



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 5 Issue 5

July 2019

BAYVIEW TOWERS Dome Condominium Association, Inc.

2100/2150 Sans Souci Blvd.
North Miami, Florida 33181
www.DomeCondominium.com
domecondominium@comcast.net



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Admin. Asst. Alfredo Silva
Maintenance..... Jose Valera
Maintenance..... Celso Castano

IMPORTANT NUMBERS

General..... 305-893-2107
Fax 305-893-6261
After Hours Emergency.....
305-893-2107

OFFICE HOURS

Mon - Fri.. 9:00 am - 4:00 pm

Bayview Towers – Volunteer Corner

Quick Tips for Mosquito Safety

Mosquitos are more than just annoying. They can carry serious diseases like Encephalitis, Yellow Fever, Dengue, Malaria & Zika. Mosquitos bite during the day AND the night, and their bites can be itchy and painful.

As mosquito season rolls into full swing, it's time to take preventative measures to safeguard yourself and your apartment. The bug to watch for is the Aedes Aegypti mosquito, a small, black one with white markings on its legs and one in the form of a lyre on the upper surface of its thorax. These mosquitoes live close to people, right outside or inside your apartment. They specialize in biting humans and stay active all day. Preventing bites is the best way to stay safe and there are lots of easy ways to accomplish this. Most importantly, drain standing water in and around your apartment. Keep flowerpots and saucers free of standing water. Flush out water-holding plants like bromeliads every week. Discard items where rain collects and clean pet water bowls twice a week.

Check for torn window screens and keep windows and doors closed to prevent mosquitoes from coming inside. Cover cribs, strollers and baby carriers with mosquito netting. Mosquitoes typically breed in very shallow water. Mosquitoes can even breed inside your home, in spots where water drips and collects. Remember, as the weather gets warmer mosquito activity increases. If you go outdoors on a “buggy” night, wear shoes, socks, long pants and long sleeves. Spray your skin and clothing with an insect repellent that contains DEET, or other approved ingredients. Draining standing water is the most effective way to stop them from reproducing. Mosquito eggs that are laid in shallow water can hatch in a day or two. The larvae grow fast, turning into a pupa that quickly develops into a full-grown mosquito. The life cycle from egg to adult, takes 8 to 10 days. Remember... drain standing water!!

We are your community volunteers whom you can count on as good neighbors!

Happy Summer from Carla Oxios and your Bayview Buddies.
(305) 992-4055.

Keep Your Disposal Smelling Sweet



Stick some orange or lemon peels down the drain and run the disposal. Be sure to break up the peels into small pieces. The citrus oils neutralize odors and sanitize the blades. Get in the habit of grinding all of your citrus peels. They'll do your disposal better than your trash can. To keep your disposal

smelling fresh, it's also a good idea to run ice through your disposal periodically. It'll help to dislodge stuck-on food and sharpen the blades at the same time.



Stay connected with the city of North Miami with the MyNoMi mobile app. With this new tool, North Miami residents can submit, track, and view nearby service requests online through their smartphones or desktop computer. The application supports 17 languages through its One Voice Translation feature via the web portal. When a resident submits a request online in their native language, it is automatically translated into English for the City's correspondent. Subsequent updates on the request are automatically translated back into the resident's native language to enable a seamless dialogue.

The MyNoMi app allows City Staff to have better communication with YOU and allows for an efficient way for us to know and identify areas of improvement.

myNoMi is a free service, available in the Apple App Store and Google Play for immediate use. Search "My NoMi" in the stores or go to these URLs to access: Android and iOS.

This app allows users to take photos of violations around city that need to be addressed. You can report cars parked on the grass around our neighborhood, which kills the grass and leaves an unsightly dirt patch instead of a clean manicured curb. Report missing trees and vegetation that are not replaced in medians after storms or after a car accident destroys them. Areas used as parking lots or pop up sites for events that are eyesores.

This app has many more features to keep you informed on events, news and other happenings within our City.



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Occupancy of Units

A.1 Each unit may be occupied only as a single-family residence.

A.2 If a unit owner desires that another person become an additional resident, a Certificate of Occupancy shall be filed with the Association and a full screening with credit and background check will be done before the additional occupant takes residence.

A.3 A unit not occupied by the owner may permit an immediate family member which constitutes Grandparents, Parents, Husband, Wife, Siblings, or Adult Children. This shall not exceed the number of occupied individuals per the declaration to occupy the unit. The owner must supply the Association with a notarized letter with documentation of said family member, giving: (1) full name of occupant (2) relationship to owner (3) name of spouse or of any other person residing with the occupant, (4) telephone or cell number of the occupant in the unit to be occupied, (5) whether or not the occupant name is to be listed on the directory and (6) expected duration of occupancy.

