

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 9 Issue 6

February 2019

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

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Southview community website:
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southviewataventura](http://fsrsouth.fsrconnect.com/southviewataventura)

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NEW OFFICE HOURS

Office Hours: TBD

Posted on Office Door

NEWSLETTER

Editor Genovev Mendoza

February

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

On behalf of the newly elected Board of Directors, I want to thank everyone for the support. At the same time, I want to re-assure you that a fair evaluation of all existing vendor contracts and services is being done, so our community gets the most out of every dollar spent. As we begin this year, may we keep our resolutions and work united for the benefit of our community.

Our first Board of Directors meeting was held and several items were discussed taking into consideration unit owners' input. Among those items, the Board of Directors unanimously voted in favor of removing all bike racks currently located under the stair cases. To that effect, **if you currently have a bike stored on any of the bike racks, please make sure to remove it no later than March 1, 2019.** Any bikes not removed by the set date will be removed and donated to a charitable organization. We have also tested the use of a **sample** survey, so we can get immediate owner feedback on matters that affect us all. This is a good way for your newly elected board to make sensible decisions in the best interest of the community. It is important that **you update your email address** by emailing our management office at southviewcondo@ymail.com, so you can get informed and participate when surveys are sent out. Delinquencies and collections were also discussed and the Board of Directors unanimously decided that as of March 1st, 2019, all unit owner's accounts which are past due over 45 (forty-five) days will be sent to the attorney for collection. In order to avoid late fees, collection fees, and attorney fees, we encourage everyone with open balances to bring up to date their accounts. To get a copy of your ledger, you can log in your personal account via First Service Residential website or request the office manager to print it for you. The association's Rules & Regulations will be revised and upon completion every unit will get a copy. For now, we want to give everyone heads up that parking rules will be a priority on that revision. As a reminder to all pet owners, please be conscious about responsibilities involved while being a dog owner. Cleaning up after your pet is a **MUST**. Do not allow your pet to urinate or defecate on the catwalks and atriums. If it accidentally happens, have the courtesy to clean up the mess. Walking a pet at night does not give a green light not to pick up the poop, so use a flashlight to clean up after your dog.

Finally, I want to thank the owner participation and attendance to the first meeting held and we encourage all owners to attend all future ones.

Sincerely,
Juan Figallo, President

Property Update

- The jacuzzi has been out of service due to a burned heater. We were working on getting a replacement, which has been installed and the jacuzzi will be back in service by the end of the week.
- As many of you know, the flag pole was hit and damaged by a moving truck. After filing a claim against the driver's insurance, the flag pole has been replaced at no cost to the association. It is important for management and the Board of Directors to have all unit owners promptly inform any damages caused by others to our community association.
- It is important that you update your information with the management office. To that effect, you only need to email management at southviewcondo@gmail.com your name, unit number, and email address to be used for all Southview communication.



SWEETS FOR THE SWEET

Pamper your loved one with some yummy Valentines treats this year. Here are some great ideas to get you started!

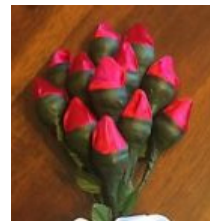
Valentine Kisses

Follow the directions on a box of Krispy Rice cereal for making marshmallow treats. Once the mixture is cool enough to handle, mold it using the inside of a funnel to shape it. Remove it from the funnel and let cool completely on waxed paper. On a 1" x 11" strip of paper, write a Valentines message. Wrap each cooled marshmallow treat and strip of paper in a large square of aluminum foil, letting the end of the paper strip hang out the top.



Valentine Roses

Place a dot of glue on the flat side of a Hershey's Kiss. Attach this to another Hershey's Kiss, flat sides together. Wrap the Kisses with some red cellophane wrap, starting at the tip of one and ending at the tip of the other. Take an artificial stem or long, thin stick and wrap the excess cellophane around it. Using floral tape, start at the top of the stem and wrap the stem and cellophane together. Continue wrapping the floral tape down to the bottom of the stem. Overlap the end and then pull it tight. Trim the end of the floral tape. Try making a whole dozen of these to surprise your loved ones!



Candy heart necklace

Place a white mini chocolate chip on top of 10 conversation hearts. Place on a microwave-safe dish, and microwave on high for about 30 seconds. Place a piece of twine over the chocolate, and top with another conversation heart of the same color. Press to set. Repeat with the 9 other candy hearts until you have 10 on the string. Let it sit at room temperature until the chocolate has set.



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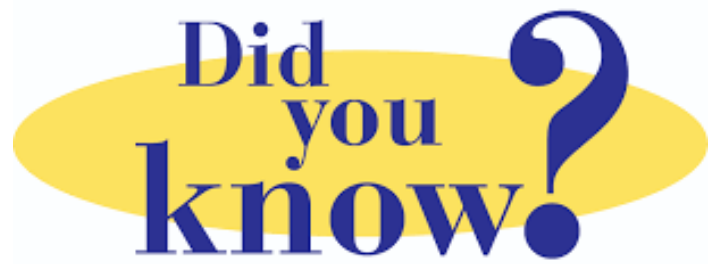
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Did you know?

Where does the unit owner’s responsibility end and where does the association’s responsibility begin when it comes to repairs?

Areas within the unit belong to the unit owner. Only parts of the common area fall within the association’s responsibility. As an owner, this is the time to make an assessment and evaluate if you have sufficient coverage in your **unit owner’s insurance** to cover costs of repairs, replacement, and damages to the interior of your unit and to those units below or above.



