

# Monthly Southview Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 9 Issue 10

June 2019

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

**PROPERTY STAFF**

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[southviewcondo@ymail.com](mailto:southviewcondo@ymail.com)

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**Maintenance Sup.** ... Jose Montes

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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



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**FROM THE PRESIDENT**

Wishing all the fathers in our community a Happy Father's Day.

Juan Figallo



**FROM THE RULES & REGULATIONS**

**UNITS**

(continuation)

11. No business can be operated out of the unit.
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.
13. Water closets, toilets, and other plumbing shall not be used for any purposes other than those for which they are constructed. No sweepings, rubbish, rags, disposable diapers, or any other substance shall be put in them. The cost of any damage resulting from misuse shall be borne by the person responsible for the damage.
14. A unit owner who plans to be absent during the hurricane season must prepare the unit prior to departure. They must designate a responsible firm or individual to care for the unit should the unit suffer hurricane damage. They must furnish the property manager or a member of the Board of Directors with the name(s) of such firm or individual.
15. The installation of Hurricane or Storm shutters requires a permit from the City of Aventura, which must be pulled by a licensed Contractor. Copy of the permit must be submitted to the Management Office. It also requires approval from the Association as to the color and type, see a) and b) below and a Hold Harmless Agreement in the event of damages caused to the building's walls, floors, elevators, railings, rear terraces concrete slab, etc. The contractor should also provide the owner with a Miami-Dade County Product Approval.
  - a) Southview Shutters must be white for all windows and bronze for all rear terraces.
  - b) The approve type of Shutters are accordions and roll-ups.
  - c) Opening or closing the shutters will be at the owner's discretion.
  - d) Application of plywood instead of shutters is **PROHIBITED IN SOUTHVIEW.**

**SHAME ON YOU!!!**

To the unit owner in Building B who instead of taking his unwanted goods to the

*Continued on page 2*

**President (from page 1)**

Goodwill truck by the Aventura Mall continuous to use the Mailroom as a dumping ground. For the last time you are being asked to STOP doing this in Southview. Have respect for the community where you live. This is not allowed, and you will be subject to fines.



**A MESSAGE FROM FPL**

***Do ceiling fans get reduce A/C costs?***

Ceiling fans can help you reduce your cooling costs because they allow you to set your A/C thermostat higher and still feel comfortable. The breeze increases the evaporation of moisture from your skin making you feel cooler than you would without it.

However, there's a catch. Ceiling fans cool people, but they don't lower the temperature in the room. So, you'll waste money, not save, if you leave them on when no one is around. By the way, the same advice applies to portable fans, like standing floor fans. Turning off a ceiling fan when you leave a room instead of letting it run all the time can help you save from \$3 to \$7 a month, depending on fan speed. There's always a little extra electricity involved in turning on the fan again when you need it. However, the amount used is minimal. It's always better to turn off the fan when you're not in the room.

*Continued on page 3*



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**President** (from page 2)

**Other tips for saving this summer**  
 During Florida's hot summer months, in particular, your A/C works overtime to keep you cool. Even if you never change the settings on your thermostat, as the days get longer and hotter, your A/C needs to run longer to keep you comfortable. Ultimately, the higher the temperature is outside the higher your energy costs can be.

Summer heat is tough on air conditioning units, but cooling your home doesn't have to break the bank. Keep your energy costs under control by following these simple tips:

- Cool your home at 78° F or warmer with the thermostat fan switch on "auto." For additional savings, raise the thermostat to 82° F while you're away.
- Use a fan to keep cool so you can raise your thermostat even higher. But, remember to turn the fan off when you leave the room.
- Close the shades, blinds and drapes to keep sunlight out.
- Grill outside instead of using the oven or stove to help keep your kitchen cool.
- Maintain proper airflow by keeping interior doors and vents open to help air circulate.
- Clean or replace your A/C filter regularly to help your unit run more efficiently.
- Consider purchasing and installing

*Continued on page 4*



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**SOUTHVIEW**

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	3350 NE 192 St 3R-B	3/2	1,396	\$289,500
Active	3440 NE 192 St 5P-A	3/2	1,396	\$275,000
Active	3350 NE 192 St 2A-B	3/2	1,396	\$267,999
Active	3350 NE 192 St 2P-B	3/2	1,396	\$255,000
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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**President (from page 3)**

a smart thermostat and you could save about 3% of your total energy costs, approximately \$50 a year.

- Consider buying a new high-efficiency air conditioner if yours is more than 10 years old, needs frequent repairs and doesn't keep your home cool.

**IMPORTANT REMINDERS**

- 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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