A.4 A unit owner or lessee shall notify the Condominium Office in advance of any guest expected to occupy the unit temporarily. In the event the occupancy exceeds 30 days the occupant must abide by the conditions stated in section A (A.2).

A.5 A unit owner may not permit a non-relative to occupy his unit except under a lease approved in advance by the Association.

A.6 Any new occupants must be presented with a copy of these rules and regulations.

Each unit may be occupied by no more than 2 persons per bedroom (2 for a 1 bedroom maximum of 4 for a 2 bedroom).

Rentals

O.1 A unit owner may not rent a unit during the first twelve months of ownership. No unit shall be leased for less than six months or more than one year.

O.2 All Leases will be on an annual basis. Initial and all renewals will be approved by Board of Directors and

reviewed yearly.

O.3 A 10% maximum of the existing 328 units will be allowed for leasing. Once that percentage is reached all other Owners wishing to rent their units will be put on a waiting list.

O.4 A unit owner renting their unit must have a licensed A/C, appliance and plumbing service contract. Renters should carry rental insurance.

No unit may be subject to a lease to different tenants in a 24 month period. The Association has authority to permit up to 2 lease renewals involving the same tenants and occupants (total of 3 years).

City of North Miami

Sec. 5-1610. - Short-term rentals in residential districts. modified

It shall be unlawful for the owner of single family dwelling units, including townhouses, located in a residential zoning district to rent or lease the dwelling to another person(s) for a period of three (3) months or less, or to lease or rent the subject dwelling more than four (4) times in a twelve-month period. The lease or rental of a single family residential dwelling, including townhouses, more than four (4) times within a twelve-month period shall create a presumption that the owner is acting in violation of this section. (Ord. No. 1417, § 3(exh. A), 7-11-17)

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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

Thunderstorm Safety

Along with summer’s warm days come thunderstorms. Lightning is one of nature’s most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there’s lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:



- If you can hear thunder, you’re close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you’re caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there’s no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.

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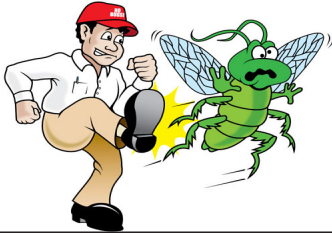
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Pest Control

The 2100 building will be scheduled from 9 a.m. to 2 p.m. on Thursday July 25th. The 2150 building will be scheduled from 9 a.m. to 2 p.m. on Friday July 26th. Please look for notices posted at the elevator for any possible schedule changes.



Word Search

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NEW RESIDENTS

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Classified Section

If you would like to place an ad in our classified section, Please submit your information by the 1st of the month to: DomeCondominium@comcast.net



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BAYVIEW TOWERS

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	2100 Sans Souci Blvd A610	1/1/1	855	\$124,900	\$121,000
Active	2100 Sans Souci Blvd C1104	2/2	1,304	\$221,000	
Active	2100 Sans Souci Blvd B1211	2/2	1,188	\$215,000	
Active	2150 Sans Souci Blvd A303	1/1/1	857	\$165,000	
Active	2100 Sans Souci Blvd A810	1/1/1	855	\$128,000	

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

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TRIVIA QUIZ

I Scream, You Scream

July is National Ice Cream Month. How much do you know about America's favorite dessert? Test your ice cream knowledge!

1. What state is the nation's largest producer of ice cream?
2. What are the top three flavors sold in the US?
3. In terms of exports, where does the US send the most ice cream?
4. How many pounds of whole milk does it take to make one gallon of ice cream?
5. On which day of the week is the most ice cream sold?
6. Where are most of the vanilla beans used for ice cream grown?
7. True or False? Super-premium and premium ice cream represents over 50 percent of the total dollar sales of ice cream.
8. Which US city is the top seller of ice cream?
9. Only weeks after the stock market crash of 1929, the founders of Edy's Grand Ice Cream made a batch of ice cream by adding ingredients used as sundae toppings to chocolate ice cream. The name of their creation described both the flavor and was a comment on the time. What is this ice cream?
10. According to a survey conducted by Opinion Research Corporation, 13 percent of all men love their ice cream so much that they what?



Answers

1. California.
2. Vanilla, chocolate, and Neapolitan.
3. Japan.
4. Twelve.
5. Sunday.
6. Madagascar.
7. True.
8. Portland, Oregon.
9. Rocky Road.
10. Lick the bowl.



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