Repairs or replacement of air conditioner, air handler, water heater, dishwasher, washer, and kitchen or bathroom fixtures must occur in a timely manner. If preventive maintenance or replacement of appliances and fixtures has been neglected for some time, other damages to the unit may occur including the growth of mold. Management usually finds out about the situation only when the affected neighbor complains and as repairs occur, an assessment is made by the appropriate professional to help determine the cause. Once determined that the problem is due to neglect by the owner, only having the appropriate home owner’s insurance coverage will protect you from the unexpected expenses you might be faced with.

It is strongly recommended that owners **SECURE APPROPRIATE HOME OWNER’S INSURANCE COVERAGE**, which is not very costly and can save you from financial hardship.

Gloria Hincapie
BODY CONTOUR ✦ ART

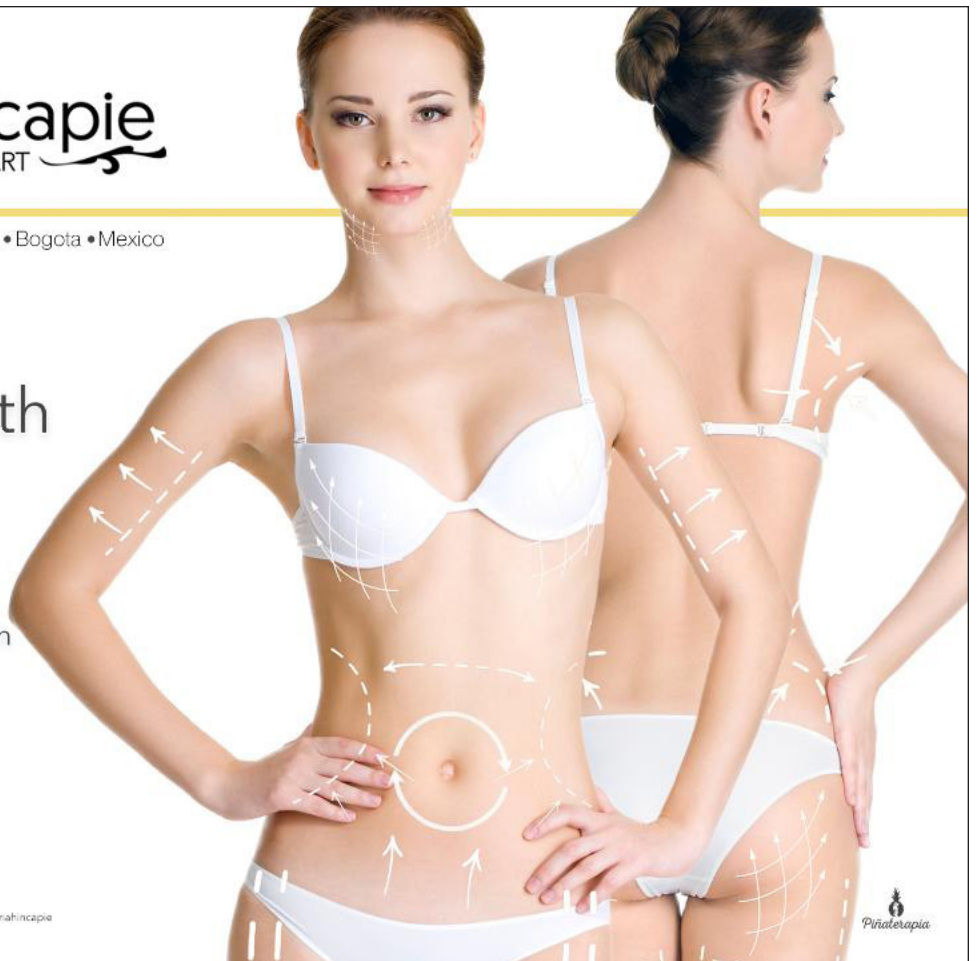
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GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People's lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you've sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you-you may find that the type of insurance you have is no longer necessary.



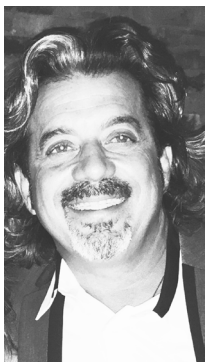
Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter's or homeowner's insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

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SHRIMP SCAMPI

Try this delicious meal to serve to your loved ones in February!

- 1 (8 oz) package angel hair pasta
- 1/2 cup butter
- 4 cloves minced garlic
- 1 pound shrimp, peeled & deveined
- 1 cup dry white wine
- 1/4 teaspoon ground black pepper
- 3/4 cup grated Parmesan cheese
- 1 tablespoon chopped fresh parsley

Directions

1. Bring a large pot of salted water to a boil. Stir in pasta and return pot to boil. Cook until al dente. Drain well.
2. Melt butter in a large saucepan over medium heat. Stir in garlic and shrimp. Cook, stirring constantly, for 3 to 5 minutes.
3. Stir in wine and pepper. Bring to a boil and cook for 30 seconds while stirring constantly.
4. Mix shrimp with drained pasta in a serving bowl. Sprinkle with cheese and parsley. Serve immediately.



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Active	3440 NE 192 St 5H-A	3/2	1,396	\$340,000	
Active	3440 NE 192 St 3J-A	3/2	1,396	\$325,000	
Active	3440 NE 192 St 3K-A	3/2	1,396	\$319,900	
Active	3350 NE 192 St 2A-B	3/2	1,396	\$267,999	

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