

# GRANDVIEW

## at Emerald Hills

**A Monthly Newsletter for the Residents of Grandview at Emerald Hills**

Volume 1 Issue 1

April 2020

### BOARD OF DIRECTORS

**President**..... Murry Durst  
**Vice Pres./Treasurer** .... Alan Segal  
**Secretary**..... Esther Sait-Lustic  
**Secretary**..... Ivan Gluck  
**Director** ..... Bill Riley  
**Director** ..... Felix Vaz

### PROPERTY STAFF

**Superintendent**..... Luis Miranda

### IMPORTANT #'S

Office.....954-983-7910  
Front Desk.....954-981-1918

### OFFICE HOURS

**Monday - Friday** 8:00 AM - 4:30PM

### GRANDVIEW AT EMERALD HILLS

Condominium Association Inc.  
2800 North 46th Avenue  
Hollywood, FL 33021



*Published monthly at no cost for Grandview at Emerald Hills by Coastal Group Publications. 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.*

## NEW ASSOCIATION RULES

March 3, 2014

### NEW RULE WILL GO AS FOLLOWS:

20% minimum down payment on unit purchase and document showing the Association where the 20% came from.

### NEW RULE WILL GO AS FOLLOWS:

We also acknowledge that no persons with prior felony conviction will be allowed to buy, rent or live in our condominium or be anywhere on Grandview premises at any time.

Murry Durst, President  
Alan Segal, Vice President  
H Lee Ross, Treasurer  
Esther Sait-Lustic, Secretary  
Ivan Gluck, Secretary

### NOTES

### NEW RULES & REGULATIONS

- Security must have the number and ability to call a unit owner in his/her "unit".
- Unit owners must notify security and the office of visitors sleeping over.
- No admittance thru our center (Unit Owner) gate without a "current decal affixed to the lower corner of the passenger side front window by security or office.
- No Security Person will watch TV on the 7 am - 3 pm & the 3 pm - 11 pm shift.



*Continued on page 2*

**New Association Rules** (cont. from page 1)

- We watch our in-house cameras and cars disobeying our stop signs & speed limits will result in fines.
- Children under 16 years of age are NOT allowed in the Jacuzzi, gym or billiard room.
- Security must check that building roofs are locked. The Security person that opens the roof lock, must be sure to return to lock the roof.
- No unit owner is allowed on our roof at any time.
- Realtors must show their credentials to be allowed on the property & prospective buyers must be accompanied by the realtor.
- For outsiders using our auditorium, there must be a unit owner in attendance. **(CLOSED NOW)**
- Rover must check pool & Jacuzzi at least 3 times in an hour and take names of violators of our Rules & Regulations and to stop any violators by removing them from the Pool, Jacuzzi & Decks.
- Security when called must investigate and make a written report for dog barking, or any other disturbance: Investigate make report including Date, Time, Unit # & Who Reported.
- Security can NOT give anyone's phone number out.
- Unit owners must dry off (coming from pool or

Jacuzzi) before entering elevators Lobbies, etc.

- Unit owners using our exercise equipment must bring their own towel and clean after use.
- Unit owners leaving their units for vacation for an extended time should shut off their water line to prevent damage to our common area and/or their neighbor's property.
- Security must check dates on any and all parking passes.
- Saturday, NO deliveries except with prior notification and approval of the Board, which if approved, will only be "ONE" small package. Violators will be fined. This is your Warning. Sunday, nothing will be delivered except food.

The 2017 Board of Directors has approved the changes, rewording and/or additions to the book of Rules and Regulations

Murry Durst, President  
 Alan Segal, Vice President  
 Esther Sait-Lustic, Secretary  
 Ivan Gluch, Secretary  
 Esther Sait, Director  
 Felix Vaz, Director

Dated March 6, 2017



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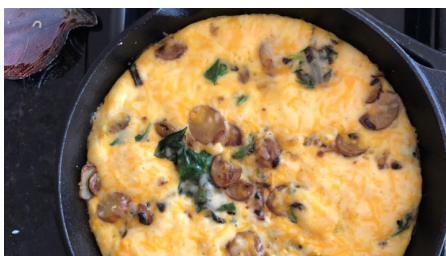
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## Spinach & Potato Frittata

Frittatas are excellent for Easter brunch and any Passover meal, because they're not reliant on grains in any way and can be totally flexible to accommodate leftovers. This recipe is Easter-appropriate, Passover-approved, and an excellent way to celebrate spring.

- 2 tablespoons olive oil
- 6 small red potatoes, sliced
- 1 cup torn fresh spinach
- 2 tablespoons sliced green onions
- 1 teaspoon crushed garlic
- salt and pepper to taste
- 6 eggs
- 1/3 cup milk
- 1/2 cup shredded Cheddar cheese

Heat olive oil in a medium skillet over medium heat. Place potatoes in the skillet, cover, and cook about 10 minutes, until tender but firm. Mix in spinach, green onions, and garlic. Season with salt and pepper. Continue cooking 1 to 2 minutes, until spinach is wilted. In a medium bowl, beat together eggs and milk. Pour into the skillet over the vegetables. Sprinkle with Cheddar cheese. Reduce heat to low, cover, and cook 5 to 7 minutes, or until eggs are firm. Serves 6.







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## GOT PROPERTY DAMAGE? GET HELP NOW!

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**ARE YOU HAVING PLUMBING BACKUPS?**

**DO YOU HAVE WATER DAMAGE?**

**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**

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COVID  
CORONAVIRUS DISEASE
19
STOP THE SPREAD OF GERMS

Help prevent the spread of respiratory diseases like COVID-19.


Avoid close contact with people who are sick.




Cover your cough or sneeze with a tissue, then throw the tissue in the trash.




Avoid touching your eyes, nose, and mouth.



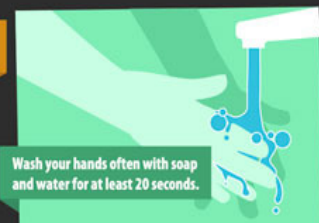
Clean and disinfect frequently touched objects and surfaces.




Stay home when you are sick, except to get medical care.




Wash your hands often with soap and water for at least 20 seconds.





For more information: [www.cdc.gov/COVID19](http://www.cdc.gov/COVID19)

## SMART SHOPPING TIPS



### LEAVE THE FAMILY AT HOME

Send just one person to the store to do the shopping to reduce public crowding.

### ASK FOR HELP

If you are sick, ask someone else to help complete the shopping while you self-isolate at home!

# DIAMOND



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|   |   |
|---|---|
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|---|---|

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