

THE LEXI

Bayview Residences



Volume 9 Issue 8

A Monthly Newsletter for the Residents of The Lexi Condominium

March 2020

THE LEXI Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

ASSOCIATION OFFICERS

President.....Paul Clapps
Vice PresidentDerek Cohen
TreasurerCharles Arrigo
Secretary.....Rachele Alvarez
Director Henry Spring

PROPERTY MANAGEMENT

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Prop. ManagerIan Ochoa
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IMPORTANT NUMBERS

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OFFICE HOURS

Monday-Friday....9:00am - 5:00pm



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Help Keep Our Building Clean

When discarding of garbage, the following steps should be taken:

- **Do not** leave garbage or boxes in the trash room.
- **All cardboard boxes, no matter the size**, need to be broken down and brought to the loading dock on the ground level.
- All trash should be secured in a **TIED plastic bag**.
- **Do Not dispose of loose trash** such as food and/or liquid.
- Please dispose of the following items in the recycling containers located on the ground level loading dock area: Broken down cardboard boxes, glass, aluminum cans, plastic, steel cans & newspapers.



Maintenance Fees Reminder

Please be advised that your monthly maintenance fees are due by the 5th of the month. We ask that mail your check along with your coupon to The Lexi Condominium C/O First Service Residential P.O. BOX 62061 Newark, NJ 07101 or bring it to the management office to avoid late fees.

Permanent / Temporary Visitors

Please be advised that all unit owners who would like to add a permanent or temporary guest to their unit may do so by filling out a guest form at the front desk. Guests entering the building that are not cleared by the unit owner will be turned away.

Release of Emergency Unit Keys

The management office requires a copy of the key to each unit for emergency purposes only.

If you know that a realtor, a vendor and or visitor will require access to your unit please **DO NOT** contact the Management Office and request that we release this emergency key. Management will not release this key to realtors, vendors, visitors, etc. It is your responsibility to provide access to the unit.



Reserving Service Elevator

The association has only one (1) designated elevator for moves and deliveries. Therefore, it is very important that when you schedule a delivery you first contact the Management Office to reserve a spot on the service elevator.

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 that management is suggesting 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

Date When Celebrated: Always 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.



International Earth Day

Date When Celebrated: Always on Vernal Equinox



International Earth Day was initiated to make earth inhabitants aware of their responsibility to care for the planet.

This care includes environmental and natural resources. International Earth Day was founded by John McConnell, of Davis City, Iowa. In September, 1969, he proposed the establishment of Earth Day to the San Francisco, California Board of Supervisors. After approval, he gained support from many others, including then UN General Secretary, U Thant. In 1970, McConnell wrote an Earth Day Proclamation which was ultimately signed by UN Secretary General U Thant on March 21, 1971. This day is also called Sun-Earth Day.

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Market Update

We would like to thank Bunny Hart and Julie Sidorevskaya from Julie's Realty for the providing us with the information below:

Lexi Closed Sales History											
Dated: March 1, 2020 - Includes Off-Market Sales											
2019 & 2020											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
1712	2	1	2	1	1,753	\$677,000.00	\$386.20	\$635,000.00	\$362.24	12/20/2020	433
1403	2	0	2	0	1,458	\$335,000.00	\$229.77	\$330,000.00	\$226.34	10/15/2019	793
1901	2	1	2	1	1,753	\$589,000.00	\$336.00	\$525,000.00	\$299.49	10/8/2019	449
1002	2	1	2	1	1,753	\$499,000.00	\$284.65	\$400,000.00	\$228.18	9/24/2019	604
1407	2	1	2	0	1,735	\$429,000.00	\$247.26	\$408,000.00	\$235.16	8/27/2019	101
1903	2	0	2	0	1,458	\$330,000.00	\$226.34	\$315,000.00	\$216.05	6/4/2019	509
1703	2	0	2	0	1,458	\$334,900.00	\$229.70	\$320,000.00	\$219.48	5/26/2019	74
707	2	1	2	0	1,735	\$329,000.00	\$189.63	\$302,500.00	\$174.35	5/3/2019	391
1104	2	0	2	0	1,458	\$450,000.00	\$308.64	\$427,500.00	\$293.21	1/24/2019	84
1603	2	0	2	0	1,458	\$399,000.00	\$273.66	\$355,000.00	\$243.48	1/15/2019	594
2019 Total Averages:						\$437,190.00	\$271.18	\$401,800.00	\$249.80		403.20
2018											
1508	2	1	2	0	1,735	\$460,000.00	\$265.13	\$445,000.00	\$256.48	8/28/2018	804
1905	2	1	2	0	1,735	\$465,000.00	\$268.01	\$400,000.00	\$230.55	6/27/2018	52
1106	2	1	2	0	1,735	\$425,000.00	\$244.96	\$430,000.00	\$247.84	3/21/2018	582
1707	2	1	2	0	1,735	\$479,000.00	\$276.08	\$445,000.00	\$256.48	1/24/2018	36
1607	2	1	2	0	1,735	\$399,900.00	\$230.49	\$350,000.00	\$201.73	1/31/2018	183
2018 Total Averages:						\$445,780.00	\$256.93	\$414,000.00	\$238.62		331.4
2017											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
906	2	1	2	0	1,735	\$449,000.00	\$258.79	\$430,000.00	\$247.84	12/29/2017	223
1802	2	1	2	1	1,753	\$579,000.00	\$330.29	\$545,000.00	\$310.90	12/18/2017	126
1111	2	1	2	1	1,753	\$500,000.00	\$313.75	\$465,000.00	\$279.52	10/16/2017	85
1412	2	1	2	1	1,753	\$550,000.00	\$313.75	\$490,000.00	\$279.52	9/5/2017	53
603	2	0	2	0	1,458	\$409,880.00	\$281.12	\$390,000.00	\$267.49	7/21/2017	119
708	2	1	2	0	1,735	\$445,000.00	\$256.48	\$445,000.00	\$256.48	6/16/2017	203
1410	2	0	2	0	1,458	\$399,900.00	\$274.28	\$390,000.00	\$267.49	6/5/2017	170
704	2	0	2	0	1,458	\$384,900.00	\$263.99	\$384,900.00	\$263.99	5/17/2017	13
2012	2	1	2	1	1,753	Not Listed	Not Listed	\$490,100.00	\$279.58	3/29/2017	Sold off Mkt
1712	2	1	2	1	1,753	Not Listed	Not Listed	\$630,000.00	\$359.38	3/10/2017	Sold off Mkt
1501	2	1	2	1	1,753	\$579,000.00	\$330.29	\$555,000.00	\$316.60	2/27/2017	34
2017 Total Averages:						\$477,408.89	\$291.42	\$474,090.91	\$284.44		114.00

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