



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 4 Issue 11

January 2019

BAYVIEW TOWERS Dome Condominium Association, Inc.

2100/2150 Sans Souci Blvd.
North Miami, Florida 33181
www.DomeCondominium.com
domecondominium@comcast.net

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PROPERTY STAFF

Manager.....Carlos Munguia
Maintenance.....Jose Valera

IMPORTANT NUMBERS

General..... 305-893-2107
Fax 305-893-6261
After Hours Emergency.....
305-893-2107

OFFICE HOURS

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

Newsletter Editor..Ken Quiney

Welcome Carlos Munguia

Please join the Board of Directors in welcoming your new Property Manager Carlos Munguia LCAM to Dome Condominium Association aka Bayview Towers. Carlos comes to us with years of experience in managing numerous upscale homeowners and condominium communities. Dome Condominium will be able to profit with his strengths and expertise in managing our community with the utmost care and professionalism. Please note that Carlos is fluent in Spanish and is able to assist those in need. The Board is very excited that Carlos has accepted this position and we look forward to working together as a team.

Balconies

Please respect your neighbors' balconies, cars, our gardens and all of our homes. Do not throw anything from your balcony including papers, cigarettes, etc. Do not wash your balconies with any harsh detergents or cleaners. Take advantage when it is raining and throw a bucket of water on your balcony and then sweep it clean. As a reminder the balconies are not to be used for storage. No bicycles, mops, brooms etc. shall be left outside on the balcony. No drying of clothes or hanging towels on railing is permitted.

Balcony Lights

As it is festive to see the lights decorating our balcony railings for the holidays, it is not an all year event. Please remove all lights from your balcony railings no later than January 15th. This will help us maintain the look and appearance of our buildings.

Thank you for your cooperation

Fire Alarm Speakers

The above picture is of the FIRE ALARM SPEAKER we have in all our units. There is one located in every bedroom and one in the living area. These speakers are wired directly to the fire alarm system and if disconnected it will send a warning to the Fire Alarm Monitoring Company. Removal of this Speaker is a Felony violation in the State of Florida. Disconnecting the Speaker can also incur a fine to the Unit Owner if service is needed to reconnect Speaker. Please Do Not disconnect or remove these Speakers for any reason. If you are painting or have contractors working in your Unit, please advise them to use tape around the Speakers.



Water Usage



We as Residents of Bayview Towers do not pay a water bill individually; it is included in our monthly maintenance. We cannot see our usage per Unit, but if we could I am sure many of us would want to conserve and reduce our water bill. Our water bill for the 2100 and 2150 buildings is averaging about **\$21,000 to \$25,000** a month!! This is a

Huge cost to us, and together we can all conserve and try to reduce this expense. Please do not leave water running unnecessarily, and try some of the conservation tips below. If you see any leaks or drips in common areas (laundry rooms, bathrooms etc.) turn off and report to Management if it continues to drip.

Water Conservation Tips

It's hard to believe that with all the rain that South Florida gets, we would have to worry about water.

But South Florida is one of the highest per-capita water use areas in the country, and we do experience periodic water shortages. The average household's leaks can account for more than 10,000 gallons of water wasted every year, or the amount of water needed to wash 270 loads of laundry. You can reduce your water usage by as much as half by changing a few habits and using some painless water-saving devices.

When you start saving water, you start saving money. Follow these steps around the home and lets all save on our water bill.

IN THE KITCHEN

If you wash your dishes in the sink, fill the basin with wash water, wash dishes in it, put dishes aside, and rinse them all together at the end. If every home in the United States that washes dishes in the sink would do so in this manner, more than 100 billion gallons of water could be saved annually. Also, defrost food in the refrigerator, not under running water.

IN THE LAUNDRY ROOM

Make sure to wash only full loads in the washer. Eliminate one load a week

and save 2,130 gallons of water annually.

IN THE BATHROOM

Turn off the faucet while brushing your teeth. Instead of running water, partially fill your sink for shaving.

You can Install WaterSense labeled toilets throughout your home. A household could save \$90 per year in reduced water costs, and \$2,000 over the lifetime of the toilets. Miami-Dade County's High-Efficiency Toilet Rebate offers qualifying Miami-Dade residents up to \$50 with the purchase and installation of a WaterSense-certified toilet. A high-efficiency toilet is defined as a toilet that uses just 1.28 gallons per flush (GPF) or less. Toilets prior to 1992 use from 3.5 to 6 (GPF).

A household can save more than 4,000 gallons a year with a high-efficiency toilet.

Exchange your old showerhead for a new, high-efficient one, and save dozens of gallons of water per shower. You may receive up to a \$25 rebate (actual cost of fixture or \$25, whichever is less) with the purchase and installation of a WaterSense-certified or 1.5 gallons per minute (GPM) High-Efficiency showerhead or faucet.

Get application and see more on rebates at: <http://www.miamidade.gov/waterconservation/highefficiency-fixture-rebates.asp#0>



Classified Section

If you would like to place an ad in our classified section, Please submit your information by the 1st of the month to: DomeCondominium@comcast.net



NEW RESIDENTS

2100 SANS SOUCI BLVD
1110 – Carmen Estrada & Rosmerys Perez

2150 SANS SOUCI BLVD



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BAYVIEW TOWERS

FEATURED PROPERTY

2150 Sans Souci Blvd B1006 2BD 2BA 1,188SF \$215,000

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	2100 Sans Souci Blvd C404	2/2	1,304	\$238,000
Active	2100 Sans Souci Blvd B906	2/2	1,188	\$215,000
Active	2100 Sans Souci Blvd C102	2/2	1,304	\$205,000

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

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Excellent References
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Annual Holiday Party

Our annual holiday party was held on December 11th, 2018 and was a great time for all. Thanks to all those who volunteered their time in the setup and staging of this event, thank you to all those who contributed additional foods and drink to share with your neighbors and friends. We look forward to additional gatherings throughout the year and to next year's holiday party.



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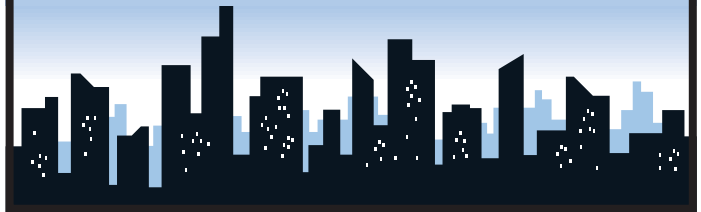
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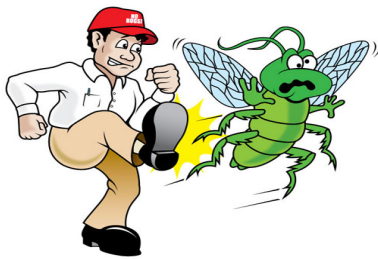
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Pest Control

The 2100 building will be from 9 a.m. to 2 p.m. on Thursday January 17th. The 2150 building will be from 9 a.m. to 2 p.m. on Friday January 18th. Please look for notices posted at the elevator for any possible schedule changes.



Word Search

D P R M N M N M W G D H E C D
 E R E S A D E M Q E S V L R E
 H E S E B N H T N M E V A O R
 S S T B S J G O S R S X A C E
 R E O Z V S T R G Y B C E O G
 E R R B G S E L O D S K N D N
 T V A H E T A N N V M O X I A
 A E T M X D P B R W E F C L D
 W K I E E B O H C E E K O E N
 Q L O S K A U E X J D K N S E
 A R N S A W G R A S S L R I E
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 S K C O M M A H Q P L K M W P
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|------------|------------|-------------|------------|
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