

Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 9 Issue 9

May 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

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Maintenance Sup. . Jose Montes

ASSOCIATION OFFICERS

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Secretary Luis DeJesus
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Director Howard Borden

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Office..... 305-792-7766

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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

Mon.-Fri...... 10:30 am – 1 pm
2 pm-4pm

Closed for lunch..... 1 pm-2pm

NEWSLETTER

Editor Genovev 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

Wishing all the mothers in our community a Happy mother's day.

Juan Figallo

FROM THE RULES & REGULATIONS

UNITS

5. Only patio or outdoor furniture and potted plants are permitted on the screened Terraces; such furniture cannot extend above the railing; umbrellas are not permitted; hammocks may not remain hung on the screened terraces when not in use.
 - a. Furniture, potted plants, toys, bicycles, personal items of any kind, etc., are NOT PERMITTED in the front terraces (entrance) of any of the units in Southview, which must remain clear at all times. The only exemptions to this rule are deliveries of medications, letters, UPS, FED-EX, and water deliveries permitted when residents are not there.
 - b. No indoor/outdoor carpet may be glued down on the screened terraces, balconies, or walkways; nor can it be installed.
6. Waterbeds are allowed in any unit, except the first floor Units.
7. Screened terraces and garden patios are not to be used for storage. Terraces must present an uncluttered look from the outside. Bicycles may not be leaned against the screen, but should be placed along the inside wall of the terrace. Laundry doors must be kept closed when laundry equipment is not being used. No clothing may be hung to dry anywhere on the screened terraces or in the garden patios. No clothing is to be draped over the railings to dry (swimming suits and/or beach towels). Rugs and mats are not to be draped over the railings either.
8. All window Treatments, which are visible from the outside of each unit, must be verticals, Venetian blinds, curtains, or interior window shutters, all neutral color. This is necessary to maintain a common look to the outside of the building.
9. The association is responsible for the maintenance of lawns and original trees in the garden patios of the first floor condominiums. Flowering plants may be planted along the fence on a narrow strip of ground. No vines or additional trees may be added.
10. No items shall be hung from or shaken out from outside the units such as mops, or rugs outside the entrance door or windows.

QUESTIONS ABOUT CONDO LIVING?

What is a board's fiduciary responsibility?

Fiduciary Responsibility of a Nonprofit Board. ... Because they act on behalf

Continued on page 2

President (from page 1)

of the organization through a position of trust, the members are called **fiduciaries** and have three main **fiduciary** duties: the **duty** of care, the **duty** of loyalty, and the **duty** of obedience.

What are the responsibilities of a condo board?

Directors are responsible for the running of the **condominium** corporation and for its physical and financial well-being. **Responsibilities** of the **Board** include: management of the corporation, making decisions on major repairs and maintenance of buildings and grounds.

How does a condominium association work?

An **association** of unit owners in a **condominium** building. The **association** elects a board of directors, which handles the maintenance and repair of common areas, disputes among unit owners, and enforcement of rules and regulations, and **condominium** fees. Part of owning a **condominium** involves paying **condominium** fees.

CORNER OF SHAME

- Unless you want to find yourself with a stiff fine, stay out of these **parking spots**. The lot's full and that prime, disabled **parking spot** is the only empty **spot**. ... According to state law, getting caught with your car illegally parked in a **handicapped parking** space has very serious consequences.

What is the fine for illegally parking in a space reserved for individuals with disabilities?

House Bill 3095 simplifies enforcement and increases the **finest for illegally parking** in handicapped **parking** spaces from \$250 minimum to \$500 maximum, to a minimum of \$500 and a maximum of \$750. With each offense the **finest** increase and community service is added. **Please refrain from illegally using the handicap parking spaces when you do not have the proper permit or a physical limitation.**



- On Saturday April 20th, a resident from Building “B” placed in the trash bins furniture disregarding the condominium rules & regulations and the property manager’s reminders. Bulk garbage is the owner’s responsibility to get removed from the property. **You should be ashamed of yourself!**

**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.**

SAVING ENERGY TIPS**Phone chargers – keep plugged-in all the time or unplug?**
by Brad Goar

Does it take more energy to leave a phone charger in the outlet, even when it isn’t charging?

It’s true most of us leave our cell phone charger plugged into the wall even when we’re not using it. The good news is that while the charger does use a tiny bit of power when left plugged into the outlet, it’s only about 23 cents a year for an FPL residential customer.

This small amount of energy use is called “phantom energy.” Power adapters, like cell phone chargers, aren’t the only items that use a little bit of energy when they’re plugged in. In fact, many electronic items are in “standby” mode when turned off, helping them turn on faster or respond to a remote control. Devices with lit digital displays use power too, albeit a very small amount. You can avoid this by unplugging unused items until needed or using power strips to cut power to multiple items with one switch.

As far as cell phones are concerned, they use very little electricity even when you are actively charging them. In fact, the annual cost of charging your phone eight hours a night is just 65 cents if the phone is off while charging or \$1.30 per year if it’s switched on. Not bad for a convenience most of us can’t live without.

