

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 10 Issue 7

March 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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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



From the Board of Directors

The community was in complete neglect of preventive maintenance and looking run down. It has been our main priority to work on all items that would extend the life of our property assets and those in desperate need of proper preventive maintenance. Our first priority was to renew the **roofs** maintenance agreement and post payment immediately. The yearly maintenance has been completed and, for additional fees, we also got Best Roofing to properly fix the core sample areas compromised last year. Best roofing has rated our roofs as “B” and we are extending the roofs life by keeping up with the proper yearly maintenance.

All the unresolved **fire equipment** violations from last year have been completed. By switching the vendor for the repairs, we have saved the association \$3,900 and now we can pass with flying colors the fire equipment inspection.

We started the **pool** project with Essig Pools for the Marcite (diamond brite) replacement. They have drained the pool, chipped away the existing Marcite, and sandblasted the inner shell, all in preparation for the diamond brite replacement. They will work through the end of this week to get our pool back in service for our residents to enjoy. At the same time, GCM has replaced the two old **pool heaters**, which had exceeded their life expectancy. We still have pending the pressure cleaning of the pool deck and furniture.

Jose is currently working on the **pressure cleaning and painting project for Building A cat walks and stairs**. It has taken longer than expected due to many other little things that Jose had to resolve while pressure washing. The stair cases in **Building B** were **pressure washed and painted** last month.

The **East exit gate** malfunctioning has finally been identified and fixed. At a cost of \$250, the **missing grass has been replaced** on the area closed to the west side pool area. It took two full 20-yard **dumpsters** to remove all the bulk trash. The property is being cleaned up and getting proper maintenance now.

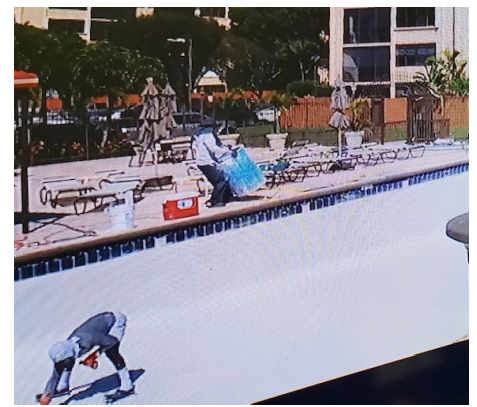
The Cleaning/Janitorial ASI contract has been cancelled and their last day is March 20, 2020. As of the 21st, FSR will start providing the janitorial services. A portion of Parking Boss patrolling service has been cancelled resulting in a savings of about \$250. Now we have Prestige towing monitoring the parking areas and towing all vehicles in violation of the condominium parking rules.

Marvin and Luis represented Southview at the Master Board meeting. They were able to come to an agreement for Southview residents to use the south portion of the master driveway entrance only overnight. Resident vehicles only, which must display the Southview identifying sticker, will be able to park

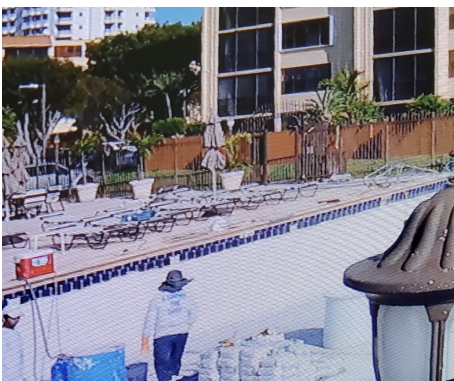
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Board (from page 1)

overnight between the hours of 5:00 pm and 8:00 am.



Swaysland engineering has completed the preparation of Specs for the **balconies concrete restoration**. We will be meeting to decide on the final list of balconies and to send out the Specs for bid with reputable contractors. Once the closed bids return, these contractors will have to present to the Board and the community their companies and explain how they will proceed with the work plans.



Once we have a total expected cost for the concrete restoration project, we will move on deciding what the special assessment will be. Your attendance and participation on the upcoming board meetings is very important.



Does it take more energy to leave a phone charger in the outlet, even when it isn't charging?

It's true most of us leave our cell phone charger plugged into the wall even when we're not using it. The good news is that while the charger does use a tiny bit of power when left plugged into the outlet, it's only about 23 cents a year for an FPL customer.

