



# HOLLYWOOD STATION CONDOMINIUM Monthly Newsletter

*A Newsletter for the Residents of Hollywood Station Condominium Association.*

Volume 6 Issue 2

January 2019

## HOLLYWOOD STATION Condominium Association

140 South Dixie Highway  
Hollywood, FL 33020

### PROPERTY STAFF

**Manager** ..... Mark Bassan  
Hsmanager@Akam.com

**Asst. Mngmt. Exec.** Lois Hernandez  
Hsadmin@Akam.com

**Front Desk Sup.** ..... Maria Perez

**Maint. Sup.** ..... Jesus Echeverrieta

**Front Desk Staff:** ... Randolph Jean  
Jenny Mesa  
Kedisha Sampson

**Maintenance Staff:** ..... Jose Alfaro  
Nelson Luna

**Housekeeping Staff** ... Gloria Sayas  
Dunia Oliva

### IMPORTANT NUMBERS

**Main** ..... 954-921-3100

**Fax** ..... 954-921-3132

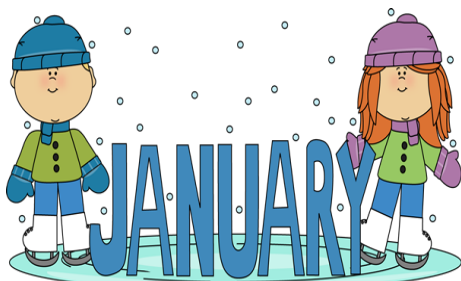
**Front Desk**..... 954-921-3100 Xtn. 1

**Management**.. 954-921-3100 Xtn. 2

**Valet**..... 954-921-3100 Xtn. 3

### OFFICE HOURS

Monday – Friday... 9:00am – 5:00pm



## UPDATES

- It is imperative that you change your a/c filters every month, so that your a/c unit is properly maintained and cools normally.
- It is the responsibility of every tenant to inform the Management Office with at least 24 hours notice of any type of move, delivery, or contractor, that you may be having at Hollywood Station. We have to have proper documentation of all work and delivery/moving companies. If you do not inform the Office, you may be denied these services.
- Now that we are in the middle of Hurricane Season, please make sure to bring in all items from your balcony or terrace should you be going away for any amount of time.
- ALL DOGS MUST BE REGISTERED AT THE MANAGEMENT OFFICE.

Please be advised that any party or large gathering at the Hollywood Station Pool is strictly prohibited at all times. While you may have guests in your home, please do not bring the “party” down to the pool deck. We do not allow extra tables, chairs, or furniture to be brought to the pool deck for your guests. Please use the lounge chairs and the chairs and tables on the pool deck for you and your guests, as this common area is treated on a first come, first served basis. All beverages have to be in plastic bottles or paper cups. Glass is not allowed on the pool deck. If you bring any music de-

vice, you must use ear plugs or keep the level to a bare minimum. Please be respectful of the other residents at the pool, as well as the surrounding units adjacent to the pool deck. The pool is open to all residents, 7 days a week, from dawn to dusk. Please do not ask the Front Desk Attendants to keep the door open after that. Please obey any instruction from the Attendants. If you should have any questions, please contact the Management Office.

For those that are interested in renting a storage unit, please contact the Management Office.

Please note that any packages over 50 pounds will not be accepted from any courier. In addition, any package not picked up after 24 hours, will be subjected to being returned to sender, as we do not have extra space to store packages.

GYM HOURS ARE 6AM – 11PM, 7 DAYS A WEEK, AND WILL BE STRICTLY ENFORCED.

**PARKING GARAGE SPEEDING:** It has come to the attention of the Management Office, that there are many vehicles in the garage that are speeding and going beyond the speed limit of 5 miles per hour. In addition, the stop signs are not being respected, and vehicles are blowing by them without stopping. It is extremely dangerous to

*Continued on page 2*

**Updates (cont. from page 1)**

be speeding in the garage and not stopping where indicated, as there are residents, sometimes with children, walking to and from their vehicles. We ask that you please slow down, observe stop signs, and use more caution when driving throughout the garage.

