



# DELVISTA VIEW

A Newsletter for the Residents of the Delvista Towers Condominium Assn.

Volume 19 Issue 3

October 2020

## Delvista Towers Condominium Association

20225 NE 34th Court  
Aventura, Florida 33180

### ASSOCIATION OFFICERS

**President**..... Carl Burkins  
**Vice President** ..... Louise Rudnick  
**Treasurer** ..... Mariano Magro  
**Secretary**..... Gadi Leshem  
**Director** ..... Regina Goldfein  
**Director** ..... Guillermo Seifer

### PROPERTY STAFF

**Manager** ..... Kenneth (Ken) Deutsch  
**Administrative Asst.** Vanessa Pena  
**IT Technician and Facilitator**  
**Package Room** ..... Alexander Pena  
**Chief Engineer** ..... Eddie Suarez

### IMPORTANT NUMBERS

**Main** ..... 305-937-0188 x200  
**Fax** ..... 305-937-1599  
**Security** ..... 305-937-0188 x203  
**Maintenance**... 305-937-0188 x205  
**Guard House**..... 305-937-0404  
**Valet**..... 305-937-0188 x204

### OFFICE HOURS

Monday-Friday  
9:00 AM - 5:00 PM

### NEWSLETTER EDITOR

Regina Goldfein..... 305-934-6731  
E-mail.. reginarealtor203@gmail.com  
Spanish Translation..... Vanessa Pena



Published monthly at no cost for Delvista Towers by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

## MANAGER'S MESSAGE

Residents,

I wanted to take this opportunity to update you on our projects:

- 1- The fire inspections have been completed.
- 2- The fire extinguisher inspections have been completed.
- 3- The Penthouse Pool reconstruction is proceeding according to schedule. This project is expected to be completed by February/March 2021.
- 4- TruCutz is preparing to plant our winter annual flowers.
- 5- Our new fire domestic water pump inspection has been completed.
- 6- We are in the process of requesting proposals from four engineering firms to monitor the upcoming 40 year certification project.
- 7- The elevator inspections are scheduled between November 17th and November 20th. This is the earliest available scheduling for the elevator company and the elevator inspector.
- 8- The lobby floor polishing will take place within the next couple of weeks.

## MENSAJE DEL GERENTE

Vecinos,

*Residentes desde el último boletín, quería actualizarlos sobre varios proyectos:*

- 1- *Se completa la inspección de incendios.*
- 2- *Inspecciones de extintores completadas.*
- 3- *La piscina del ático funciona según el cronograma, se espera que este proyecto se complete en febrero / marzo de 2021.*
- 4- *Tru Cutz se prepara para plantar nuestras flores anuales de invierno.*
- 5- *Se completó la nueva inspección de la bomba de agua doméstica.*
- 6- *Estamos recibiendo propuestas de cuatro firmas de ingeniería para supervisar la próxima certificación de 40 años.*
- 7- *Las inspecciones de ascensores están programadas del 17 al 20 de Noviembre. No pudimos programar antes a la compañía de ascensores y al inspector.*
- 8- *El pulido del piso del vestíbulo está programado para las próximas dos semanas.*
- 9- *Capital está actualizando*

*Continued on page 2*

*Pasa a la pagina 2*

**Manager (cont. from page 1)**

- 9- Capital is currently upgrading the permits to include all of the new unit doors. The adjustment of a number of doors not within code tolerance will begin shortly.
- 10- All the new gym equipment has been received and installed.
- 11- The emergency generator has been upgraded to meet the new fire and city codes. The upgrade process has saved the Association approximately \$300k over the purchase of a new generator.

We continue to move forward to enhance and improve Delvista everyday.

Thank you and Happy Autumn,  
Kenneth Deutsch, Property Manager

**Gerente (viene de la pagina 1)**


*los permisos para incluir todas las puertas de las unidades nuevas. El ajuste de una serie de puertas que no están dentro de la tolerancia del código se actualizará en breve.*

- 10- *Se ha recibido e instalado todo el nuevo equipamiento del gimnasio.*
- 11- *El generador de emergencia se acaba de actualizar para cumplir con los nuevos códigos de incendios y de la ciudad. Ahorrando a la Asociación el gasto (300k +) para comprar un nuevo generador.*

