

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 9 Issue 8

April 2019

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

PROPERTY STAFF

Managed By: First Service Residential
800-927-4599

www.fsresidential.com

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southviewcondo@gmail.com

Janitorial..... ASI Florida
Maintenance Sup. . Jose Montes

ASSOCIATION OFFICERS

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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

Office Hours: TBD

Posted on Office Door

NEWSLETTER

EditorGenovev Mendoza



Published monthly at no cost for Southview at Aventura Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

From the President

Our new property Manager, Samantha, has started to get familiar with our property and has already met some of you. She has scheduled and conducted along with the engineers the balconies inspection. If you have concrete spooling or water intrusion and have not allowed the engineers to inspect your unit, it is imperative you reach out to Samantha.

The new parking system “Parking Boss” will start as of Monday April 15th, 2019. It is important that you return the attached information sheet completely filled out as soon as possible.

On another note, this is a reminder for everyone to follow the condominium rules related to work conducted inside the units. **An architectural form must be completed and the proper city permits obtained from the City of Aventura code compliance.** Owners who fail to abide with the Condominium Rules will be held accountable and damages to the condominium common areas and other units will be the sole responsibility of the unit owner causing the damages .

Lastly, Michelle, our treasurer, held a meeting to obtain the association’s specific financial information from First Service. The janitorial service provided by First service has been discontinued and now we have ASI janitorial providing the services, which we expect to be better and relatively less expensive.

Wishing everyone a Happy Easter and Passover.

Juan Figallo

Message from the Manager

I have walked the property and gotten to know the overall dynamic. Oh what beauty surrounds you!! One really nice thing that I’ve noticed is the natural beauty of the atriums, green space and water surrounding your property. You have a little bit of everything around you, which makes for really nice views.

Unfortunately, I have also noticed that some of the residents here don’t care about the property as much as others. Signs are posted in both bulletin boards and at some point, in each elevator, regarding pet owners allowing their dogs to urinate on the poles throughout the walkways and in the entrances to the buildings. Although these signs were posted long before I started here, it seems people still ignore this disgusting act and continue to allow their dogs to mark their territory. It’s certainly not pleasant for guests to arrive and be welcomed by the stench of urine slapping them in the face. It makes me grimace just thinking of it. Some owners lack of care over the money wasted in illegal dumping of non-recyclables

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Manager (from page 1)

in the recycling bins or over loading the dumpsters (by dumping boxes and large furniture items in the regular dumpster), to the point where you end up incurring excessive overages charges on your waste removal bills. The notices are posted to remind you what is acceptable and what is not and assists in helping you save money over time.

Be courteous and mindful to one another. After all, this is your community. Treat it like you care. Thank you for your understanding.

Happy Passover and Easter to All.
Samantha Jean-Baptiste, CAM, Property Manager

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.**
- A new Owner's Information Sheet will be distributed for everyone to update your information. We count on everyone being responsible in completing and turning over to the management office.
- Any units experiencing water intrusion or with concrete spooling in the balcony must report it immediately to the management office with a clear message and pictures if possible.

I am a Home Health Aid / Companion / Nurse Assistant offering my services assisting with medication, daily living activities, light cooking & housekeeping.

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SOUTHVIEW

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	3440 NE 192 St 3K-A	3/2	1,396	\$319,750
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 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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RESIDENT INFORMATION UPDATE

Date: _____ **Bldg. No.** _____ **Unit No.** _____ **Purchase Date:** _____

Property Address: _____

Owner(s) Full Name as it appears on Deed _____

Occupancy status? Full time ____ Seasonal ____ Not living here ____

() Single () Married () Separated () Divorced **Maiden Name** _____

Unit phone # _____ **Cell phone #** _____ **Work #** _____ **E-Mail Address** _____

Spouse or Co-Owner Name _____ **Maiden Name** _____

Preferred Mailing Address _____

Total No. of people who will occupy unit? _____ **Adults (over age 18)?** _____ **Children (under age 18)?** _____

In case of emergency notify _____ **Relationship to Owner:** _____

Cellular # _____ **Other Phone #** _____

Other Residents living in the unit:

