

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

A Newsletter for the Residents of the Lofts at Hollywood Station Condominium Association

Volume 8 Issue 1

November 2020

**THE LOFTS AT
HOLLYWOOD STATION**
C/O MIAMI MANAGEMENT, INC
2100 Van Buren Street
Hollywood, FL 33020

Management Office is located
on the Second Floor

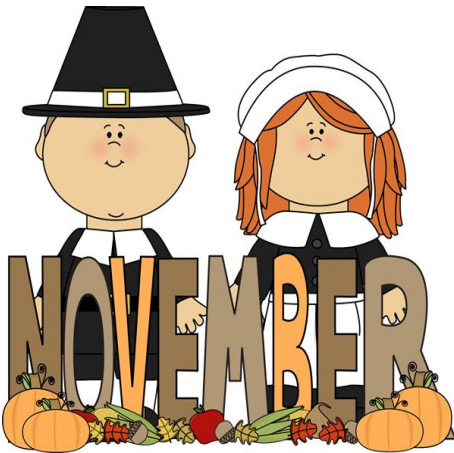
PROPERTY STAFF
Manager
Andrea Diaz
andiaz@miamimangement.com

Maintenance
Alberto Gonzalez

Weekend Janitorial
Anthony Herrera

IMPORTANT NUMBERS
Management..... 954-653-2255

OFFICE HOURS
Mon-Fri..... 8:00am - 4:00pm



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(305) 981-3503 or www.cgpnewsletters.com
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get a free newsletter for your property.

REMINDERS AND TIDBITS FOR THE MONTH OF NOVEMBER 2020



Holiday Hours

November 25 – 8:00am-12:00pm
November 26 – CLOSED
November 27 – CLOSED
December 24 – 8:00am-12:00pm
December 25 – CLOSED
December 31 – 8:00am-12:00pm
January 1 - CLOSED



The Holiday Season is HERE

With all the wonderful things about the holidays and this season, please be mindful of the Rules & Regulations which are in effect for the Association. Please do not hang any lights or decorations on your balcony rails or which may be visible from the exterior. Also, please do not place any window cling or decorations which may also be visible from the exterior. The Association does allow the Units to place a wreath or any other type of festive decoration on their door through Thanksgiving until the first week of the New Year. Please do not place any door mats outside your door as they are a walkway hazard or any welcome signs on your front door.

Be Mindful of Your Surroundings

Spills happen and sometimes a piece of trash falls out of the trash bag. Accidents happen! But we ask that you PLEASE clean up your accident and help us to keep the building looking wonderful. Please do not leave filled trash bags or cardboard boxes outside of your front door to bring them to the trash

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Reminders (cont. from page 1)

chute or down to recycle. Please do not drag your trash bags or items to be discarded down the hallways. This can cause scuffs and stains in the carpet and in the end, costs the Homeowners more for repair and replacement. Please be mindful.

RULES REMINDERS:

JUST A LITTLE *Reminder*

- Guest Parking and Passes

When having a Guest over, please make sure they park in one of the Visitor spots in front of the building or in the parallel Visitor behind the Courtyard Townhome (South Side) . Please do not have them park in a Resident’s assigned spot or in the parking area located next to the Pool . ALL Guest vehicles must have a Green Guest Pass hang-

ing from their rearview mirror to avoid the possibility of getting Towed. If you do not have a Green Guest Pass, please come to the Management Office and we will be more than happy to provide you with one.

• Storage Rooms

During a routine Storage Room inspection, it has been observed that the Storage Rooms are starting to become filled with items that do not belong again and are outside of the cages. Please make sure that all your personal belongings are stored INSIDE your assigned cage. No items, other than labelled ladders or bicycles, can be left in the open areas of the Storage Rooms. NOTE: The following items are strictly prohibited and will discarded of without notice: mattresses, box springs, bed frames, television sets, chairs, sofas, loveseats, ANYTHING outside the cages, etc. All Storage Rooms are “STORE AT YOUR OWN RISK.” The Association, nor Management, are responsible for your belongings should anything happen to them.

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Reminders (cont. from page 2)

• **Noise Nuisances & Civil Matters**
 Please remember there is an Association designated "Quiet Time" between the hours of 11:00pm and 8:00am; whereas no Resident shall do anything which may become an unreasonable annoyance or nuisance to any other Resident. During the designated time; please refrain from playing any musical instruments, televisions or radios which may disturb others. Should you encounter an unreasonable disturbance during these times, we are advising you to *call the Police* to address the issue. This is a civil matter and needs to be handled by the Police. They will be able to properly assess the situation at that time. The City of Hollywood Police Department non-emergency number is (954) 764-4357 or if call 911 should it be an emergency issue or if you feel threatened in any way. While we appreciate your compliance with the docs, rules & regulations; your neighbors appreciate it more.

• **Fire Alarm Emergency**
 In the event of an emergency or fire alarm please ensure that you exit the building through the stairwells which would lead you to Dixie Hwy and across the street before the railroad tracks. Wait until Fire De-

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Reminders (cont. from page 3)

partment or Management advises you that its safe to re-enter the building.

• Pets

Per Broward County animal ordinance; **dogs must always be on a leash.** This is also true while on property. You must also clean up after your pet. Avoid allowing pets to urinate on buildings, sidewalks, and front steps of the property.

• Annual Rabies Records

Just a reminder that all dogs who reside on property are required to have up to date Rabies shots. This is per Broward County. It is a requirement of the Association for proof of the Rabies shot to be submitted on an annual basis to the Management Office.

• Vendor Document and Check In

If you are having a repair done on an appliance, air conditioning unit or the like, please make sure your Vendor sends over the proper documentation to the

Association. The company’s Certificate of Insurance naming the Association must be received; as well as a copy of their occupational license. All documentation must be received prior to any service(s) being performed. Once the Vendor has arrived on Property, please make sure to send them to the Management Office to check in and obtain a Vendor Pass for the day. All repairs need to be scheduled during business hours Monday-Friday 8am-4pm. Management will not grant access after business hours or on weekends.

**QUESTIONS?
CONCERNS?**

If you have any questions regarding the Rules or Regulations, any concerns about the property, please send a written request to your Property Manager via email at andiaz@miamimangement.com.



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