This small amount of energy use is called "phantom energy." Power adapters, like cell phone chargers, aren't the only items that use a little bit of energy when they're plugged in. In fact, many electronic items are in "standby" mode when turned off, helping them turn on faster or respond to a remote control. Devices with lit digital displays use power too, albeit a very small amount. You can avoid this by unplugging unused items until needed or using power strips to cut power to multiple items with one switch.



Jose Pressure washed the pool lounges

As far as cell phones are concerned, they use very little electricity even when you are actively charging them. In fact, the annual cost of charging your phone eight hours a night is just about 65 cents if the phone is off while charging or roughly \$1.30 per year if it's switched on. Not bad for a convenience most of us can't live without.

From the Rules & Regulations CHILDREN & YOUNG ADULTS

1. School age children must be supervised and are the direct responsibility of their parents or guardians. They cannot play in the parking lot, atriums or on in the elevators, on the walkways, or on the stairways, or on the rocks along the canal. They may not bounce balls against the walls of the buildings nor on the walkways. They may not ride bicycles, skateboards, or rollerblades on any of the walkways. Bicycles, skateboards, and rollerblades are not allowed on the ramp to the pool or on the pool deck. Any violation is subject to fines and cost of repair for damage.
2. Children may play on the grassy areas of the property during the daylight hours.
3. At the pool, an adult at the pool must always accompany children under the age of twelve (12).
4. The Association is not liable for any injury to a child engaging in any kind of activity mentioned above.

In addition, parents are responsible for the results of any malicious mischief caused by their child/children and their guests.



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SOUTHVIEW

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Active	3440 NE 192 St 3K-A	3/2	1,396	\$328,000
Active	3350 NE 192 St 2J-B	3/2	1,396	\$325,000
Active	3440 NE 192 St 1E-A	3/2	1,396	\$320,000
Active	3350 NE 192 St 4K-B	3/2	1,396	\$295,000
Active	3350 NE 192 St 3R-B	3/2	1,396	\$279,500

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 02/01/2020 through 03/03/2020.

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Protect yourself from scams, fraud and imposters

Warning: Scammers are aggressively targeting utility company customers across Florida and the rest of the country using sophisticated tactics to pocket quick cash. FPL continues 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.

If you think you have been contacted by a scammer, call the police.

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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From the Property Manager

As we work with the board to maintain and beautify the property, someone in Building A spilled paint in the Southside entry way and did not bother to clean it up. We continue to receive complaints about children rollerblading/skateboarding in the parking lot. We have also received complaints about dogs barking uncontrollably and regarding unregistered pets. Vehicles not properly registered or in violation to the parking rules have been towed at owners' expense. We will be issuing violations and fines to those owners who are not abiding with the updated Rules and Regulations recently emailed and properly recorded. To that effect, we urge all owners and residents to get familiarized with the Rules & Regulations.



We are currently researching for permanent sitting benches for back area near pool and water way. At the same time, we are looking into a bench for Building A's North entrance. Additional and replacement parking signs have been ordered and will be replaced as soon as we receive them.

UNITS FOR SALE



- Unit B5A was sold.
- Unit A-3E completed screening
- Unit A1E is listed for sale at \$320K
- Unit A3K is listed for sale at \$328K
- Unit A3Q sale still pending. Asking price \$248K
- Unit A5P is listed for sale at \$259K
- Unit B2J has been listed for sale at \$320K
- Unit B3R has been listed for sale at \$279K
- Unit B4K has been listed for sale at \$295K

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Important Reminders

Prestige Towing will be randomly passing by Southview and towing illegally parked vehicles and/or vehicles violating the parking rules.



In order to avoid getting vehicles towed, please make sure that you have registered your vehicle(s) with the property manager and the identifying sticker has been placed on the back window.

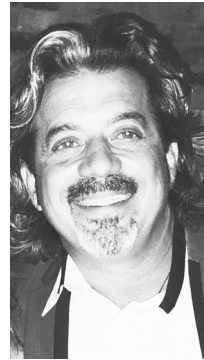
GUEST vehicles must ALWAYS have a guest pass displayed on the dashboard with the information visible from the outside. Guest passes are provided by the security guard when the vehicle enters the property.

Please make sure to park head in and centered in the parking space.

No parking is allowed on the fire lanes.

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