



Royal Embassy

Monthly Newsletter

Volume 2 Issue 7

October 2012

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

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OFFICE HOURS

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Manager's Notes ...

CARPET INSTALLATION

As you know, the new carpet is being installed as this newsletter goes to press. To enable the installers to efficiently do their job and get thru this project as quickly as possible, and with minimum disruption to everyone's daily life, the installers will be laying carpet between the hours of 9AM to 6PM. Everyone's patience is appreciated.

NO BLEACH! NO CLOROX! NO CLORINA!

The rule about not using LIQUID BLEACH IN THE LAUNDRY will be strictly enforced now that the new carpet is down. Any owner/resident, or owner/resident's housekeeper observed using or transporting liquid bleach thru the hallways or to and from the laundry rooms will be guilty of violating our Rules & Regulations, and subject to a fine. (\$50.00 first offense; \$100 second; \$200 each subsequent violation)



AIR CONDITIONER DRIP PANS

We have seen a rash of rotted out and perforated drip pans in the past few weeks. Also, too many pans that are not properly pitched and the water does not flow to the drain line. These pans are the unit owner's responsibility and I encourage you to inspect your drip pan (or have an A/C professional do it) and make sure that the pan is in good shape to catch the condensate and drain it to the evacuation line. High water level shut off switches and audible alarms are now required by code on new and replacement A/C installations. See me for more details.

ROOF and UPPER TOWER REPAIRS

Scheduled to start the week of October 29th. So there will be considerable hammering and banging going on, as well as the sound of power saws and small motors. The upper walls of the building need to be waterproofed in advance of some major repairs to the roof. That will be next.

HOME OWNERS' REPAIRS

Our maintenance crew consists of two men; a chief engineer and a "helper". And as the old saying goes "Their cups runneth over." Each man's daily schedule is always

Continued on page 2

From The Manager (cont. from page 1)

full. We still get numerous requests for “assistance” with household repairs; “Just a few minutes of our maintenance guys time ...” and as much as I sympathize with the challenge of a homeowner trying to find someone to do those little jobs around the apartment, I just can’t divert our guys away from the critical repair jobs that need to be done.

SHOPPING CART LOCKS and KEYS

Access cards to open the locks can be obtained at the office. The card is registered to the owner/resident and the cost is \$20.00

WHO MAKES THE DECISIONS?

Your Board of Directors establishes and makes “policy” (also known as Rules and Regulations, and basic operating procedures) It is management’s job to implement those policies and procedures and see to it that they are followed and enforced.

Don’t Forget...**Spring Forward...Fall Back...**

Beginning in 2007, Daylight Saving Time was extended one month and begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 a.m. on November 4, 2012



This is also a great time to change the batteries in your smoke and carbon monoxide detectors.

Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. “A working smoke detector more than doubles a person’s chances of surviving a home fire,” says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

RE-ELECT **Bruno A. BARREIRO** FOR COUNTY COMMISSIONER DISTRICT 5

The Choice is clear this November 6

- Bruno sponsored resolution directing the county mayor to prepare a plan to increase the transparency of county government by posting on the county’s website the public records of the county
- Bruno sponsored the “Senior Homestead Exemption”, which provides qualified seniors an additional \$25,000 exemption in their property taxes
- Bruno sponsored the “Golden Passport” program, which provides free transportation to all seniors 65 and older living in Miami-Dade county
- Bruno co-sponsored the “Patriot Passport” program, providing honorably discharged veterans living in Miami-Dade county fare-free transit services
- Bruno sponsored the “Save our Seniors” homeowners relief fund, providing \$100 per household to senior homeowners with homestead exemption
- Bruno sponsored resolution directing the county mayor to establish a check register of county expenditures that can be accessed via the county website; and remains accessible to the public
- Bruno sponsored ordinance which allowed for the implementing the pilot program to reopen South Pointe Park allowing dogs to be unrestrained in certain areas of the park



Keep Bruno Barreiro fighting for us as our Commissioner for District 5.

Political advertisement paid for and approved by Bruno Barreiro, for County Commissioner District 5

October is National Breast Cancer Awareness Month

How can I find breast cancer early?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.

Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other

For more information you can visit the American Cancer Society's breast cancer Web site at www.cancer.org/ or call 800-ACS-2345. You can also visit the Breast Cancer Network's Web site at www.breastcancer.net.



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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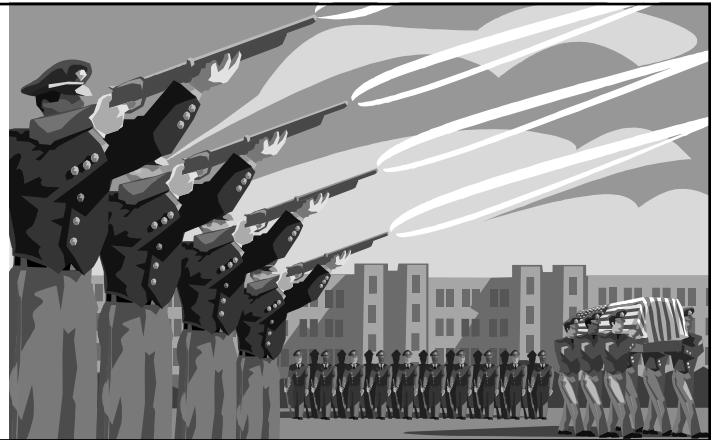
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Veteran's Day

Many Americans mistakenly believe that Veterans Day is the day America sets aside to honor American military personnel who died in battle or as a result of wounds sustained from combat. That's not quite true. Memorial Day is the day set aside to honor America's war dead. Veterans Day, on the other hand, honors *ALL* American veterans, both living and dead. In fact, Veterans Day is largely intended to thank *LIVING* veterans for dedicated and loyal service to their country. November 11 of each year is the day that we ensure veterans know that we deeply appreciate the sacrifices they have made in their lives to keep our country free.



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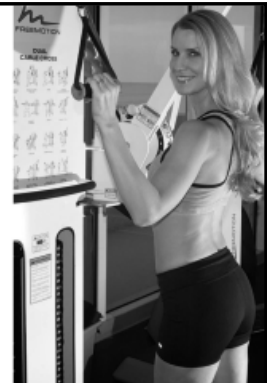
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