

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 10 Issue 4

December 2019

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

PROPERTY STAFF

Managed By: First Service Residential
800-927-4599

www.fsresidential.com

Manager Sam Jean-Baptiste
southviewcondo@gmail.com

Janitorial.....ASI Florida
Maintenance Sup. ... Jose Montes

ASSOCIATION OFFICERS

President Luis De Jesus

Vice Pres. Genovev Mendoza

Treasurer Howard Borden

Secretary..... Marvin Silverman

Director Rhonda Goodman

IMPORTANT NUMBERS

Office..... 305-792-7766

Fax 305-792-7786

Email: southviewcondo@gmail.com

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

DECEMBER

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.

FROM THE VICE PRESIDENT

On behalf of the entire newly elected Board of Directors, we want to thank all our Association Members who voted and attended the Annual Meeting and Election held on December 12, 2019. We sincerely appreciate your participation and support and are looking forward to a great year.

Let me take this opportunity to briefly inform those who were not able to attend the meeting that right after the election, our organizational meeting was held and the newly elected board members are as follows:

- Luis De Jesus, President
- Genovev Mendoza, Vice President
- Howard Borden, Treasurer
- Marvin Silverman, Secretary
- Rhonda Goodman, Director

We will be holding a Board Meeting on Monday December 16, 2019, at 7:00 p.m. to which all unit owners are invited to attend. As a Board, we all understand the importance on communicating the unit owners and residents way in advance when meetings will take place. To that effect, we are looking into setting up a board meeting and workshops calendar to be shared with the community. We are also looking to form different committees yet to be determined. If you are interested in being part of a committee, please let our property manager know via email or in person at the next Board Meeting.

Wishing everyone Happy Holidays and a prosperous and healthy New Year!

Warm regards,

Genovev Mendoza, Vice President

IMPORTANT REMINDERS

- Please take pride in the community and make sure that the recycling trash is not contaminated with items which do not belong there. PLASTIC BAGS do not belong in the recycling bins.
- Boxes must be broken down.
- Pizza boxes contaminated with food do not belong in the recycling bins.
- Food plastic or glass containers must be rinsed.
- Do not leave trash bags, boxes, or any other unwanted items in the rooms where the trash chutes sit.
- Bulky trash items as well as construction debris must be taken out of the property by the unit owner or contractor. These items do not belong in the trash rooms or on any other area of our community.

What is Chanukah?

In 2nd century BCE, in an effort to pull Jews away from Judaism and adopt the Greek culture – Hellenism, the Syrian-Greek regime of Antiochus outlawed aspects of Jewish observance, including the study of Torah, which began to decay the foundation of Jewish life and practice. In response, a band of Jewish settlers took to the hills of Judea in a revolt against this threat to Jewish life. Led by Matitياهو, and later his son Judah the Maccabee, this small band of devout Jews led guerrilla warfare against the Syrian army. Antiochus sent thousands of well-armed troops to crush the rebellion, but the Maccabees succeeded in driving the foreigners from their land. Jewish fighters entered Jerusalem in December, 164 BCE. The Holy Temple was in shambles, defiled and desecrated by foreign soldiers. They cleansed the Temple and re-dedicated it on the 25th day of the Jewish month of Kislev. When it came time to re-light the Menorah, they searched the entire Temple, but only one small jar of oil bearing the pure seal of the High Priest could be found. Miraculously, the small jar of oil burned for eight days, until a new supply of oil could be brought. From then on, Jews have observed a holiday for eight days in honor of this historic victory and the miracle of the oil. Today, the observance of Chanukah, meaning “dedication” features the lighting of a special Chanukah menorah with eight branches (plus a helper candle), adding one new candle each night. Other customs include spinning the dreidel (a top with Hebrew letters on the sides), eating “oily” foods like potato latkes (pancakes) and sufganiyot (jelly donuts), and giving Chanukah gelt (coins) to children.

Recipe for Latkes

- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal
- salt and black pepper to taste
- vegetable oil



Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper. Heat about ½ inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown. Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce.

PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance Training, Cardiac and Neurological Rehab, Individual Functional Mobility programs in your home. Personal training available!

THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor’s appointments, shopping and errands.

786-486-9022

Excellent References
Resume Available on Request

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your
Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave.
Surfside, FL 33154

4011 W. Flagler St.
Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>

Snowball Cookies

INGREDIENTS

- 1 1/2 cups (3 sticks) butter or margarine, softened
- 3/4 cup powdered sugar
- 1 tablespoon vanilla extract
- 1/2 teaspoon salt
- 3 cups all-purpose flour
- 2 cups semi-sweet chocolate mini morsels
- 1/2 cup finely chopped nuts
- Powdered sugar

DIRECTIONS

Preheat oven to 375° F. Beat butter, sugar, vanilla extract and salt in large mixer bowl until creamy. Gradually beat in flour; stir in morsels and nuts. Shape level tablespoons of dough into 1 1/4-inch balls. Place on ungreased baking sheets. Bake for 10 to 12 minutes or until cookies are set and lightly browned. Remove from oven. Sift powdered sugar over hot cookies on baking sheets. Cool on baking sheets for 10 minutes; remove to wire racks to cool completely. Sprinkle with additional powdered sugar, if desired. Store in airtight containers.







PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com
www.patrickjaimez.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español/Falo Português
Selling Southview for over 20 years!

SOUTHVIEW

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	3440 NE 192 St 1E-A	3/2	1,396	\$320,000
Active	3440 NE 192 St 1Q-A	2/2	1,293	\$296,000
Active	3440 NE 192 St 3Q-A	2/2	1,293	\$270,000
Active	3440 NE 192 St 5P-A	3/2	1,396	\$259,000
Active	3350 NE 192 St 2A-B	3/2	1,396	\$240,000

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 11/1/2019 through 12/2/2019.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

GOT PROPERTY DAMAGE? GET HELP NOW!

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**


Roof Leaks


Water Damage


Vandalism Damage


Loss of Income


Fire Damage


Flood Damage


Hurricane Damage


Mold Damage

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF
Motorized
Shades

exp. 2/29/20
must present coupon

MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO
REPAIRS

VERTICAL FRACKS
REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz



Fernando A. Rizzo, MBA
REALTOR®

(352) 256-2203
Fernando@RizzoTheRealtor.com

"Work with a Professional"



Under Contract!

7441 WAYNE AVE, #6J
MIAMI BEACH, FL

Call Now!
Rosa Jacquelin
(786) 239-1283



Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

Love Where You Live!

www.SignatureHomesOfMiami.com



DAVILA CONSTRUCTION GROUP LLC.
State General Contractor CGC1521462

CALL FOR FREE ESTIMATES
305.747.6707

Contact@Davila-Construction.com



24 Years in Construction
Bathrooms | Kitchen | Floors
General Remodeling

ASK FOR OUR CONDO UPGRADE PACKAGES!

DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
any remodeling job!

10% OFF Any Service
Valid With Coupon. Not To Be Combined With Other Offers. Exp 1/31/2020

Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor