

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 9 Issue 7

March 2019

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

PROPERTY STAFF

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Manager..... TBD
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Janitorial..... Jackson Francois
Maintenance Sup. . Jose Montes

ASSOCIATION OFFICERS

President Juan Figallo
juan.southview@yahoo.com

Vice Pres. Holger Velastegui

Treasurer Michelle Tannetta
southviewmichelle@gmail.com

Secretary Luis DeJesus
ldjssl@aol.com

Director Howard Borden

IMPORTANT NUMBERS

Office 305-792-7766

Fax 305-792-7786

Email: southviewcondo@gmail.com

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

**First Service 24 Hr Customer
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NEW OFFICE HOURS

Office Hours: TBD
Posted on Office Door

NEWSLETTER

Editor Genovev Mendoza



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Group Publications, Inc. Contact CGP at
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From the President

It has been a challenge to find a competent manager to work for our Condominium Association. However, we finally found an experienced and very competent manager to take care of our community. Please join me to welcome her and allow her some time to settle down.

Last month we held a second meeting just for the purpose of looking into a possibility of hiring another management company. It was only an informational and a brief meeting.

We are also working in compiling a list of all units with water intrusion issues and concrete spooling in the balconies. **I urge you to clearly report it to the management office as soon as possible via email to southviewcondo@gmail.com**

Let me take this opportunity to remind everyone that the security personnel at the main entrance gate is only following instructions to keep our community safe by registering everyone that comes in Southview property. Please be respectful to those employees doing their job and follow the already established procedures. **The Rules & Regulations will be enforced as of April 2019, specially parking violations.** It is every owner's responsibility to know them and make sure that all unit residents and visitors know them too.

Finally, please make sure to complete the Unit Owner's information sheets and turn them in to the management office as soon as possible. We have been asking for this for a while now and it is imperative that you take the time to complete the form.

Sincerely, Juan Figallo, President

Invitation

It has been asked by some of our residents that they would like to know better their neighbors. To that effect, we will open a section for you to "GET TO KNOW YOUR NEIGHBOR". If you are interested in submitting a small biography along with your unit number, please feel free to email it to the Newsletter editor. Bios will be published without any type of advertisement and in the order they are received. If your interest is in advertising your business, please feel free to contact directly the Newsletter publisher, who provides Southview with a Newsletter at no charge, but it is supported by his advertisers.



Message from the Manager

Dear Owners and Residents,

My name is Samantha Jean Baptiste. I have been in the Community Association Management Industry for nine (9) plus years. I have experienced both, communities managed by management companies as well as self-managed properties. In the years I worked in this industry, I headed many improvement projects such as a 40-year recertification, pool deck remodeling, many plumbing projects, parking lot lighting, parking lot repaving, office remodeling, and many other ones. I have worked closely with the Board of Directors to pass amendments to the Association's by-laws. I am also familiar with implementing existing and new rules and regulations.

On the personal side, I am a mother of one, but I am also raising my niece, so from time to time you may hear me reference to my kids. I am Haitian American born and raised in South Florida.

I am excited to start this new journey with your community and I am committed to providing you with excellent service. Thank you for the opportunity to manage your beautiful home. Looking forward to meeting you all in person.

Samantha Jean-Baptiste, CAM



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Important Reminders

- 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.

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From the Rules & Regulations

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1. Because of limited parking area, no Unit may have more than two automobiles as there are only 240 parking spaces, which allows 1.5 cars per unit. Having more than one vehicle causes inconvenience for the guests of unit owners and owners who have but one car. The Board reserves the right in the future to limit unit owner vehicles and to charge for additional vehicles.
2. All vehicles must be parked HEADED into the parking space; vehicles should be centered in the space per unit.
3. No cars are to be stored in the guest parking spaces. Any cars found in such storage will be towed. No owner is permitted to store a friend's car in his/her reserved space.
4. All vehicles must have a valid license plate. Cars illegally parked will be towed.
5. Owners planning to be away for thirty (30) days or more must provide keys to their vehicle(s) with the management firm or a neighbor in the event of an emergency.
6. Handicap parking spaces are not to be used as storage. Current and legitimate handicapped permits must be displayed properly on any vehicles in the hadicapped parking spaces. Illegally parked vehicles will be towed as per Florida Law.
7. For the safety of all our residents, please observe the 10-mph speed limit.
8. Oil leakage destroys the asphalt; owners of vehicles having such leaks will be responsible for the repairs to the damaged asphalt.
9. Parking on the grass is strictly forbidden. Any vehicles park on the grass will be towed.
10. Cars repairs, oil changing, and washing/waxing cars are not permitted on the condominium property. Such activity will result in levying of fines.
11. Motorcycles, taxicabs, cargo/commercial vans, and commercial trucks are prohibited. No mechanical wheeled device having a combustibile engine such as motorcycles, mopeds, or scooters may be brought into or stored within the buildings at Southview. Pickup trucks must have an empty bed or a cover over the bed. No boats, trailers, or mobile homes are permitted.

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Hablo Español/Falo Português

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SOUTHVIEW

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	3440 NE 192 St 4A-A	3/2	1,396	\$289,900	\$240,000
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	3350 NE 192 St 2A-B	3/2	1,396	\$267,999	
Active	3350 NE 192 St 1L-B	3/2	1,396	\$260,000	

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

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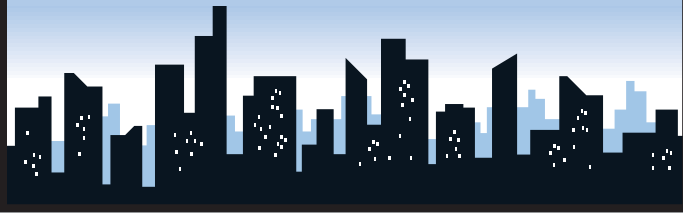
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