

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 15 Issue 12

December 2019



3675 North Country Club Drive
Unit 209, Aventura, FL 33180

ASSOCIATION OFFICERS

President.....Joseph Shemesh
Vice President Greg Salazar
TreasurerHoney Spitzen
Secretary..... Sean Gabay
Director..... Ann Goldshaft
Director..... Monna Gissy

Manager..... Karen Castro
Newsletter Editor Marilyn Delena

IMPORTANT NUMBERS

Main305) 682-2100
Lobby 3 (305) 682-2100-ext.18
Lobby 4 (305) 682-2100-ext.15
Fax (305)682-7990
After Hours.... (800) 337-5850

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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.

Happy Holidays!

Message from Management

Dear Resident,

Please see below new phone numbers and some rule reminders:

NEW PHONE NUMBERS:

Main Number: 305-682-2100

After-Hours: 800-337-5850

NUEVO NUMEROS DE TELEFONO

Numero Principal: 305-682-2100

Despues de Hora: 800-337-5850



CHECKS:

No Maintenance/Special Assessment checks accepted in the Office. Please mail or enroll in ACH.

CHEQUES:

No se aceptan cheques de mantenimiento/special assessment en la oficina. Por favor envíe por correos o inscribase en ACH.

NEWSPAPERS:

Upon completion of the modernization of the service elevators, newspapers will resume delivery to doors.

PERIÓDICOS:

Al finalizar la modernización de los ascensores de servicio, los periódicos volveran a entrega a domicilio.

PACKAGES:

- Security will NOT accept oversized packages. The resident must be home to accept.
- Packages not picked up in 30 days will be returned to the sender.

Pasa a la página 3

Management (cont. from page 1)

PAQUETES

- Seguridad **NO** aceptará paquetes de gran tamaño. El residente debe estar en casa para aceptar.
- Los paquetes no recogidos en 30 días serán devueltos al remitente.

ELEVATOR

Please do **NOT** hold elevator doors open while talking to a neighbor or for other reasons. This damages the door sensor and locks the elevator out service. Units holding doors open and putting elevator out of service will be fined.

ASCENSOR

NO mantenga las puertas del elevador abiertas mientras habla con un vecino o por otros motivos. Esto daña el sensor de la puerta y bloquea el elevador inmediatamente dejándolo fuera de servicio. Las unidades que mantienen las puertas abiertas y que ponen el el-

evador fuera de servicio recibirán una multa.

SMOKE DETECTORS

Before you start cooking, remember that the accumulation of smoke can activate the detectors and will alert the Fire Department. If smoke has accumulated in your unit, please open the balcony doors and not the hallway door to diffuse the smoke. Any false alarms fines will be billed back to the responsible party.

DETECTORES DE HUMO

Antes de comenzar a cocinar, recuerde que la acumulación de humo puede activar los detectores y alertará al Departamento de Bomberos. Si se ha acumulado humo en su unidad, abra las puertas del balcón y no la puerta del pasillo para difundir el humo. Las multas por falsas alarmas serán facturadas a la parte responsable.

SHOPPING CARTS / CARRITOS DE COMPRAS

For the convenience of all residents, there are now 2 shopping carts in each building. Regular supermarket carts are no longer allowed at Eldorado. You must sign out the cart at the front desk and will have 15 minutes to use and return. Carts not returned will receive a fine. We do recommend that you purchase your own personal cart.

CARRITOS DE COMPRAS

Para la comodidad de todos los residentes, ahora hay 2 carros de compras en cada edificio. Ya no se permiten carritos de supermercado regulares en Eldorado. Debe firmar por del carrito en la recepción y tendrá 15 minutos para usar y devolver. Los carros no devueltos recibirán una multa. Recomendamos que compre su propio carrito personal.



Vivian Aponte Blane, P.A.

MBA International Marketing - Relocation Specialist - Certified International Property Specialist - Keyes Luxury Division

VivianAponteBlane@yahoo.com

English, Spanish, Italian and French



As a Resident and Realtor in Eldorado Towers, I have sold more than 60 units - I pride myself on providing all clients with a concierge service

"I live here, I am your neighbor, I am the expert"

| | | | |
|---|--|---|---|
| <p>RECENTLY SOLD </p>  | <p>PENDING SALE </p>  | <p>JUST LISTED </p>  | <p>FOR SALE (RENTED) </p>  |
| <p>UNIT 805 - TOWER III 1/1.5 - \$ 215,000</p> | <p>UNIT 702 - TOWER III 2/2 - \$ 169,000</p> | <p>UNIT 608 - TOWER III 2/2 - \$ 279,000</p> | <p>UNIT PH2 - TOWER III 2/2 - \$ 258,000</p> |

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.