*Seguimos avanzando y mejorando constantemente.*

*Gracias y Feliz Otoño,  
Kenneth Deutsch, Gerente General*

**One Dollar Emergency Dental Visit  
Including Necessary X-Rays  
NEW PATIENTS ONLY.**



*Meet Your Neighborhood Dentist  
**Dr. Edy A. Guerra***

**Over 20 years in Surfside, Bay / Bal Harbour**

**Two Locations to Better Serve You:**  
9456 Harding Avenue, Surfside, FL  
Phone (305)866-2626 Fax (305)866-2204  
4011 W. Flagler St. Ste. 506, Coral Gables, FL  
Phone (305)643-1444 Fax (305)643-0447

**BLINDS & SHADES**

**FREE SHOP AT HOME SERVICE**    **WE BEAT ANY ESTIMATE**    **FREE MEASURING & INSTALLATION**  
*BLINDS, SHADES, SHUTTERS*

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF Motorized Shades**    **MOTORIZED SPECIALIST**    **WE ALSO DO REPAIRS**  
exp. 2/28/21 must present coupon    **VERTICALS REPAIRED & CLEANED**    **VERTICAL TRACKS REPAIRED**  
**SHADES REPAIRED & CLEANED**

**305-469-8162 WE SHOW UP! 25 Years in Biz**

**PHYSICAL & OCCUPATIONAL THERAPY**  
Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy  
Cardiac, Neurological and Senior Rehab  
**Exclusive 1 on 1. In the Comfort of your Home**  
Protective Equipment Protocols

**THERAPY IN YOUR HOME**  
Licensed Medicare Provider FL8318

**Brian Caits @ 954-328-1505**

**45 DAY LISTING AGREEMENT!**

**W E R C realty**



**Fernando Rizzo**  
352-256-2203

"Work with a Professional"

**Let's ZOOM!**

**My urgency is to \$ell your home!**

**I GET PAID WHEN YOU GET PAID**

**Fernando@RizzoTheRealtor.com**



**Welcome New Neighbors**  
**Yuniel Ojeda and Claribel Hernandez - 1622**  
**Henry Brachrach - 2725**  
**Mark and Sabrina De Sario - 2727**



**DON'T FORGET...**  
*Spring Forward...Fall Back...*

Daylight Saving Time 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 1, 2020.**

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.

**Sell your unit for TOP PRICE.**

**FREE REPORT**  
*Find out how much your unit is worth now.*

*You might have more equity than you know.*



**Helena Grossberg, MBA**  
*Licensed Real Estate Broker  
 REALTOR® & Notary  
 Real Estate Instructor*



**CALL (954) 809-5318**

English | Español | Português

If you want to buy, sell, or rent your unit, work with someone that has experience.  
**DO IT WITH CONFIDENCE.**

[www.HelenaGrossberg.com](http://www.HelenaGrossberg.com)  
**ALM Realty & Services, Inc.**



**South Florida Law, PLLC**  
 A Private Law Firm [www.InjuryInFla.com](http://www.InjuryInFla.com)



**YOUR NEIGHBORHOOD PERSONAL INJURY ATTORNEYS!**

- Car Accidents
- Uber/Lyft Accidents
- Slip & Fall
- Trip & Fall
- Wrongful Death



**FREE CONSULTATION**

**954-800-7933**  
 1920 E. Hallandale Beach Blvd. Ste. 701  
 Hallandale Beach, FL 33009

**Published monthly at no cost for Delvista Towers by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.**

# PUMPKIN CHEESECAKE

### Crust:

- 1/3 cup reduced-calorie margarine, room temp.
- 2 cups graham-cracker crumbs

### Filling:

- 1 container (24 ounces) nonfat cottage cheese (3 cups)
- 1 tub (12 ounces) light cream-cheese
- 1-1/4 cups packed light-brown sugar
- 2 large egg whites
- 2 large eggs
- 1 can (16 ounces) solid-pack pumpkin
- 2 tablespoon cornstarch
- 2 teaspoon pumpkin-pie spice
- 1 teaspoon vanilla extract
- Lightly grease bottom & sides of 9x3" spring form pan.

3. Add brown sugar, process until sugar dissolves.
4. Add eggs and egg whites and process just until blended.
5. Transfer to a large bowl.
6. Stir in pumpkin, cornstarch, spice and vanilla until well blended and smooth.
7. Pour into crust.
8. Bake 1 hour & 20 minutes or until top of cake looks set.
9. Cool completely on wire rack.

To store, cover and refrigerate in pan at least 6 hours or up to 4 days.



### DIRECTIONS

#### Crust:

1. Mix margarine and cracker crumbs in a bowl until evenly moistened.
2. Press over bottom and 2 inches up sides of prepared pan.