Name _____ **Age** _____ **Relationship** _____ **Phone#** _____

Name _____ **Age** _____ **Relationship** _____ **Phone#** _____

Name _____ **Age** _____ **Relationship** _____ **Phone#** _____

Name _____ **Age** _____ **Relationship** _____ **Phone#** _____

Vehicles:

***Make** _____ **Model** _____ **Color** _____ **Year** _____ **Tag** _____

Driver License Number _____

***Make** _____ **Model** _____ **Color** _____ **Year** _____ **Tag** _____

Driver License Number _____

***Make** _____ **Model** _____ **Color** _____ **Year** _____ **Tag** _____

Driver License Number _____

***Make** _____ **Model** _____ **Color** _____ **Year** _____ **Tag** _____

Driver License Number _____

* Vehicle must be registered to the owner listed above and with the proper Identification Sticker otherwise towing and fines will apply.

Only if you have a pet or service animal complete the additional form.



PET/SERVICE ANIMAL INFORMATION

**Breed Type _____ Weight _____ Miami Dade Rabies Tag# _____

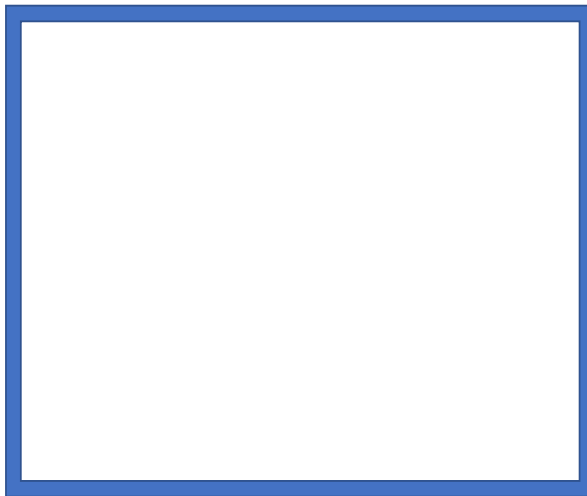
**Breed Type _____ Weight _____ Miami Dade Rabies Tag# _____

**Is this a service animal because of a disability Yes () No ()

**What work or task has the dog been trained to perform: _____

**Attach pet/service animal vaccination record Yes () No ()

**Attach pet/service animal picture Yes () No ()



**Emotional support animals require a formal letter from the issuing physician.

** Physician letter Yes () No ()

Bathroom Plumbing Maintenance Tips

The bathroom is one of the most frequently used rooms in your home. Not only that, it's a room that has to be well maintained; if it's not, a plumbing emergency could easily surprise you at an inconvenient time. From the toilet to the showerhead, the sink to the drains, bathroom plumbing maintenance is an important part of keeping your home running efficiently. Take note of the following bathroom plumbing tips to help you better maintain your bathroom and guard against disrepair and plumbing emergencies.

Faucet Maintenance

Keeping your source of water running – i.e., the faucet (including the sink and bathtub faucets) – is important for a successful bathroom experience, whether you're taking a bath, washing your hands, or cleaning. Check out these bathroom faucet tips to maintain working faucets that get the job done well:

- Unlike pipes, the moving parts of a faucet can wear down easily over time and might need to be tightened or even replaced more often than other plumbing parts.
- Repair leaky faucets immediately. This will help you avoid further damage to the fixtures and faucets. According to the Environmental Protection Agency, a leaky faucet dripping at one drip per second wastes at least 3,000 gallons of water every year – or the equivalent of what's needed to take more than 180 showers.
- Clean your faucet aerators. Low water pressure from the faucet or water leaks from the handle are usually caused by lime buildup and sediment blocking the small openings inside the aerator. Clean the aerator using the following steps:
 - o By hand, carefully unscrew the aerator from the faucet by turning counterclockwise. If it will not unscrew, wrap the jaws of your pliers with

Continued on page 4

Public Adjusting Services
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**GOT PROPERTY DAMAGE?
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IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

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Plumbing (from page 1)

- masking tape and loosen the aerator with the pliers. Continue by hand.
- o Take aerator or spray head apart.
- o Use a small brush dipped in vinegar to remove sediment.
- o Reassemble the aerator and screw it back on to the faucet.

