



# Imperial House Condominium

*A Newsletter for the Residents of the Imperial House Condominium Association, Inc.*

Volume 2 Issue 2

March 2020

**IMPERIAL HOUSE**  
Condominium Association, Inc.  
5255 Collins Avenue  
Miami Beach, Florida 33140

### PROPERTY STAFF

**Manager** ..... Deize Garbulha  
**Admin. Asst.**... Leidy Muguruza  
**Front Desk Sup.** ...Daniel Hyde  
**Maintenance Sup.**... Lazaro Brito

### ASSOCIATION OFFICERS

**President** ..... Gustavo Verite  
**Vice Pres.** ..Marlene Schimmel  
**Treasurer** ... Jonathan Kolatch  
**Secretary** ..... Beltran Domecq  
**Director** ..... Michael Raynes

### IMPORTANT NUMBERS

**Main** ..... 305-866-7601

### OFFICE HOURS

**Mon - Fri**.... 9:00am - 5:00pm



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## Flu Season Precautions & Advisory

The 2019-2020 flu season has been the most severe to date, affecting 26 million Americans. This season has also introduced the Novel Coronavirus, with origins in China, that has spread to other areas of the world and could eventually pose a threat to us in the Southeastern US. We suggest taking precautionary steps to protect the staff and residents of the communities we manage:



- Clean your hands with soap and water or alcohol-based hand rub often and wash for at least 20 seconds
- Avoid touching your eyes, nose or mouth with unwashed hands
- Cover your nose and mouth when coughing and sneezing with tissue (then throw it out) or a flexed elbow
- Avoid close contact with anyone with cold or flu-like symptoms
- Perform routine environmental cleaning (disinfect objects and surfaces)
- Stay home if you feel like you have cold-like symptoms and actively encourage sick associates to stay home (seek immediate medical assistance if you or they are concerned about their symptoms)
- Thoroughly cook meat and eggs
- Avoid unprotected contact with wild or farm animals

## Pest Control Service

*Don't miss out on pest control service.*

Our service provider All Florida Pest Control is here every month on Tuesdays between the hours of 9:30am to 2:00pm. Please indicate if someone will be home to allow unit access or if you authorize Management to enter using the emergency key on file.



## Bi-Annual Window Cleaning

The Bi- Annual Cleaning of the building **exterior** (inaccessible) windows is scheduled to begin on March 16, 2020. The cleaning will take place from 9:00 A.M. until 4:00 P.M. (**Weather Permitting**). To preserve your privacy, you may want to lock your windows and sliding doors and close your blinds or curtains.

## Garage Reminders

We would like to remind some parking garage rules to all the residents of Imperial House.

- All unit-owners and their tenants must maintain their automobiles; if a unit owner or tenant is advised that his or her vehicle is leaking oil and fails to correct same within 24 hours, the Association reserves the right to remove the vehicle from the property. Vehicles that are not in working conditions or have expired plates cannot be parked at the Condominium property.
- Park in your assigned spot only or your vehicle will be towed.
- Windshield tag for your vehicle should be obtained in the office presenting your car's registration and completing an Imperial House's car information form.



## Maintenance Tip of the Month

Please remember to change your smoke detector battery once a year. This will help you avoid the annoyance and inconvenience of its 'beeping' when the battery gets low. Your smoke detector can be a life saver.



### Upcoming Projects

- Rear Room: Engineer addressed remarks made by the City of Miami Beach and will re-submit the plans.
- Garage South: Pump being reviewed to avoid water flooding in some parking spaces in the back.
- AOE: Finalizing the punch list items that were pending such as; paint touch-ups and light fixtures.





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## Water-Saving Tips

As part of a community, it is vital that all residents be proactive in reporting leaks so that management can address them immediately and eliminate any potential damage that may be caused by leaks. The following is a list of tips suggested for all residents to put into practice:

- Check faucets and pipes for leaks.
- A small drip from a worn faucet washer can waste 20 gallons of water per day. Larger leaks can waste hundreds of gallons.
- Don't use the toilet as an ashtray or wastebasket.
- Every time you flush a cigarette butt, facial tissue or other small bits of trash, five to seven gallons of water is wasted.
- Check your toilets for leaks.
- Put a little food coloring in your toilet tank. If without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately. Most replacement parts are inexpensive and easy to install. The Maintenance Staff will install flappers at no cost.
- Take shorter showers.
- One way to cut down on water use is to turn off the shower after soaping up, then turn it back on to rinse. A four-minute shower uses approximately 20 to 40 gallons of water.
- Turn off the water while brushing teeth.
- Use your dishwasher and clothes washer for only full loads.



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## National Corned Beef & Cabbage Day

March 17

If it is Saint Patrick's Day, then it must certainly also be *National Corned Beef and Cabbage Day*. This is no coincidence. You may be surprised to learn, that Corned Beef and Cabbage is as American as Apple pie. A traditional recipe in Ireland was salt pork or a bacon joint with cabbage and/or potatoes. Beef is not popular in cooking in Ireland, as the ancient Celtic culture considered cows to be sacred, and cows were most often used as work animals on farms. In the mid 1800's, Irish immigrants to America, found their Jewish neighbors had corned beef, which was similar in taste, but much cheaper. So, the American version of this easy to make Irish dish, became Corned Beef and Cabbage. Corned Beef is usually made from brisket or round roast, cured in a seasoned brine. Corned beef and cabbage recipes are easy to make. The basic ingredients are corned beef, cabbage, potatoes and carrots, slowly stewed in water. You can add a variety of other herbs and spices. Feel free to experiment. We hope you enjoy your dinner tonight.... It's corned beef and cabbage.



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