

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

A Newsletter for the residents of the Southview at Aventura Condominium Association

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**Southview at Aventura
Condominium Association**
3440 & 3350 NE 192 Street
Aventura, FL 33180

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Southview community website:
<http://fsrsouth.fsrconnect.com/southviewataventura>

First Service 24 Hr Customer Care Center 866-378-1099

NEW OFFICE HOURS

Mon, Wed, Fri - Open to residents/public..... 10:30am – 3pm

Tues & Thurs .. Manager available by appointment only

NEWSLETTER

Editor Genovev Mendoza



Published monthly at no cost for Southview at Aventura Condominium by Coastal Group Publications, Inc. 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.

MESSAGE FROM THE MANAGER

Dear residents,

We are midway through the third quarter of the year and I'd like to address several issues and remind you of the rules and regulations in the effect for ALL Southview Residents and visitors. Many of you seem to ignore the fact that there are rules and regulations in place. Keep in mind that it is not a personal attack on you but rather put in place for the betterment of the community in general. Some of the main rules I've noticed are often broken are listed below...

- **Rule # 5.**

Only patio furniture and potted plants are permitted on the screened terraces; such furniture cannot exceed above the railing; umbrellas are not permitted; hammocks may not remain hung on screened terraces when not in use. Etc.

- **Rule # 7.**

Screened terraces and garden patios are not to be used for storage. Terraces must present an uncluttered look from the outside. Bicycles may not be leaned against the screens, but should be placed along the side wall of the terrace. Laundry doors must be kept closed when laundry equipment is not being used. No clothing may be hung to dry anywhere on the screened terraces or in the garden patios. No clothing is to be draped over the railing to dry (i.e. swimming suits and/or beach towels). Rugs and mats are not to be draped over the railings either.



(I've noticed that many of you have prohibited items on your balconies and MUST correct this ASAP. Also, if your balcony closet door is hanging, leaning on the screen or left open when you are not using your washer or dryer, you are in violation).

Continued on page 2

Manager (from page 1)

• Rule # 12.

There shall be no solicitation by any person anywhere in the buildings for any cause, charity or any other purpose whatsoever without prior written authorization by the Board of Directors.

(I've heard the rumors and received complaints from owners claiming residents are going door to door, spreading false information or rumors and/or slipping notes under resident's doors. This is completely prohibited and if you are caught you will be addressed through the violation/fine process).

• PETS, DOGS, Rule # 8.

Dog owners must clean up after their dogs in the event they defecate, vomit, or urinate on areas, **INSIDE OR OUTSIDE** of Southview property, most importantly, critical and crowded areas such as the mailroom, elevators, stairwells, parking lot, walkways, etc. Ignoring this important rule will cause the Association to fine the dog owner.



(Some of you continue to allow your dogs to urinate or defecate on the walkways where your fellow neighbors, and visitors must walk or potentially step. This is unsightly and unsanitary and, if you haven't noticed by the MANY signs posted in the past, down right POHIBITED).

Thank you in advance for your prompt attention to the correction of any violation you may have not realized you were committing. Your cooperation is appreciated.

Samantha Jean-Baptiste, CAM
Property Manager



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THINK BEFORE YOU FLUSH

The Dirty Dozen

The water you flush and the water that goes down your drains travels through miles of wastewater pipes to reach our treatment plants. The Miami-Dade Water and Sewer Department (WASD) has 6,452 miles of sewer collection pipes throughout the County. There are three wastewater treatment plants that treat approximately 300 million gallons of wastewater per day.

Our sewers are designed to dispose of toilet paper and human waste only.

Miami-Dade County is responsible for maintaining pipes up to your property line, should you have a blockage. From the property line to the home/business, it is the responsibility of the home or business owner. For more information, call the 24-hour call center at 305-274-9272.

TIPS AND TRICKS

No Wipes in the Pipes

Place toilet paper in a mixing bowl with water and mix at a low to medium speed. Place a wet wipe in a mixing bowl with water and mix at a low to medium speed. Note the difference. Toilet paper immediately breaks apart. The wet wipe will likely remain intact.