**VALET FEE SCHEDULE:** Please note that effective January 2, 2018, our new rate schedule for Hollywood Station valet:

0-1 Hours	\$3.00
1-2 Hours	\$5.00
2-3 Hours	\$7.00
3-6 Hours	\$9.00
6-10 Hours	\$11.00
Overnight	\$16.00

\*Any vehicle left after 11:00pm, will be considered “left overnight” and be charged the overnight fee of \$16.00..... any vehicle left overnight, and not picked up by 9:00am, will in addition, be charged the hourly fee, as well.

\*In addition, starting January 1<sup>st</sup>, for those residents on the monthly valet system, the rate will be increasing to \$100 per month. If you pay a year (12 months) in advance, you will be able to pay the old rate of \$75 per month at a total payment of \$900.

**Fees**

- Emergency Key: Any use of your emergency key will incur a \$25 fee.
- Bulletin Board Advertising: There will be a nominal fee to post any type of advertising on the Mail Room Bulletin Board. Please contact the Management Office for rates.
- Please note that you may hear work being done in other units during the day, as it is permitted during regular business hours, Monday – Friday, 9:00am – 5:00pm. If you should hear any work being done outside of these hours, please let the Front Desk know immediately.
- You may have recently noticed blowers and fans in the hallway rugs. we are placing these in the hallways after we use the rug cleaners.
- All work being done inside of units or on the roof by a/c companies, plumbers, painters, etc. must be cleared by the management office at least 24 hours in advance with all proper insurance and license information. Please be aware that if this is not done, your contractors may be subject to being turned away and not allowed to go into your units.
- The 11<sup>th</sup> Floor Sports Lounge is currently closed.

*Continued on page 3*



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**Brian Caits @ 954-328-1505**



**Updates** (cont. from page 2)

Common area security deposits must be made by the owners who rent their units. In addition, every time we refund the deposit, it can only be made out to the name of the person who made the initial deposit.

Please park your vehicles in your designated parking spaces. You can only park in the valet area if you are paying for the monthly valet program and have a current parking permit & tag hanging on the rear-view mirror facing forward. Also, if you are renting a parking space from another unit, please make sure that the management office is aware of this. You may request the parking rental form via e-mail. Please note that we will be towing vehicles that are illegally parked in the Hollywood Station garage, or without parking barcodes, permits, and tags. This will be done at the vehicles' owners' expense.

If any unauthorized vehicles are parked in your spaces, please let the management office know immediately, as they will be subject to towing.

It has come to the attention of management that cigarette butts and other items have been raining down onto units on the pool deck. As a reminder, this is a nuisance, a violation of the rules, and against all common decency. We kindly ask that you discard all of these items within your own unit, and safely extinguish all cigarettes, and do not throw them over your balcony. If caught doing this, the association will issue fines.

- Please flatten all boxes prior to placing them in the recycling dumpster in the garage next to service elevator on the ground floor. There are now 2 large dumpsters for all recycling material.
- Management office no longer accepts cash. Only personal checks, cashier checks, or money orders are accepted.
- All trash must be contained and se-

*Continued on page 4*

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**Updates** (cont. from page 3)

- cured within plastic garbage bags and tied up prior to being thrown down the chutes.
- Do not leave any large bulk trash like furniture, televisions, etc. anywhere on the property to be thrown out. Please make arrangements to have them picked up and taken off of the property.
- As we do not have the space and resources to accept all packages, the front desk cannot accept any package that exceeds 50 pounds. You must be here to pick up any heavy packages. If you are not here to pick it up, the package will not be accepted. Please make appropriate arrangements. All packages must be picked up within 24 hours, otherwise the packages will be sent back.
- No one under 18 is permitted in the gym.
- Dogs: you are responsible for tak-

ing care of your pets. Dogs must always be walked on a leash & in control at all times, everywhere on the association property. You must use the freight elevator when not in use. The only time the lobby can be used is when the freight elevator is being used for deliveries or moves.

- All moves, deliveries, contractors, etc. must be scheduled with the management office a minimum of 48 hours in advance. All outside vendors working at Hollywood Station must provide a certificate of liability insurance prior to working at the property.
- Keys: no keys will be accepted at the front desk. All realtor lockboxes must be registered with the management office prior to being left at the front desk. Lockboxes can be used only by licensed realtors and a business card must be shown to the front desk attendant.
- For security reasons, all residents must carry their fobs with them at all

times when walking the common areas. The front desk will not be able to buzz any resident in.

