

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 10 Issue 11

July 2020

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

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800-927-4599

www.fsresidential.com

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Janitorial Staff ... Provided by FSR
Disney Quintero, Paulina Vega

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[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

JULY

FROM THE BOARD OF DIRECTORS

As per our last Board meeting in May, Engineer Swaysland is still working on the update of the work scope for the concrete restoration and painting project. Once completed, bids will be collected, and we will have the most accurate information to prepare a budget for the project and be ready for the Special Assessment. We all know that we have not been funding reserves for capital improvements, so capital improvements can only be done by passing SPECIAL ASSESSMENTS.

This board is letting you know in advance, that the Special Assessment is imminent, and you need to start planning your finances We are working on getting a two-year credit line, to turn into a three-year loan, which will be available to everyone. However, you are welcome to start looking into better options currently available to you, such as getting a home equity loan. At this time, interest rates are low, and this type of loan can give you the flexibility in payments that you can afford for the number of years you might need. Home equity loans normally obligate you to pay the monthly interest, but you decide how much you can amortize towards the principal.



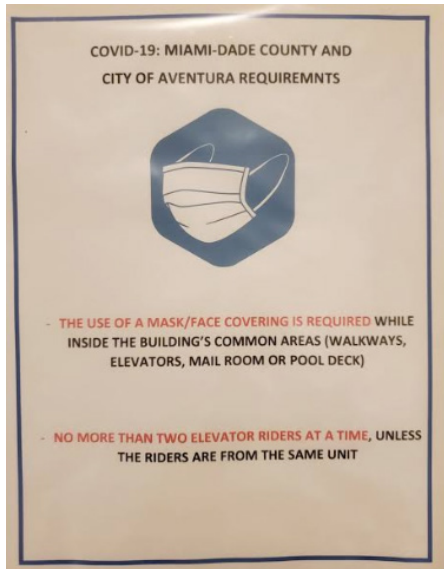
On behalf of the screening committee and the unit owners at Southview, we want to welcome the new owners in our community.

B-1G

FROM OUR PROPERTY MANAGER

The Covid-19 Policy has been established and will continue in effect. The community received it via email. Please inform your visitors/housekeepers/aides, etc. that to access the property, they **MUST** follow Southview policy and CDC orders to wear protective gear.

The City of Aventura and Miami-Dade County mandated that the use of face masks is not optional. Please do not violate the law and **WEAR A MASK** in all common areas. Children are not excluded and **MUST** also wear masks. We are getting complaints from other residents that children are running around the property without adult supervision and without masks.



Please inform your children that the parking lot is not a playground and Southview Rules & Regulations prohibit children from riding scooters and bicycles in the parking area.

POOL RE-OPENING

Pool re-opening required all pool furniture (tables, chairs, & lounges) to be removed from the pool deck in accordance to Miami Dade Emergency orders. This order states that the use of the pool and

pool must be supervised by enough employees and if this cannot be done, all furnishings must be removed from the pool deck. Please keep in mind that the jacuzzi remains **CLOSED** and residents are **NOT ALLOWED** to touch or move any of the stored away pool furniture. Any use of the pool deck and pool area, which deviates from the CDC Guidelines or the requirements listed above **REMAINS PROHIBITED** and will result in the pool being closed again. Please help keep the pool available for everyone by complying with the government orders. The following CDC social distancing guidelines **MUST BE** followed when using the pool, so it can remain open:

- Respect the pool hours.
- Facial **MASKS** must be worn while entering the pool area, while on the pool deck, and while making use of the bathrooms.
- Social distancing must be observed staying at least 6 feet apart, while on the pool deck, bathroom, and in the water.
- Pool is being reopened for the exclusive use of our residents, so

please always have your valid Picture ID with you.

- **NO GUEST ALLOWED-RESIDENTS ONLY WITH VALID PICTURE ID!**
- **NO GUEST ALLOWED-RESIDENTS ONLY WITH VALID PICTURE ID!**
- Frequent handwashing and sanitizing are highly encouraged.
- Avoid gatherings of more than ten (10) people.
- You must follow the pool signs and markings on the pool deck for traffic and social distancing. If these social distancing guidelines are not adhered to, such as not wearing a mask, parties or large gatherings, these actions will result in the pool being closed again. **NO PARTIES ALLOWED!!!**

THE KAYAK/PADDLE BOARD/SURFBOARD RACKS have been relocated to the NE corner of the property. Jose, our maintenance man along with Jimmy, one of our long-time residents in building A, built a ramp for easy access to the

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Manager (from page 2)

water. If you are interested in renting a space in the rack, please contact Samantha directly to get the application and contract.



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Manager (from page 3)



COMMON AREA VIOLATIONS

If you send your children to throw away the trash, please tell them not to just dump it in the common areas. If this was done by an adult, please do not repeat this behavior. This is your community, your home, take pride where you live and help us keep it clean and beautiful.



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Manager (from page 4)



HOW TO CLEAN YOUR SLIDING DOOR TRACKS

A stuck sliding door could be either damaged or in need of repair, or you may **just have a dirty sliding door track**. Everyday use causes dirt and debris to get stuck in the narrow pathways of your sliding door track. Without regular cleaning, this dirt can build up and prevent the rollers on your sliding glass door from moving smoothly. A dirty track can even prevent a sliding glass door from opening and closing altogether. Cleaning sliding door tracks is easy to do. In fact, it should become part of your regular sliding glass door maintenance routine.

DEEP CLEANING VS. ROUTINE CLEANING

If it has been a while since you have cleaned your sliding door tracks, or if you have never cleaned them before, you will want to deep clean. Deep cleaning sliding door tracks should be done at least every other month, specially if you live by the water, or every month if you use your sliding door frequently. Routine light cleaning should be done every week or even daily to

prevent buildup from forming. The more often you routinely clean your sliding door track, the less often you will have to perform a more intensive deep clean.

HOW TO CLEAN SLIDING GLASS DOOR TRACKS

You should vacuum, sweep, and clean your tracks with basic kitchen cleaners, or you can use a vinegar and baking soda mixture to pick up stubborn dirt. You can also use a metal spatula to remove stuck debris. Once you are done cleaning your tracks, lubricating them will make it so the door opens and closes smoothly.




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! From FPL - Protect Yourself From Scams, Fraud, and Impostors

Warning: Scammers are aggressively targeting utility company customers across Florida and the rest of the country using sophisticated tactics to pocket quick cash. We continue to help provide our customers information on the most commonly used scams and how you can protect yourself by partnering with more than 100 utility companies across the country and sharing the latest scam-related information.

Some of the most common scams include:

- The caller **pretends** to be a Florida Power & Light Company (FPL) employee and insists your account is delinquent. Caller ID may even falsely display our number and appear to be FPL.
- The caller **threatens** to turn off power to your home or business within an hour if payment isn't made immediately and may even claim a truck is on the way.
- The caller **demand**s immediate payment only with a prepaid card or wire transfer and provides a call back number that mimics our customer service line.

FPL WILL NEVER:

- Demand immediate payment with a prepaid card or wire transfer to avoid service disconnection.

If this happens to you, take action:

- Suspicious caller – **Hang up**
- Suspicious text or email – **Delete it**
- A visitor without official FPL identification – **Shut the door**
- Ask for personal information, such as account numbers or your Social Security number, unless you call us – in which case we will ask questions to confirm you are the account holder.

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