



Royal Embassy

Monthly Newsletter

Volume 2 Issue 9

December 2012

**Royal Embassy
Condominium Association**
5750 Collins Avenue
Miami Beach, Florida 33140

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OFFICE HOURS

Mon. - Fri...... 8:30 am - 4:30 pm



INSIDE THIS ISSUE

Manager's Notes 1-2
Safety Tips for Holiday
Decorating.....2
A Little Bit of Humor3

Manager's Notes...

'Tis the season and I want to wish everyone 'All The Best' during the Christmas, Hannukah, and New Years holidays.



REMODELING

We currently have a slew of jobs going on in numerous apartments in the building and more in the planning stages. Just a reminder that you are going to need a permit from the City for the work, and I need a copy of that permit in my office. Your construction security deposit will be refunded when (a) the permit is closed and (b) any common area damages which may have been caused by your contractor are settled.

PARKING SPACES

A common misconception is that the parking space that came with your apartment is "owned" by the unit owner. Not so. What you have is a permanent assignment of a small area (aka "parking space") in the common area known as the garage or the upper parking deck. If you swap spaces with another owner, or have reason to rent out your space to another owner, please clear the transaction with the office.

FALSE FIRE ALARMS

Are extremely annoying, and during the day are almost always caused by contractors tampering with a device inside an apartment where they are working.



Reminder: Every owner is responsible for the actions of his contractor while on the property and repairs to the alarm system are at the expense of the owner. 'Nuff said?

VISITORS, REALTORS AND KEYS

It's been said before and I'll say it again. **We are not in the key business.** If you are expecting guests and you will not be home to receive them - send them a key in advance or leave a spare key to the apartment at the front desk. We don't want the guy at the front desk leaving his post to go inside and look for your master key in the key cabinet. If your apartment is listed for sale, **use a lockbox**. Again, the guys at the front desk won't be chasing your master key to let realtors in.

And last, but not least ...

Continued on page 2

From The Manager (cont. from page 1)

TOILETS

For those of you who still have the old fixtures that were installed when Royal Embassy was converted in 1984 - bad news! We cannot get parts (flappers or flush valves) for these old relics, and they probably have hairline cracks and are ready to start leaking any day. So treat yourself to a new throne. New stylish, water efficient units are relatively inexpensive and can be installed in about an hour.

And he whistled and shouted and called them by name: "Now Dasher! Now Dancer! Now, Prancer and Vixen! On, Comet! On, Cupid! On, Donner and Blitzen!



Safety Tips for Holiday Decorating

- Keep your Christmas tree away from fireplaces, radiators, and other heat sources that can cause a fire.
- Check lights for broken sockets, frayed or bare wires, as well as any loose connections. – Be sure to use indoor lights only indoors, and outdoor lights outdoors.
- Turn off all lights on your tree and decorations when you go to bed or leave the house.
- Use only tinsel made of material that is nonleaded and nonflammable.
- Place the menorah and other candles out of the reach of children. Never leave burning candles unattended, and always supervise children when they're near candles.
- When buying an artificial tree, choose one that has been labeled fire-resistant.
- Use no more than three light sets on any one extension cord.
- Many Christmas plants, including mistletoe, holly berries, and amaryllis can cause severe stomach problems if eaten. Keep them out of children's reach.



Commissioner
Bruno A. Barreiro
District 5

Invites you to share your concerns with him. Please visit one of his district offices conveniently located near you.

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&
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A Little Bit of Humor...

According to the Alaska Department of Fish and Game, while both male and female reindeer grow antlers in the summer each year, male reindeer drop their antlers at the beginning of winter, usually late November to mid December. Female reindeer retain their antlers till after they give birth in the spring. Therefore, according to every historical rendition depicting Santa's reindeer, every single one of them, from Rudolph to Blitzen - had to be a female. We should've known. Only women would be able to drag a fat man in a red velvet suit all around the world in one night and not get lost.



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