



BAY PARK Towers

A Newsletter for the Residents of the Bay Park Towers Condominium Association, Inc.

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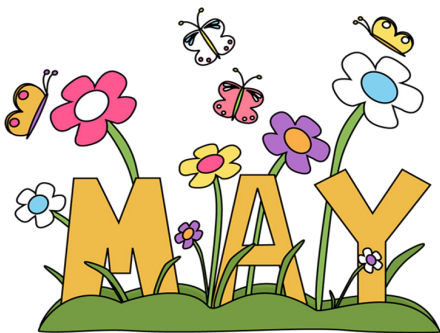
BAY PARK TOWERS
Condominium Association, Inc.
3301 NE 5th Avenue
Miami, FL 33137

PROPERTY STAFF
Manager Maria Veizaga
bayparkmanager@akam.com

ASSOCIATION OFFICERS
President..... Enza Guida
Vice President Danilo Mesa
Secretary..... Reza Eshghi
Treasurer..... Sally Lamb
Director Charlie Lebess

IMPORTANT NUMBERS
Office..... 305-573-5404
Fax 305-573-2914
Valet..... 305-573-3607
Security..... 305-573-3099

OFFICE HOURS
Mon - Fri..... 8:00AM - 5:00PM



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Message from Your Board of Directors

Summer is here! Be sure to take care of yourself during our hotter months. Wear your sunblock and drink plenty of water. We would like to remind you, as activity heats up around our swimming pool, that glass containers are not allowed at the pool or on the pool deck. Also please remember that pets are not allowed in the pool area.

Manager's Corner

Hurricane season begins June 1st. Don't forget to make preparations ahead of time, especially if you are going to be out of town. Don't leave things out on your balcony unless you make arrangements for someone to take care of them in your absence. Make sure the Management Office has your current contact information. If you stay in town, a good resource for information is <https://miamidade.gov/hurricane>

Valet Parking Lot

We are still waiting for the City of Miami to finalize our permit to replace the fencing and shrubbery surrounding the valet parking lot. We have brought to their attention that the fence is a security issue in hopes that they will finish the approval process quickly.

Our Pets

We love them! They love us! But please pick up after them as we are still receiving numerous complaints about people not picking up after their dogs. It's really inconsiderate as well as creating an unhealthy environment for us and for them as well. Be good to your neighbors and their dogs by picking up after your own.

East Windows

The project to repair the east windows is beginning this week and will start on the penthouse floor by sealing the two east-facing windows in the hallway that leak into the building and down the stairwell. Once they are finished the project will proceed down the rest of the floors to seal around the east windows and waterproof them.

Vents and Ductwork Cleaning

We have hired Quamec to clean the vents and ductwork in the common areas of our building. Unit owners can hire them to clean the ductwork inside our units as well. We will send an email to the community as soon as we have the contact details and pricing available.

Manager (cont. from page 1)

Security

Just a reminder that all guests must show ID when entering the property. Entering through the exit gate is prohibited.



Tenant Friendly Reminder:

Please keep in mind that any issues inside the unit is the owner / landlord responsibility. If you're a tenant and have issues inside your unit, you must contact the landlord immediately. If there's an emergency, you may contact the Management Office at 305-573-5404 but also contact the owner / landlord as they need to know what's going on inside their property. If the emergency happens after hours or weekend, you may contact Security at 305-573-3099. It's the responsibility of the tenant and landlord to contact their own service provider and to contact Security to grant access to the property.

Management Office

Please bear in mind that the management office is open from 8:00 a.m. to 5:00 p.m. and closes an hour for lunch. If you need assistance during these hours, may we suggest contacting the Valet Parking at 305-573-3607 or Security at 305-573-3099. We're all here for you.

Cabana

As we stated in our email to the community, after many years of going back and forth with the City, we were finally issued our Cabana permit. Most of you might know, but for those who do not, the permit has been in process for 3 years. Just to give you a little history, the Cabana was closed by the City in 2015 as unsafe. In Hurricane Irma, the Cabana received more damage, which is the reason it looks like it does today. We are working with a contractor and reviewing all the plans and options before we proceed. Because of the current condition, we might have to change the original scope slightly. We promise to keep you posted along the way. We are just as eager as you to get this started, so we ask for your patience while we work through this long-awaited project.

Fencing near Car Wash Area

We are having shrubs planted in front of the piece of fence adjacent to the Paraiso parking garage. It has been an eyesore since they finished construction so we hope to make it more attractive as well as to give us a little more privacy. The shrubs should be planted within the next month.



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★Have a safe★ Memorial★ Weekend!★

Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

Drive Safely

More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

Play Safely

If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.

Right View. Right Location. Right Price!

Great opportunity to update or reconfigure your own pied-a-terre on Biscayne Bay. This unit offers a direct NE water view, overlooking the newly resurfaced tennis court. Edgewater is rapidly rising to be THE desired neighborhood to live in. This 822sqft 1-bdrm has ample storage w/walk-in closet. Easy walk to Midtown or head over to Design District for Friday night free live concert. Walk-ability factor is 90 ("Walker's Paradise"). Catch the free trolley to Arts District, Bayside, Bayfront Park & Brickell.

Price: \$189,500 – MLS: A10610109

Sold

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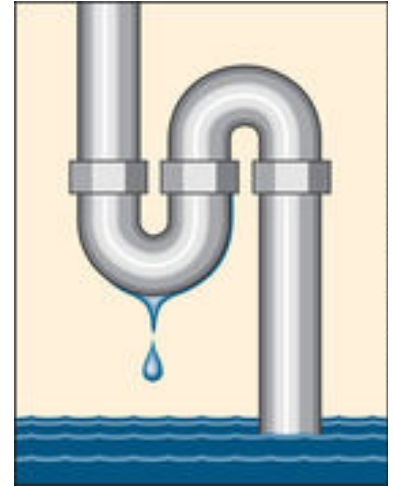
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Detect-a-Leak Week

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.

One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.



Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.



\$422,900! 3 bed/ 2.5 bath in West Lake Village. Gated community, walking distance to Hollywood Beach with 24-hour security. Renovated home, featuring granite counters, crown molding, wood floors, accordion shutters on all windows, private courtyard & a one car garage. Property Amenities include a large swimming pool, tennis and basketball court, gym, playground & billiard room. **For showing contact Irene Buryak!**



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