Wet wipes must be disposed in garbage cans. Although some packages say “flushable”, that is not always accurate and the wipes can cause sewage backups into your home or business.

Can the grease

Recent studies have shown that most of the grease that is causing damage to the wastewater system comes from single-family, apartment and condo residents.

Be sure to get rid of fats, oils and grease the right way.

After you are done cooking, pour the grease into a metal can and let it cool. Then, toss the can into a garbage bin. Don't pour it down the sink or flush it down the toilet.

Items Not to Flush:

- Grease / Oils
- Wet Wipes
- Sanitary Items
- Paper Towels
- Rags
- Cotton Swabs
- Diapers
- Dental Floss
- Medicines / Vitamins
- Bandage
- Cigarettes / Cigar tips
- Needles

Stop the Clog:

- Coffee Grounds
- Eggshells
- Butter / Margarine
- Grease / Oils
- Rice
- Pasta
- Flour
- Fruit / Vegetable Skins
- Fruit Pits
- Medications
- Orange and Lemon Rinds
- Produce Stickers
- Cleaning Solutions
- Paint



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Wonderful Waffles

National Waffle Week is August 31st through September 6th. To celebrate, we've come up with some fabulous waffle toppers. Whether your waffles are handmade on an old-fashioned waffle iron or just popped out of the toaster, these additions are sure to bring a smile to your morning.



Simple toppings for waffles include the old standby maple syrup, applesauce sprinkled with ground cinnamon, fresh or frozen berries with a dollop of whipped cream, or fruit-flavored yogurt or jam. If you are more ambitious, try cooking up one of these delicious sauces to go with your waffles.

Berry Sauce

In a small saucepan, combine 2 cups frozen berries, 2 tablespoons water, 2 tablespoons honey, and some freshly grated orange or lemon rind. Cook, stirring, for about 10 minutes. Let cool slightly and then puree the mixture in a blender. Return the sauce to the pan and cook for an additional 3 minutes. Cool slightly before serving.

Orange Sauce

In a small saucepan, combine 1/2 cup frozen orange juice concentrate, 1/2 cup sugar, and 1/4 cup of butter. Cook over low heat, stirring, until the sugar is dissolved and the syrup begins to thicken. Cool slightly before serving.

Rum Sauce

Beat 4 egg yolks with an electric mixer until thickened and lemon-colored, about 5 minutes. Add 1-1/2 cup powdered sugar. Continue beating until combined. Gradually mix in 1/4 cup rum or 1 teaspoon rum extract until well blended. Fold in 2 tablespoons whipped topping. Serve immediately.



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Hurricane Trivia

- It wasn't until 1953 that the U.S. National Weather Service started using women's names for storms. In 1979, men's names were added.
- Around the end of the 19th century, an Australian meteorologist began giving women's names to tropical storms and hurricanes.
- A list of names is put together that includes names beginning with every letter of the alphabet except Q, U, and Z.
- Today, the World Meteorological Organization uses six lists in rotation, reusing the same list every six years. If a hurricane is particularly deadly or costly, the name is retired and a new name is chosen.



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Active	3350 NE 192 St 3N-B	3/2	1,396	\$274,900	
Active	3440 NE 192 St 3P-A	3/2	1,396	\$240,000	

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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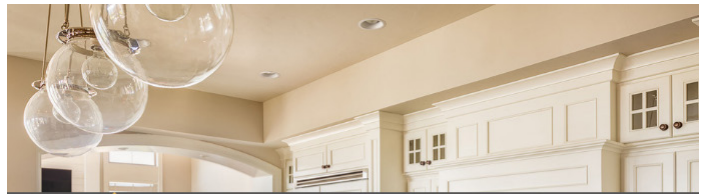
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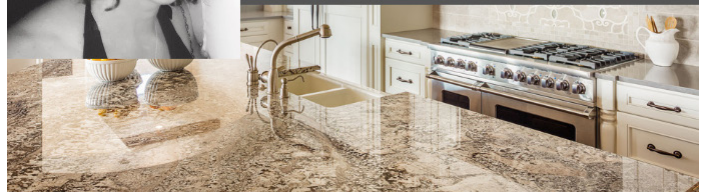
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