



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 4 Issue 12

February 2019

BAYVIEW TOWERS Dome Condominium Association, Inc.

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PROPERTY STAFF

Manager.....Carlos Munguia
Maintenance.....Jose Valera
Maintenance..... Celso Castano

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After Hours Emergency.....
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OFFICE HOURS

Mon - Fri.. 9:00 am - 4:00 pm

Newsletter Editor..Ken Quiney

Message from Your President

Ch-Ch-Ch-Ch-Changes* at Bayview Towers 2018-2019

Human nature rarely welcomes change but rather tends to be resistive to it. Starting in 2018 and as we have turned the calendar page to 2019, here at Bayview Towers, we have witnessed and have had to accept so-o-o many changes. Some of them, have been unavoidable as solutions to maintenance problems and commitment to fiduciary responsibility. Others have been made by your Board of Directors with the greatest intention to improve the appearance and condition of our property; therefore, safeguarding our investments.

The following is a very limited, not completely inclusive, list of Bayview Towers changes.

Perhaps, the most obvious have been personnel changes. Yes, we have had many. Especially during the 6 months we engaged the services of a Property Management company – a total of 4 different Managers-2 Interim/Transition Managers and 2 Managers, that were not correct for our property.

Recently, we have made the following:

Major **Ch**-change: Management company to self-management. We now anticipate a much greater level of stability in our staffing.

Ch-change: Carlos Munguia hired as Property Manager.

Ch-change: Jose Varela and Celso Castano hired as Maintenance staff.

Ch-change: 2 New Board Members to our now 12 member Board; 3 New Officers.

Now - Non-Personnel:

Major **Ch**-change: Atlantic Broad Band will now be the Association's TV, Internet provider beginning March 1st, 2019. No more additional Comcast costs for modem rental, HD channels, DVRs, additional cable boxes, or increased basic channel lineup.

-Please note: Atlantic Broadband has coaxial cable loosely hanging in our hallways. This will be corrected once it is established that their service is working correctly in our apartments.

Ch-change: Donated - (3) large workout equipment additions to our gym.

Ch-change: Completed AC Water Tower for the 2150 Building.

Ch-change: Landscaping, trees and shrubs, added around the AC Tower and on

Continued on page 2

President (cont. from page 1)

other parts of the property.

Ch-change: The addition of 2 ‘Visitor Only’ Disabled Parking spaces.

Ch-change: Loss of and then re-assignment of ‘Reserved’ parking spaces.

Ch-change: The paving (at long last) of Bayview Tower’s front and back driveways and front Visitor parking areas. Curbing repaired or added. There is no longer vendor and service vehicle parking behind the swimming pool. Spaces were added by our back-driveway entrance.

Ch-change: LED lighting replaced the less energy efficient and more costly lighting fixtures in our hallways.

Ch-change: The existence of a Rental Wait List resulting in stricter enforcement of our By-Law’s Rental Amendment.

Ch-change: Even a rule for Recycling – NO MORE GLASS. –

(Please see our Property Manager, Carlos Munguia’s article in this edition of News and Views.)

Coming in the future:

Ch-change: Hallway renovations.

Ch-change: LED lighting in our stairwells.

Yes, some changes have gone unnoticed without any disruption in our daily schedules. Unfortunately, the larger, more important changes to our community, have caused disruptions. However, if we choose to continue to live in a shared-property community, a condominium, understand, that change will remain a constant challenge to our daily schedules. So, going forward, please try to exercise tolerance, patience and understanding when faced with the difficulties that these changes can present.

Remember please, ultimately, the majority of these ch-ch-ch-ch-changes* will lead to improvements for our property and Association membership.

*Ref. – Song by David Bowie

Lynne B. Willner



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Message from the Manager

Dear Residents,

The recycling industry's criteria have changed over time. Items that were considered recyclable are now considered trash. This change is partially due to the decrease in demand from the international markets. Without the international demand, the prices have decreased and it is no longer cost effective for companies to continue shipping recyclable items overseas. Please view link: www.cbsnews.com/news/why-americas-recycling-industry-is-in-the-dumps/

Our recycling company, Waste Management, has set new standards for what they will pick up as recyclable items. Glass, plastic bags and polystyrene foam (containers, cups, plates etc.) are no longer allowed to be mixed with the recycles. If these items are mixed in the bins, the building will be fined and charged for the pickup fees which could add up to thousands of dollars per year and therefore causing your maintenance fees to increase. Please be conscious of what items you are allowed to recycle.

Carlos Munguia

(RECYCLEBLE ITEMS)



Plastic Bottles



Paper



Food And Beverage Cartons



Cans (Food & Beverage)



Flattened Carboard

(DO NOT INCLUDE)



