

Flamenco Flyer



Volume 11 Issue 3

December 2019

Flamenco Towers Condominium Association

3701 N. Country Club Drive
Aventura, Florida 33180

ASSOCIATION OFFICERS

President.....David Bowen
Vice PresidentSteven Bussell
Treasurer Claudio Riti
Secretary..... Marcia Hoffman
Director..... Nancy Drobner
Director Tom Gebhardt
DirectorEugene Kochkin
Director Laura Singer
DirectorJourdan Weltman

OFFICE STAFF

ManagerTammy Fajardo
Admin. Asst.Lazaro Hurtado
Maint. Engineer Yadiel Ceballos
Receptionist ..Rose "Rocio" Garcia

IMPORTANT NUMBERS

Main305-931-1225
Fax305-936-8865
Security305-937-0311

OFFICE HOURS

Monday-Wed.8:00am-5:00pm
Thurs.-Friday8:30am-5:00pm

NEWSLETTER EDITORS

Steven Bussell
Laura Singer

Please visit our Website:
flamencocondo.com



Published monthly at no cost for Flamenco Towers Condominium by Coastal Group Publications. Contact CGP at T: (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

President's Message

Dear Flamenco Family,

I hope each of you will have a blessed holiday season with your loved ones, neighbors and friends. With the start of the new year, the planning, construction and work of 2019 is finally coming to fruition in 2020!

The Flamenco restoration is finally showing progress with fresh paint and new balconies. The work is already transitioning to the front of the building. As expected, the back side was more severely damaged than the front side due to prevailing winds and proximity to the warm, salty air of the ocean. The great news is the project is now expected to move forward more quickly and through hard work, UNDER BUDGET!

In the Office, we welcome Ani who started December 16th and completes her transition as Property Manager full time on January 1st. Ani's passion, energy and skill set in construction projects complete a great new administrative team! Behind the scenes, Carolina, is FSR's new detail and task oriented Regional Director. Her administrative support is absolutely essential to ensure our success!

2020 Is the start of a great new year, full of great expectations for the Flamenco. Our success is your success and we welcome everyone. Our community is dynamic and ever changing. New unit owners are moving in every week. Your participation in Committees, serving on the Board or just keeping informed is essential to our success as a community!

As your President, progress hasn't always been easy, but it has been worthwhile. Making a difference in our community and in each of your lives is an honor. On behalf of the entire Board, I thank each of you for your support!

Respectfully, David



HAPPY HOLIDAYS --The Flamenco Board, Management & Staff would like to wish all of its families the warmest holiday season. Happy Holidays to all! We wish you a Happy Kwanzaa, Merry Christmas, Happy Hanukkah, and Happy New Year.

Holiday Hours: December 24 – 8:30AM - 2:00PM -- December 25 – Closed. December 31 – 8:30AM - 2:00PM -- January 1 – Closed.

Manager/Editor's Message

ATTENTION ATTENTION!!!

Many residents may not be aware that the Flamenco has a bulk **Service Warranty** contract with **Total Appliance**. Your Maintenance Fees include a monthly charge of only \$19.00 or about 60% savings over individual service plans. The TOTAL Service Warranty covers free repair of most major appliances, plumbing and electrical issues. The contract also covers repair and annual maintenance of your home air conditioning unit. If you have a problem and want to know if it is covered under the Total Contract, please contact Total at **305-949-2695** Monday-Friday between 8:00 A.M. and 5:00 P.M. If you have an emergency after 5:00 P.M. or on weekends call the Emergency telephone number **305-949-0325**. Leave your information and they will get back to you within two hours.

COMCAST/XFINITY: BULK CABLE TV, INTERNET, EQUIPMENT AND INSTALLATION!!

The Flamenco Condo Association also has a BULK TV & Internet contract with COMCAST/XFINITY that is INCLUDED in your monthly maintenance fees, providing a savings of 50% to unit owners on average. The XFINITY Contract covers installation and support of the premier X1 Infinity platform, DVR Recording, Digital Premier Programming (including 6 HBO stations) and ALL equipment including Modem/Router. HIGH SPEED "BLAST" INTERNET CONNECTION was just increased to 200 MBS! REPAIRS, VOICE REMOTE IN ENGLISH AND SPANISH are also INCLUDED IN THE SERVICE CONTRACT!

Call-Xfinity ---1-800-934-6489 or go to their store in the Publix Square in Aventura.

TRANSPORTATION

The City of Aventura offers a free shuttle service. The Aventura Express Shuttle stops in our driveway (under the pool) for pick-up and drop-off. The shuttle (the Green Route) then continues on to other buildings and to local shopping locations. There is also a free App that actually tracks the shuttle bus. You can get the schedule at the front desk or call the City of Aventura at 305-466-8970 for more information.