Eldorado Classifieds

Parking Space for Rent: I would like to rent my parking space. If interested, please contact Richmond Goldman at (305) 932-8513.

Elections

The Association has received the same applications for candidacy as there are positions available, negating the need for an election. Consequently, pursuant to Section 718.112(2)(d) of Florida Statutes, there shall be no need for an actual election of Directors. On the night of the Annual Meeting, the new Board will be seated.



Annual Dryer Vent Cleaning



December 18, 2019 9AM – 5PM Building 3
 December 19, 2019 9AM – 5PM Building 4

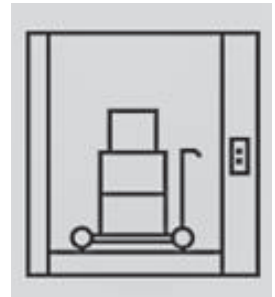
Dryers **cannot** be used during the vent cleaning. Please plan accordingly to do your laundry.

Service Elevator

8:30am - 12:00pm Move Out/
 Deliveries
 12:30pm – 4:00pm Move In/Deliveries

\$50 Reservation Fee (non-refundable)
 \$300 Deposit (refundable, if no damages)
 \$250 Move In/Out (with 72-hour notice)
 \$100 Security Fee (less than 72-hour notice)

Reservation is not confirmed until payment is received by the Management Office. Money Orders only- No check or cash accepted. Reservation does not guarantee exclusive use.



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\$299K

apt. 1809

FEATURED LISTINGS in Eldorado

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Languages: English, Russian, Spanish



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Tis' The Season To Be Jolly

The Holiday spirit certainly has all of us here on the Eldorado Towers staff feeling pretty happy and jolly. Here's hoping the spirit has caught you as well. From all of us to all of you, have a very Happy Holiday season and a Happy New Year.

Under Contract!

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Tips for a Healthy & Safe Live Christmas tree:

- Leave the tree outside or in the garage for a few days before bringing inside to decorate.
- Make a fresh cut across the bottom, about 1" above base, so your tree can drink easily.
- Make a preservative: mix a quart of water with 1/2-cup of corn syrup and a tsp. of bleach.
- After a few days in the preservative, bring the tree inside and place it in a location away from direct sunlight and other heat sources (such as heating ducts, wood stoves and fireplaces.)
- Remember to add water to the reservoir daily.



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

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Recipe for Latkes



- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal (flour or bread crumbs can be substituted)
- salt and black pepper to taste
- vegetable oil

Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper. Heat about 1/2 inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown. Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce.

If you'd like to try something a little different, add some bell peppers, carrots, celery, or other vegetables to the batter to make veggie latkes!

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| ELDORADO | | BD/BA | LA SF | LIST \$ | SALE \$ |
|----------|-----------------------------|-------|-------|-----------|-----------|
| Sold | 3625 N Country Club Dr 2605 | 1/1/1 | 755 | \$225,500 | \$220,000 |
| Sold | 3675 N Country Club Dr 2110 | 2/2 | 1,079 | \$219,900 | \$200,000 |
| Sold | 3675 N Country Club Dr 405 | 1/1/1 | 775 | \$207,000 | \$197,500 |
| Sold | 3675 N Country Club Dr 302 | 2/2 | 972 | \$199,000 | \$199,000 |
| Sold | 3625 N Country Club Dr 402 | 2/2 | 972 | \$195,000 | \$177,500 |

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 11/1/2019 through 12/2/2019.

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heatherlopez@bhhsfloridarealty.net
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JUST SOLD 2408

This unit is a full 2/2 bath corner unit 2403 bldg 4. Hurricane shutters, covered parking. **Drastic price reduction of \$250,000.**

One of a kind rarely come available. Combined all in one unit 2606 & 2605. 3 Br 3.5 Baths. Hurricane shutters, 2 covered parking. **Priced to sell at \$399,000.**

2/2 Corner unit 509 bldg 4. **\$240,000.** Updated kitchen and bathrooms.

RENTALS: 2br 2baths \$1800

Southeast Florida MLS -- information is believed accurate but is not warranted



Berkshire Hathaway HS Florida Realty
18901 NE 29th Ave. Suite 100
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