

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 9 Issue 11

July 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@ymail.com

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

ASSOCIATION OFFICERS

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Vice Pres. Holger Velastegui

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DirectorHoward Borden

IMPORTANT NUMBERS

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Southview community website:

[http://fsrsouth.fsrconnect.com/
southviewataventura](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.

FROM THE PRESIDENT

Wishing all in our community a Happy 4th of July and a great summer.

Juan Figallo



FROM THE RULES & REGULATIONS

UNITS

(continuation)

16. Any time a unit owner plans to be away, a key to the unit should be provided to the property manager or someone whose name will be given to the property manager or to a Board member. In the event of an emergency, the Board reserves the right to access your unit with a locksmith at the expense of unit Owners.



17. No barbecue grills, flammable, combustible, or explosive fluids, chemicals, or substance shall be kept in any unit or in the limited common elements such as the screened terraces, or garden patio. No fires, cooking devices, torches, or other devices that emits smoke or dust shall be allowed on any screened terrace or in any garden patio. Any such violation is subject to a \$200.00 fine by the Dade County Fire Department for each violation of not responding to a citation for such (Fire Code, Sec. 6.104), and a fine by the Condominium Association as permitted by state law.

18. Any guests visiting a unit owner over 45 days will require the approval of the Board of Directors. The unit owner will be required to be residing in the apartment during the visit. Violators will be subject to a fine and the Association may initiate legal action to remove the unauthorized guests.

SHAME ON YOU!

It has been reported that some unit owner(s) in building “B” have allowed pets to defecate on the staircases and have not cleaned after them.

It is disrespectful to your community not to clean up after your pet had an accident. Your pet is an animal, but you are not! Please be respectful to the community where you live and pick up after your pet.



A Message from the Manager

Hurricane Claim Inspections, July 8 & 9 – 9 a.m. to 4 p.m.

In an effort to recover loss from hurricane Irma, the Board has decided to submit a hurricane claim. To complete the necessary inspections, the insurance company will be onsite on **July 8th and 9th 2019**, between the hours of **9 a.m. and 4 p.m.** They will require access to ALL units in order to document any signs of water intrusion or wind storm damages that you may not necessarily be aware of. Please keep in mind that if you will not be available on the days listed above, it is important to provide some means of access to your unit, especially if you have noticed any water intrusions, from the windows, ceiling or drywall, within your home.

Please reach out to the Management office should you have any questions or to make access arrangements.

Attention All

New parking enforcement system will go into effect on July 15th. If you have not taken the necessary steps to register your car with the office **your car will be at risk of being towed at your expense.** To register your car please follow the below process:

STEP 1:

Complete an **Information Sheet** and deliver to the office. See Information Sheet attached.

STEP 2:

Your information will be uploaded and you will need to visit the management office for your **parking decal.**

All residents who have already submitted their updated info sheet may report to the management office to pick up their newly assigned decals. If you are not available during normal business hours to pick up your decals, please contact the management office by phone or email to discuss other arrangements.

- If you do not pick up your decals prior to July 15th, **you will be towed.**
- If you do not submit an info sheet and obtain decals prior to July 15th, **you will be towed.**
- If you break any of the parking rules on or after July 15th, **you will be towed.**

No warning will be given. All vehicles towed will be at owners' expense.

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Important Reminders

- The parking lots are not playgrounds. Please remind your children that it is dangerous to be running/playing in the parking lots. The City of Aventura has several parks and among those is Founder's park, which is walking distance from our community and a safe place for your children to play and spend the day.
- Owners who have storm shutters should lubricate and test their shutters, so they are in working condition now that hurricane season is here.
- If you do not want to be sued by your affected neighbor with damages caused by your negligence and fined by the Condominium Association, **do not conduct any type of remodeling without filling the proper paperwork with management and without obtaining the proper permits from the city of Aventura.**
- If you are a pet owner, please make sure to clean after your pet. Atriums are not dog walking areas, but if your pet has an accident it is your responsibility to clean up right after. This is your community, this is your home.



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SOUTHVIEW

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	3440 NE 192 St 2H-A	3/2	1,396	\$259,500	\$259,500
Active	3440 NE 192 St 1E-A	3/2	1,396	\$320,000	
Active	3350 NE 192 St 5A-B	3/2	1,396	\$299,999	
Active	3350 NE 192 St 3R-B	3/2	1,396	\$289,500	
Active	3350 NE 192 St 5G-B	2/2	1,293	\$229,500	

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

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