- The door that separates valet and the garage is now closed 24 hours a day. You must use your fob to enter the garage.
- All vehicles must be registered with the Management Office and have a barcode, parking permit and a tag (if you rent any additional parking spaces). Additional parking spaces can now be paid for more than one month at a time if you prefer.
- There is no glass or liquor allowed on the pool deck.
- Please refrain from playing loud music at the pool and at the gym. Please use headphones. Be courteous to your fellow residents.
- Pool hours are from dawn to dusk. Please do not ask security to open the pool after hours, as they cannot make any exceptions to this rule.



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# T'was the Month After Christmas

T'was the month after Christmas,  
and all through the house,  
nothing would fit me,  
not even a blouse;  
The cookies I'd nibbled,  
the eggnog I had to taste,  
at the holiday parties had  
gone to my waist;

When I got on the scales  
there arose such a number!  
When I walked to the store  
(less a walk than a lumber),  
I'd remember the marvelous meals  
I'd prepared,  
The gravies and sauces and  
beef nicely rared;

The wine and the rum balls;  
the bread and the cheese,  
and the way I'd never said,  
"No thank you, please."

As I dressed myself in my  
husband's old shirt,  
and prepared once again to do  
battle with dirt,  
I said to myself, as only I can,  
"You can't spend a winter  
disguised as a man!"

So, away with the last of the  
sour cream dip.  
Get rid of the fruit cake,  
every cracker and chip.



Every last bit of food that I like  
must be banished,  
'til all the additional ounces  
have vanished.

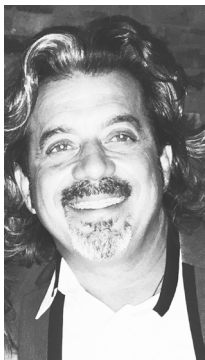
I won't have a cookie--  
not even a lick.  
I'll want only to chew on  
a long celery stick.  
I won't have hot biscuits,  
or corn bread, or pie,  
I'll munch on a carrot  
and quietly cry.

I'm hungry, I'm lonesome,  
and life is a bore,  
But isn't that what January is for?  
Unable to giggle, no longer a riot.  
Happy New Year to all  
and to all a good diet!

Author Unknown

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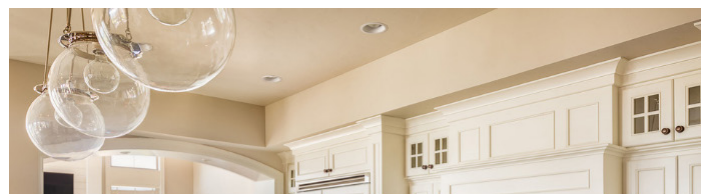
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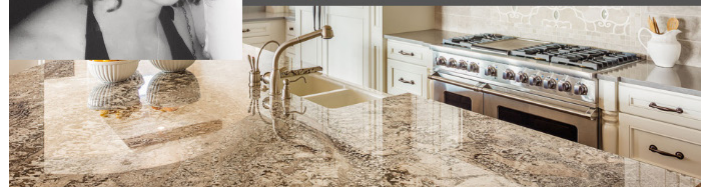
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# Slow Cooker Chicken Taco Soup for Cold Winter Days

## Ingredients

- 1 onion, chopped
- 1 (16 oz) can chili beans
- 1 (15 oz) can black beans
- 1 (15 oz) can corn, drained
- 1 (8 oz) can tomato sauce
- 1 (12 fluid oz) can or bottle beer
- 2 (10 oz) cans diced tomatoes with green chilies, undrained
- 1 (1.25 oz) package taco seasoning
- 3 skinless, boneless chicken breasts
- 1 (8 oz) package shredded Cheddar
- sour cream
- crushed tortilla chips

## Directions

1. Place the onion, chili beans, black beans, corn, tomato sauce, beer, and diced tomatoes in a slow cooker. Add taco seasoning, and stir to blend. Lay chicken breasts on top of the mixture, pressing down slightly until just covered by the other ingredients. Set slow cooker for low heat, cover, and cook for 5 hours.
2. Remove chicken breasts from the soup, and allow to cool long enough to be handled. Stir the shredded chicken back into the soup, and continue cook-

ing for 2 hours. Serve topped with shredded Cheddar cheese, a dollop of sour cream, and crushed tortilla chips, if desired.



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