

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

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

Volume 7 Issue 12

October 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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REMINDERS AND TIDBITS FOR THE MONTH OF OCTOBER 2020



THE HOLIDAY SEASON IS HERE

As of September 22, 2020, it is officially Autumn. That means pumpkins, apple cinnamon, family and friends... and food. 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 the first week of the New Year. Please do not place any door mats outside your door, as they are a walkway hazard.

SAFETY REMINDERS:

- **Speed Limit** - The speed limit in Lofts and Courtyards are 5 MPH. This is a family community and we want to make sure our residents, including children and pets are safe. There are blind corners near our guest parking behind the Courtyard Townhomes and speeding around those corners could be very dangerous for pedestrians and oncoming traffic
- **Traffic Flow** - The property is set up with specific traffic flow designated by arrows/lines painted on the cement. Please adhere to these directional indicators as it can cause traffic and pedestrian safety issues.
- **Access Doors** - We all play a role in keeping our communities safe. Remember to stay vigilant and say something when you see signs of

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Reminders (cont. from page 1)

suspicious activity. It happens a lot of times where you come to the Front Door, Garage North/South Side doors and our stairwells exiting to Dixie Hwy where you can come across someone trying to obtain access. Please do not grant them access unless you are the individual they are going to see. Keep in mind that we need to all play our part in keeping our building and community secure and we highly encourage you when exiting the building especially through the stairwells to please be mindful and close the door behind you when exiting and entering the building. Secure your unit front doors by keeping them locked at all times and locking your vehicles at all times in or outside the garage and familiarize yourself with the signs of suspicious activity and when you notice something out of the ordinary, report who or what you saw, when you saw it, where it occurred and why it's suspicious to the management office and local authorities (Broward Non-Emergency number **954-764-4357** or 9-1-1, in case of an emergency) This is for your safety and the safety of our community.

RULES REMINDERS:

- **Balconies** - Just a reminder, the only items allowed on balconies or patios are patio furniture and plant fixtures. No BBQ grills or other cooking devices are allowed on the balcony, patio or in your Unit. In addition, please do not throw any items, toys, or cigarette butts over the rails of your balcony.
- **Garbage/Dumpster/Recycle** - There are two (2) dumpsters on the condominium property and two (2) recyclable containers, in addition we also have one (1) cardboard container dumpster (boxes must be broken down). located inside the parking garage of the property. All trash must be contained and secured with-in garbage bags prior to placing in the dumpsters or trash chute. Please do not place bulk items down the trash chute which can cause damage to the chute or place bulk items inside the dumpsters as this



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Reminders (cont. from page 2)

can impose a fine by the City of Hollywood.

- **Bulk Items** – The Association does NOT have a bulk item removal service, nor are bulk items allowed to be disposed of in the dumpsters on property. Just because it “fits” in the dumpster area or down the trash chute it does not mean it will be removed. Please hire a Junk Removal company for any items which are large and need to be thrown out. There is a bulk dump site which is available located at **5601 W. Hallandale Beach Blvd, West Park, FL (954-765-4999)**. Proof of residency in the City of Hollywood is required.
- **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.

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Reminders (cont. from page 3)

LOFTS PROJECTS:

- **Parking Spaces** – We have been working diligently in re-painting all parking spaces inside and outside of the parking garage. We are now almost halfway through the project to be completed
- **Traffic Flow Lines** – We have completed painting all yellow traffic flow arrows/lines including curbs in the front entryway of the property and in our guest parking area behind the courtyard townhomes.
- **Parking Garage Slide Gate** – We will be installing a cover to our parking garage door entry slide gate. We are hoping to have this completed by end of October. Once installation is complete we will advise.
- **Building** – We have begun our second round of painting for all unit doors on property. Work/Live Units and 5th floor units have all been complet-



ed. We will begin remaining floors 4-2nd throughout this month and next month. During this time, we will also address all storage room and stairwell doors.

- **Lofts Guest Parking behind Courtyard Townhomes**- Please be aware during the month of October/November there will be a crane utilizing one guest parking space in the guest parking area behind the courtyard townhomes. We are hoping to have this space freed before estimated timeline as repairs are being conducted.

Management Office Hours of Operation -November 2020

Please note that the management office will be closed beginning November 4th-8th. Maintenance personnel will be on property during this time from 8am-4pm if you need any immediate assistance. You can email any inquires to the management office at andiaz@miamimangement.com and your email will be returned on November 9th.

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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