around a

fire pit. Goodies and roving street theatre will add excitement to the pathways. *Zoo Miami, 12400 SW 152nd St., Miami, 305-255-5551.*

Monster Splash Nighttime Bash. *October 29-31, 2010 from 5 - 11 pm.* Several nights of Halloween themed animal shows, haunted houses, roaming skeletons, fireworks and more. Candy stations and other cool surprises will be set up around the park for trick-or-treaters in costume. Paid admission required. *Miami Seaquarium, 4400 Rickenbacker Cswy., Key Biscayne, 305-361-5705.*

Halloween on the Mile. *October 30, 2010 from 3-6 pm.* Downtown Coral Gables invites kids of all ages to enjoy safe Halloween festivities. There will be scary storytelling, safe trick-or-treating along Miracle Mile and adjacent streets, live entertainment, Halloween-themed photo booth as well as kiddie and doggie costume contests. *Along Miracle Mile in Coral Gables, 305-569-0311.*

Howl-o-Ween at Fairchild. *October 31, 2010 from 9:30 am - 4:30 pm.* A special Halloween outing just for dogs! *Fairchild Tropical Botanic Garden, 10901 Old Cutler Road, Coral Gables, 305-667-1651.*

HALLOWEEN FUN FOR THE ADULTS:

Voices of the Past - Ghost Story Tours. *October 21, 2010.* Visit Deering Estate and learn about ghost sightings and experiences there and at other South Florida spots. *Deering Estate, 16701 S.W. 72 Avenue, Miami, 305-235-1668.*

Fall Harvest and Scarecrow Weekend. *October 23-24, 2010.* Gardening products, world renowned chefs, kids activities and more at Fairchild Tropical Botanic Garden. *Fairchild Tropical Botanic Garden, 10901 Old Cutler*

Road, Coral Gables, 305-667-1651.

Monster Masquerade at Zoo Miami. *October 23, 2010, 8 pm to Midnight.* Costumed adult monsters ages 21 and over are invited to go where the wild things are - at Zoo Miami. Party in the dark while enjoying premium cocktails at the open bars, savory treats, music, dancing, and entry into Dr. Wilde's Creepy House. *Zoo Miami, 12400 SW 152nd St., Miami, 305-255-5551.*

Paranormal Investigation - Be Your Own Investigator. *October 28, 2010, 7 - 9 pm.* Visit Deering Estate and rediscover evidence and occurrences found on the Estate with the League of Paranormal Investigators. Pendulums, dowsing rods, EMF meters and cameras are welcome. Tour contains mature subject matter. *Deering Estate, 16701 S.W. 72 Avenue, Miami, 305-235-1668.*

Halloween Spookover. *October 29, 2010, 8 pm - 6 am.* Stay overnight at Deering Estate for a spooky Nite Hike of the Tropical Hammock, ghost stories and performances, and join the League of Paranormal Investigators on a paranormal investigation of the historic houses and main grounds. Bring a floor mat and pillow for seating, but no sleeping arrangements will be made. A light breakfast will be served at sunrise. Program contains mature subject matter. *Deering Estate, 16701 S.W. 72 Avenue, Miami, 305-235-1668.*

Halloween Sundowner at Vizcaya. *October 30, 2010 from 8 pm - Midnight.* Celebrate the 24th Annual Halloween Sundowner at Vizcaya, a fundraiser to benefit Vizcaya Museum and Gardens. This is South Florida's most popular and well-attended Halloween party. *Vizcaya, 3251 South Miami Avenue, Coconut Grove, 305-250-9133.*

Brickell Avenue Cosmetic & Holistic Dentistry

◆ Implants ◆ Bridge Reconstruction ◆ Root Canals ◆ Hollywood Smiles

Accepting Most Insurances

CALL TODAY! (305)-653-2231

Free Cosmetic Consult or 2nd Opinion

Evening Appointments
Dr. Abraham Jaskiel DMD, PA
FL.Lic. #DN15777

◆ Digital X-Rays ◆ Lumineers by cerinate ◆ Porcelain Veneers ◆ Whiting

1865 Brickell Avenue #207A

G + L
REAL ESTATE TEAM

BUY - SELL - RENT
Short Sale & Foreclosure/
REO Specialists

Laura Sanchez
305.450.5005
Laura@GLRealEstateTeam.com

D. Grace Colombo
786.247.6204
Grace@GLRealEstateTeam.com

Optimar
International Realty

18246 Collins Ave Sunny Isles, FL 33160
Office 305.947.0477 • Fax 305.328.9660

Live and On the Air

Starting on Sunday, October 3rd Siegfried Attorneys, will be hosting a radio show called "Straight Talk on Condos and HOA's," which will air live throughout South Florida every Sunday from noon to 1 p.m. on 610-AM WIOD. Each week will have a focus topic and listeners are able to call the show and have their questions answered live on the air by calling toll-free at 1-86-610-NEWS. You may also submit questions via email to straighttalk@wiod.com or info@siegfriedlaw.com. We encourage condo owners to stay well informed on legal issues.