#### Filling:

1. Heat oven to 325 degrees F.
2. Process cottage cheese and cream cheese product in a

**NOV. 3**  
**VOTE RUBIN YOUNG**  
 LET'S PUT OUR COMMUNITY FIRST  
 MAKE THE RIGHT DECISION EVERY VOTE HAS POWER  
**Punch #57**  
**CLERK of the MDC COURTS**  
 Rubin Young Candidate MDC Clerk of the Courts | POB 12896, Miami FL 33101 | 786-847-9111  
<https://voteyoungformiamidadeclerkofthecourt.com>  
[https://m.facebook.com/story.php?story\\_fbid=1012328779243559&id=100013993384234](https://m.facebook.com/story.php?story_fbid=1012328779243559&id=100013993384234)  
 Political Advertisement paid for and Approved by the Campaign to Elect Rubin Young Miami Dade County Clerk of the Circuit Courts

Ready To Sell? **Weichert REALTORS®**  
 Alfa Group  
 Call now  
 Independently owned and operated  
**FLAMENCO TOWERS**  
**SOLD**  
**REAL ESTATE AGENT YOU CAN TRUST**  
**Alex Bezgin**  
 Local Aventura REALTOR®  
 786.223.1735  
 Alex.Bezgin@yahoo.com  
 2037 NE 163rd street, North Miami Beach, FL  
 Languages: English, Russian, Spanish

## From The Editor

This newsletter is by and for the residents of Delvista Towers. Our goal is to create an informative and entertaining publication for the enjoyment and benefit of all. We look forward to contributions and suggestions from you, but we do reserve the right to decide what will be published. You can write to me directly [reginarealtor203@gmail.com](mailto:reginarealtor203@gmail.com). I enjoy hearing from you.



## Aviso De La Editora

Recordamos que este boletín en por y para los residentes de Delvista Towers. Nuestra meta es crear una publicación entretenida e informativa para beneficio de todos. Siempre esperamos sus contribuciones y sugerencias pero recuerde que nos reservamos el derecho de publicación ya que el espacio es limitado. Escríbanme a [reginarealtor203@gmail.com](mailto:reginarealtor203@gmail.com).



### OCTOBER BIRTHDAYS

- Joyce Mizrachi-1
- Margaret Ferreira- 1
- Sandy Samuels -2
- Betty Goodman-9



PATRICKJAIMEZ PA

Mobile (786)-277-7355  
Direct (305)-459-5019  
[patrickjaimez@gmail.com](mailto:patrickjaimez@gmail.com)



[www.patrickjaimez.com](http://www.patrickjaimez.com)

Hablo Español/Falo Português  
Selling Real Estate for over 20 years!

## DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

- Property Video Tour
- Property Website
- Online Advertising
- Customized Email Distribution
- Social Media Posts
- Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



Professional Insurance Claim Representation

# GOT HURRICANE DAMAGE? GET HELP NOW!

**TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

**STELLARADJUSTING.COM**

MIAMI-DADE (305) 396-9110  
BROWARD (954) 376-6991  
PALM BEACH (561) 404-3069

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

License #PJ15224



## ALEXANDRA MUNOZ

Owner & Head Trainer

PERSONAL & GROUP FITNESS TRAINING  
MIAMI, FL - ZOOM AVAILABLE  
ALL FITNESS LEVELS WELCOME  
PLEASE CONTACT ME FOR RATES & AVAILABILITY

**LET'S CONNECT!**

(786) 564-3226

[Alexandrabmunoz365@gmail.com](mailto:Alexandrabmunoz365@gmail.com)

[@365Abundance](https://www.instagram.com/365Abundance)

[Facebook.com/365abundance](https://www.facebook.com/365abundance)



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

## 786-486-9022

Excellent References  
Resume Available on Request



**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/](http://www.cancer.org/) or call 800-ACS-2345. You can also visit the Breast Cancer Network’s Web site at [www.breastcancer.net](http://www.breastcancer.net).

**DIAMOND  REMODELERS**  
*Full Service Contractors*

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts, family owned for 30 years.*

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

**Kitchen & Bathroom Remodeling**  
 Satisfaction and Quality Guaranteed

**REMODELING • INSTALLATIONS**

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*“Your Experienced  
Handyman”*

**PAINTING & SERVICES UNLIMITED**

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

<p><b>15% Off</b></p> <p><i>any remodeling job!</i></p>	<p><b>10% OFF</b></p> <p><b>Any Service</b></p> <p><small>Valid With Coupon. Not To Be Combined With Other Offers. Exp 11/30/2020</small></p>
---	---