Food



Plastic Bags



Glass



Polystyrene

Gloria Hincapie

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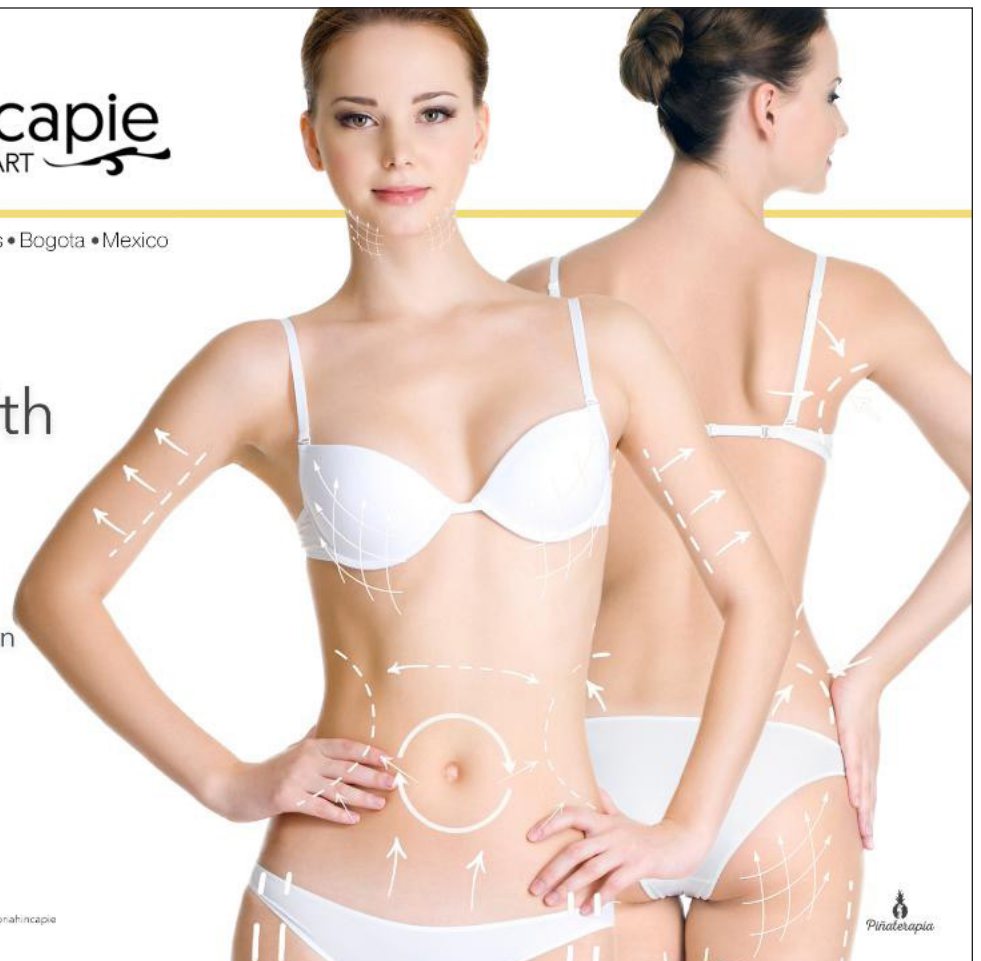
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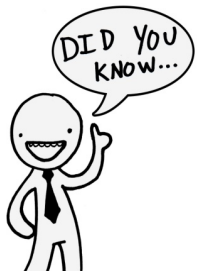
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How to Prevent Mold:



Mold. The very word is enough to make a person cringe.

Yes, mold can be good — it's essential in making brie and penicillin, for example, and necessary for the decomposition of organic matter in nature — but it can also be very, very bad, especially when it grows undetected in your home.

Mold spores spread easily and cannot be completely eradicated. Mold can grow anywhere: on carpet, clothing, food, paper, and even in places you can't see, such as the backside of drywall, areas inside walls around leaking or condensing pipes, and above ceiling tiles. Not only is a mold problem difficult and costly to fix, but mold can also produce allergens and irritants (and, rarely, toxins) that may compromise your health.

So what can you do if you're concerned about mold growing in your home? The best approach is preventing mold before it becomes a problem. The key to mold prevention is simple:

moisture control. Here are seven ways to curb moisture indoors, and the mold that thrives on it.

1. Identify problem areas in your home and correct them. You can't mold-proof your home, but you can make it mold-resistant. Do an audit of your home: where are the problem areas?

2. Dry wet areas immediately. Mold can't grow without moisture, so tackle wet areas right away.

3. Prevent moisture with proper ventilation. Use AC units and dehumidifiers (especially in humid climates), but make sure they don't produce moisture themselves by checking them periodically and cleaning them as directed by the manufacturer. Do not use your AC and have an open window or door, this will increase humidity. Keep your AC on while you are not home or on vacation. A good setting is about 5 degrees higher than what you normally keep your thermostat set.

4. Equip your home with mold-resistant products. Use mold-resistant products like mold-resistant drywall or mold-resistant Sheetrock, and mold inhibitors for paints.

5. Monitor humidity indoors. The

EPA recommends keeping indoor humidity between 30 and 60 percent. You can measure humidity with a moisture meter purchased from your local hardware store.

6. Improve air flow in your home. According to the EPA, as temperatures drop, the air is able to hold less moisture. Without good air flow in your home, that excess moisture may appear on your walls, windows and floors. To increase circulation, open doors between rooms, move furniture away from walls, and open doors to closets that may be colder than the rooms they're in

7. Keep mold off household plants. They're beautiful and help keep your indoor air clean — and mold loves them. The moist soil in indoor plants is a perfect breeding ground for mold, which may then spread to other areas of your house. Instead of getting rid of your plants, try adding a bit of Taheebo tea to the water you give to your houseplants. The oil of this tree, which withstands fungi even in rain forests, helps hinder mold growth in plant soil and can be found at natural food stores.

Mother Nature Network

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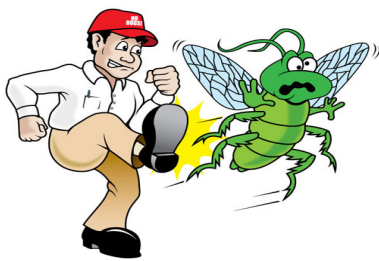
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The 2100 building will be from 9 a.m. to 2 p.m. on Thursday February 21st. The 2150 building will be from 9 a.m. to 2 p.m. on Friday February 22nd. Please look for notices posted at the elevator for any possible schedule changes.



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