Thank you, Edward Oberle, for this month's suggestions. If anyone has a suggestion for the Flamenco Newsletter, please put it in the suggestion box near the security desk with your name and apartment number.

Sincerely, Tammy Fajardo (Manager) Steven Bussell and Laura Singer Co-Editors



We all welcome our new Administrative Assistant: **Lazaro Hurtado** and Receptionist: **Rose "Rocio" Garcia**

Flamenco Website

The First Service Web Site: Flamenco Towers <https://flamencotowers.connectresident.com/>



The Flamenco web site contains information including: management reports, contracts, financial statements, calendar of important upcoming events and more. Please go to the website and register, if you have not done so, and you will be able to read Flamenco Community material that may be of interest to you.

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IMPORTANT DATES TO REMEMBER

BOARD MEETING DATE:
Please check bulletin board - for December date

DECEMBER 30: Budget Meeting – 7:00PM

JANUARY 6: Bingo in the Recreation Room - 7:30Pm

DECEMBER 25: Christmas Day

DECEMBER 26 – January: 1 Kwanzaa

DECEMBER 22 at sundown: Hanukkah.  The lighting ceremony of the first Hanukkah candle will take place at sundown in the main lobby. Time To Be Announced. Immediately following the lighting of the candle refreshments will be served.

Management Office will be closed on **DECEMBER 25** and **JANUARY 1, 2020**

Landscape Schedule
Please check bulletin board for December dates

Bulk Trash Schedule
Please check bulletin board for December dates

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FLAMENCO

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	3731 N Country Club Dr 223	2/2	1,144	\$224,900
Active	3701 N Country Club Dr 1004	2/2	1,022	\$214,900
Active	3701 N Country Club Dr 701	2/2	1,092	\$209,900
Active	3731 N Country Club Dr 422	2/2	1,054	\$209,000
Active	3701 N Country Club Dr 108	2/2	1,160	\$185,000

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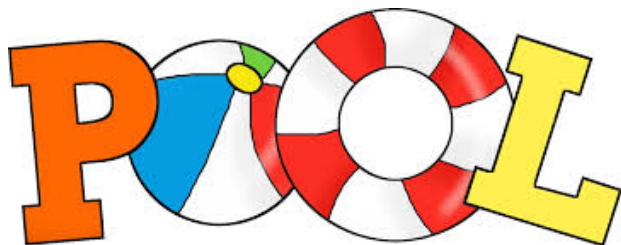
305-469-8162 WE SHOW UP! 25 Years in Biz

Reminder: POOL RULES

We are now IN OUR BUSY SEASON. More and more residents, family and friends are returning. It is important to be reminded of the existing rules in and around the pool area. THIS WILL HELP US ALL TO ENJOY THE POOL!

- Pool hours are dawn to dusk. You may stay on the pool deck till 10PM but must be out of the water by dusk. This is due to a light safety hazard. We plan on addressing this lighting issue with the remodeling of the pool area.
- Please cover the chairs and lounges with a towel in order to keep oils and lotions off of the chairs.
- Please wear a body covering when entering and leaving the pool area. Please do not go barefoot. Most of all please make sure your feet and body are dry before entering the building.
- No food allowed except at the tables in the front area of the pool deck.
- NO GLASS containers are allowed on the pool deck.
- NO SMOKING OR VAPING ALLOWED.
- Children under 12 must be accompanied by an adult.
- No floats, balls, or tubes are allowed except for baby floaties.
- No noisy or unruly activities, no loud radios, or running permitted on the pool deck.
- Babies must wear floaties when in the pool.
- Must be 16 or older to use the spa.

THESE RULES ARE FOR EVERYONE'S ENJOYMENT OF THE POOL!!



National Chocolate Day

Date When Celebrated: Always December 24

We hope that you haven't quite had your fill of chocolate during the holidays, as December 24 is *National Chocolate Day*.



Most of us have been enjoying chocolate treats all month long. All of the holiday parties and get-togethers have ample supplies for chocolate candies, cookies and other treats. Wherever you go this month, chocolate of some kind has been less than an arms' length away.

Then the answer dawned on us..... Chocoholics! If you count yourself in this group, and we hope you do, then every day should be *National Chocolate Day!*

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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.



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

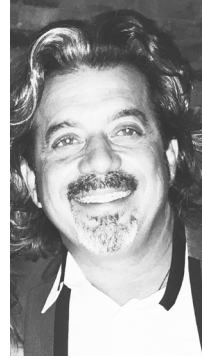


Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes 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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