Dates to Remember

- October 1st Maintenance Fees Due! **Submit before the 10th to avoid late fee. Late fees will be posted on the 10th of each month.*
- October 1st Gallery Night @ Coral Gables Downtown www.greatgables.com
- October 29th Viernes Culturales (Cultural Friday) @ Little Havana (8th Street) www.viernescultureles.org
- October 31st Halloween!



ELITE FITNESS CONNECTION
www.elifitnessconnection.com
info@elifitnessconnection.com

GET FIT NOW!
 305-322-5409

Personal Training:
**BUY 5 SESSIONS
 GET ONE FREE!**

Use promo code:
EFC AUG2010

Angelique Millis
 Certified Fitness Trainer
 Serving Brickell & Coral Gables

Find us on Facebook

Ms. Claudia's Preparatory School After School Program NEW Classes, Location & Structure

Monday: **Math Rules**
(New Class)

Tuesday: **Dance**
(New Class)

Wednesday: **Language**
 Sept. - Dec. 2010: Spanish
 Jan - June 2011: Italian,
 French or Mandarin (TBA)

Thursday: **Mad Science**
 Sept 2010 - Dec 2010
 How the Sun Makes Our Day
 Jan 2011 - June 2011
 Budding Botanists

Friday: **Art by Winsome**
Transportation Available

Premiere Services

- Infant-Kindergarten Day School
- 1:1 Tutoring
- Swimming Lessons
- Violin Lessons
- 3rd Grade FCAT Workshop Jan-April



Mention this ad to receive 5% off!



Ms. Claudia's Preparatory School
 8661 NE 2nd Ave., El Portal, FL 33138
 305-244-3913 • www.miamipreparatory.com
www.msclaudia tutoring.com

Health in Your Home

Life Quality at Your Home

Our Services

Our Nursing Services

Lic# 299993411

- Wound Care Management
- Diabetic Care
- Cardiac Care
- Respiratory Care
- Post-operative Care
- Parenteral & Enteral Nutrition Therapy
- Diagnosis teaching & instructions
- Safety Measures
- Instructions on Medication Regime
- High Tech, IV Therapy Infusion

Home Health Aide provide:

- Assist with amublation, transfers
- Assist with activities of daily living
- Light House Keeping

Our Therapists can offer:

- Physical Therapy
- Occupational Therapy
- Speech Therapy
- Social Worker



10511 N. Kendall Dr, Suite C-204
 Miami, FL • 33176
delfin@lifehomehealth.com

Ph: 305.270.0480 • Fax 305.270.0481

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.



A SCOUPON a day helps you eat, rest & play...



Since 2001 Coastal Group Publications, Inc. has been bringing South-Florida communities and businesses together through our Community Newsletter services. We are now proud to introduce you to our latest community-minded service where the emphasis is always on **Saving Residents' Money** and **SUPPORTING LOCAL BUSINESSES!**

**Here's the "SCOUP" ...COMING SOON...We will be Launching:
www.SCOUPONline.com.**

At **SCOUPONline.com** we will provide members the daily "SCOUP" on a local business and offer a "SCOUPON" for members to experience that business's product or service at a **50-90% discount!**

Restaurants • Spas • Golf • Area Attractions • Hotels • Salons • Special Events • & much more!

HOW EVER CAN WE DO THIS, YOU MIGHT ASK?

Allow us to answer that question with our own question: DO YOU BUY IN BULK?

Just like at Costco or Sams, you get a great price when you buy a large amount of one item. Except this isn't toilet paper or Doritos – it's amazing deals on the best products and services that Miami has to offer! With over 30,000 people reading our monthly newsletters, we are promising the featured business, multiple sales and exposure if they can do their part by providing us with an AMAZING offer that's just too good to pass up. The Result - Everyone wins!

We're doing our part by negotiating deals on your behalf.

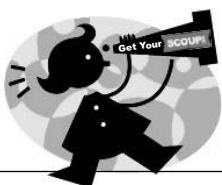
*Now we need anyone who is interested in getting these deals to show thier interest by registering at **SCOUPONline.com**.*

SO HOW DO YOU GET YOUR SCOUPON?

1. Go to **SCOUPONline.com** to register to receive email notifications for the deals. We promise less than 1 minute. Come launch time, we'll begin emailing you the **SCOUPON** the day.



2. When you see a deal you want, just click "Buy Now" and you'll be able to purchase the **deal** quickly and securely & will receive the **SCOUPON** via email within 24 hrs.



3. Feel free to encourage everyone you know to register at **SCOUPONline.com**. *The more people we are exposing to the deals, the steeper discounts we'll be able to collectively achieve!*

For more information as a consumer or a business that would like to offer a **SCOUPON**, feel free to visit the site at: **www.SCOUPONline.com** or contact us at: **info@SCOUPONline.com** or call: 305-981-3503

Register by November 1, 2010 and Receive \$5 in SCOUPON Bucks!

As if the amazing deals are not enough incentive, we're throwing in another reason to sign-up! For everyone who registers by November 1, 2010, we will add \$5 to your SCOUPON account, which you can use in the future purchase of any deal.