Showerhead Maintenance

Showerheads develop uneven spray when the holes become clogged with mineral deposits from the water. Follow these steps to clean it:

- Unscrew swivel ball nut. You will need an adjustable wrench or channel-type pliers. (Hint: To protect the finish from scratches, first wrap the jaws of the tool with masking tape.)
- Unscrew the collar nut from the showerhead.
- Gently clean the outlet and inlet holes of the showerhead using a thin wire.
- Flush the head with clean water.
- Reassemble the showerhead.
- Soak the showerhead in vinegar to remove mineral deposits. Specifically, put one cup of vinegar in a plastic bag and place it over the shower head. Hold it in place with a twist tie and let stand overnight. In the morning, remove the bag and wipe off the mineral deposits with a damp cloth.

Toilet Maintenance and Finding Leaks

Did you know that your toilet can be a primary source for bathroom leaks? Check the water level in the toilet's tank to be sure that the water is not overflowing by way of the overflow pipe (the pipe in the middle of the tank with a small piece of tubing connected to it). Then follow these steps to correct the problem:

- If water is running into the overflow pipe, adjust the fill valve until the water stops approximately one inch below the top of the overflow tube. There may be a water level mark stamped on the side of the tank.
- Test the flush valve mechanism by putting a few drops of food coloring into the tank.
- Check the bowl after 15 minutes. If the water in the toilet bowl has changed color, the ball or flapper is leaking and needs to be replaced.

Here's another tip for keeping your toilet in the best working condition possible:

- Do not use your toilet as a wastebasket. Do not flush facial tissue, cotton balls, make-up pads, sanitary products or diapers as they do not dissolve and can clog the lines. Keep a trash container in each bathroom and toss these items away.

Avoiding and Fixing Bathroom Clogs

Bathroom clogs are no fun at all. Here are a few ways to prevent them – and fix them when they do occur:

- Once a week, run hot water down the drain to help keep it free-flowing.
- Apply a drain cleaner to bathroom drain lines once each month to keep soap scum from building up and causing clogs.
- Fix tubs and showers with strainers that catch hair and soap chips. Clean the strainers regularly.
- Avoid putting things down the sink or toilet that don't belong there.

Call in a professional when you need assistance unclogging a toilet or drain, get the job done efficiently.

From the Rules & Regulations

UNITS

1. Unit owners wishing to sell their unit must follow the prescribed procedure of Right of First Refusal found in the Declaration of Condominium, pages 30-33, Section 18.1 through 18.7.
2. No exercise equipment such as heavy weight-lifting paraphernalia and treadmills may be brought into the s. Such equipment causes noise, which interferes with the surrounding neighbors' right of quiet enjoyment. Stationary bicycles are permitted only within the unit. No exercise equipment may be used on the screened terraces.
3. No alterations or additions of any kind can be made without written application and prior approval from the Board. The appearance of the outside of the unit cannot be changed or enhanced in any way without prior specific permission from the Board of Directors. See next paragraph.
4. Floor covering:
 - a) Installing any floor covering (other than carpeting;) or doing any type of REMODELING or CONSTRUCTION in the unit, which need ELECTRICAL, PLUMBING. OR AIR CONDITIONING work (other than minor maintenance or repairs) requires Board approval. The unit owner must contact the Management Office and request an Architectural Remodeling; & Construction Form (ARC) before starting any work or entering into a contract for such installation or work. Once the ARC is completed, it must be submitted to the Board for approval together with a \$450.00 refundable deposit, which is required in the event of any damages caused to the Association property and/or adjacent units such as walkways, elevators, outside walls, railings, garbage rooms, water pipes, electrical wiring, adjacent walls or ceilings, etc. Damages caused in excess of \$450.00 will have to be paid by the unit Owner and/or the Contractor.
 - b) Unit Owners must provide to the Property Manager proof of their Insurance and copies of the License and the in-force Insurance Policy of the company hired to perform the work.
 - c) Unit owners must also sign a Hold Harmless Agreement.



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