Message from the Manager

Dear Southview Resident,

As a reminder, we will start to implement the new parking enforcement system. In an effort to ensure that ALL is able to submit their **updated resident info sheet**, the Board has decided to start the new patrol system on June 1st, 2019. This gives you several more weeks to turn in your info sheet. But don't wait until the end. **Enclosed is a copy of the info sheet if you have misplaced the original one.**

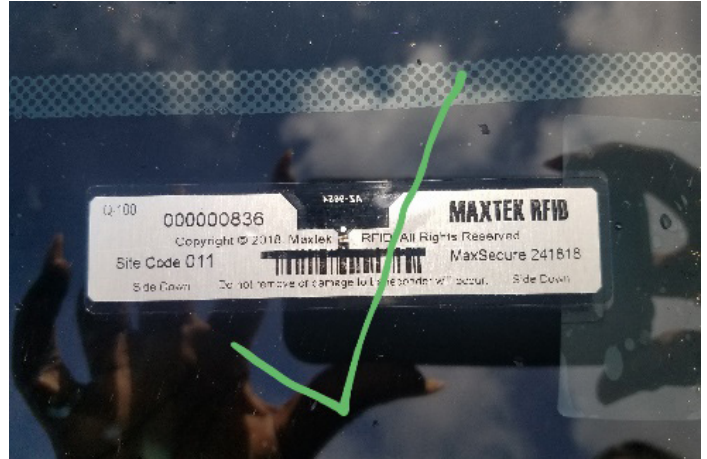
If you've submitted an info sheet to the Management Office, you will be receiving up to two decals. Management will **ONLY** distribute decals to those residents who've submitted an info sheet. If you've already submitted your info sheet, you may also contact management to set an appointment with the Manager, to install your new decal(s).

If you have a third car, please be patient with the Board as they will implement a charge for the third vehicle. As they ponder fair pricing, please understand that according to the rules, a third car is not allowed. However, the board has considered those residents that possess a third car and are willing to accommodate with stipulations. The charge for the third car will be announced shortly. In the meantime, we will distribute decals for the first and second vehicles **ONLY**. Thank you.

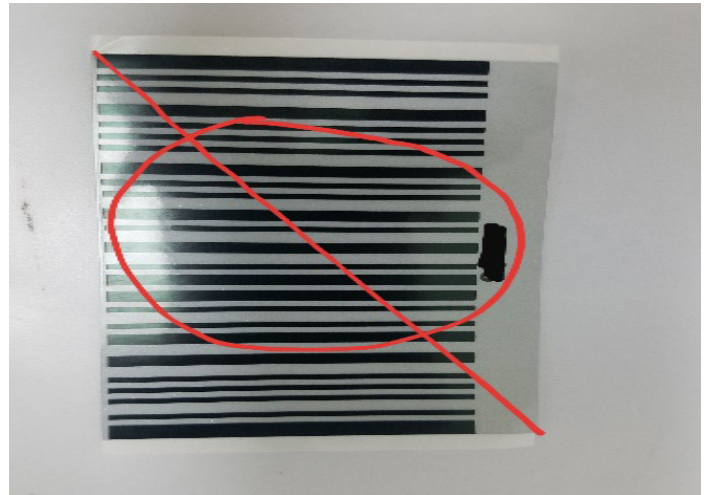
Transponders:

Having issues getting through the gate house's residential gate? Has the gate stopped opening for you? Please do not yell at security!! They've done nothing wrong. If they've asked you for your criteria before allowing you entry, they are simply doing their job!

You are probably still using the old transponder for entry. Unfortunately, Mystic Point has finally removed the transponder reader that allows access at the front gate. You will no longer be able to enter using the old bar code. You must report to Mystic Point to purchase the new transponder. They are \$15 each. The new one should be affixed to the front windshield, on the driver's side, directly opposite from where your Southview transponder is located (top front windshield, passenger side). Mystic Point's Valet can assist you with installation.



Correct transponder



Incorrect transponder





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STATUS	ADDRESS	BD/BA	LA SF	LIST \$
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 2A-B	3/2	1,396	\$267,999
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 _____

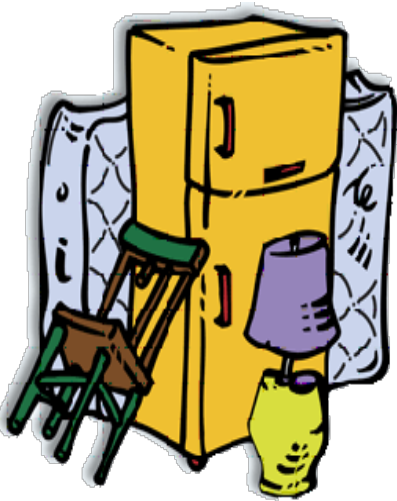
Driver License Number _____

* 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.

BULK TRASH REMOVAL

We have scheduled bulk trash pickup for Monday, June 3, 2019.

Trash Outs will be onsite to remove all large unwanted items. If you have any unwanted bulk items/garbage (i.e. large furniture, construction material, etc.), please bring it down to the maintenance shop located on the Southwest corner of the property, near guest parking, any day **BEFORE Monday, June 3rd, 2019.** Thank you for your cooperation.



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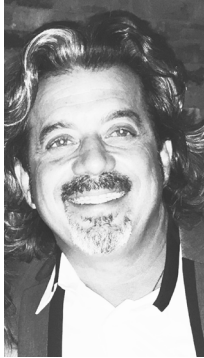
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