



THE WILSHIRE NEWSLETTER

A MONTHLY NEWSLETTER FOR THE WILSHIRE RESIDENTS

Volume 8 Issue 5 February 2019



Condominium Association Inc.

1250 NE Miami Gardens Drive
Miami, Florida 33179

WilshireCondo@accesspipemail.com

Community Website:

www.frsouth.fsrconnect.com/
wilshire

ASSOCIATION OFFICERS

President..... Clara Schuster
Vice PresidentCecilia Vega
Treasurer Manuel Pimentel
Secretary..... Amanda Cardenas
Director.....Daniel Lopez
DirectorFernando Posso
Director Carlos Rodrigues

PROPERTY STAFF

ManagerMiguel Diaz
Admin Asst. Gianmary Fazio
Maintenance Charles Laguerre
Maintenance Jesus Pereda
Janitor Nilo Remedios
Janitor Ramiro Gonzalez

IMPORTANT NUMBERS

Main 305-947-1418
Security 305-922-3353 (1300 Bldg.)
305-922-3331 (1200 Bldg.)
Security Hours..... M-F: 6PM - 6AM
Sat-Sun: 24 Hours
Fax 305-940-6534
Orna Supervisor
Customer Care/After Hours
EMERGENCY 305-945-5022

OFFICE HOURS

Mon.- Fri.8:00 am - 5:00 pm



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.

Illegal Dumping and Trash Disposal

No dumping is allowed in the service areas on both buildings, this attracts roaches that will end up in your apartments. No garbage bags are to be left on the floor in the garbage room on each floor. Please do not throw heavy items nor construction material down the chute. This will break the chute at the first floor as it did at the west building. In addition to this, if you have any delivery, for example a mattress; the company doing such delivery must take your old mattress. **Please do not leave anything on these service areas or you will be fined, cameras are recording 24/7 and we have fined several residents already. Please help us maintain the place where you live.**

Laundry Rooms

Please make sure you turn off the lights of the laundry room after you are done with your laundry, this helps the association with keeping the electrical bill on a budget. Also, make sure you use liquid laundry detergent and not powder as this causes the washers to clog and malfunction.

Locked out of your apartment?

The Management office would be happy to assist you during Business hours Monday – Friday 8:00AM to 5:00PM. Make sure we have a copy to your unit in the office. If you need assistance after hours, please contact **ABC Locks at 305-935-1666**. The office will not be available to assist you after hours and weekends.



RJ ROSA JACQUELIN
Elite Miami Homes
WWW.ELITEMIAMIHOMES.COM

WHAT COULD YOUR HOME SELL FOR?
TEXT "VALUE" TO 786.239.1283





GOT PROPERTY DAMAGE? GET HELP NOW!

RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

Roof Leaks, Water Damage, Vandalism Damage, Loss of Income, Fire Damage, Flood Damage, Hurricane Damage, Mold Damage

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224

BLINDS & SHADES

FREE SHOP AT HOME SERVICE | WE BEAT ANY ESTIMATE BLINDS, SHADES, SHUTTERS | FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades exp. 8/31/19 must present coupon

MOTORIZED SPECIALIST REPAIRS
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

305-469-8162 WE SHOW UP! 25 Years in Biz

Are You Suffering From... Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance Training, Cardiac and Neurological Rehab, Treatment for vertigo. Personal training available. **Physical & occupational therapy ALL DONE IN THE COMFORT OF YOUR HOME!**

Call Me and Start Feeling Better Today!!
Licensed Medicare Provider FL8318

Brian Caitis @ 954-328-1505

Published monthly at no cost for the Wilshire Condominium by Coastal Group Publications. 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.

White Zone Association Parking

As you all know, the Association has several parking spaces used by the staff and to receive those vendors coming to work in the property. Parking is not allowed on these spots from 8am to 6pm Monday –Friday as stated on the posted signs. Specially on Mondays, the Wilshire staff has trouble finding parking. **As of now**, any car parked in these spaces after 8am will be **towed away at the owner’s expense. No More Warnings Will Be Issued.**

Wilshire Bingo Night

Anyone that is interested in playing Bingo, Wilshire has a group that meets every Wednesday at 7:00PM – 9:00PM in the Clubhouse. New players are always welcomed. Just stop by on Wednesday and join in on the fun.



Pet Walking Inside the Property

Pet owners keep on walking their dogs from their units to the elevator, and housekeeping can’t keep up with the cleaning of spots in the carpets after the dogs relieve themselves in the hallways. In addition to this, owners use any elevator and not the designated service elevator as it should be. In addition to this, visitors are bringing pets into the building and walking them through the lobby. Visitors are not allowed to bring their pets unless it is a service dog.

Please remember that you all live in a condominium and that it requires to follow rules of community living. You must only use the side and back doors of the building, you are not permitted to use the front entrance and you must only use the freight elevator. We are asking you kindly to please obey all the pet rules and regulations taking in consideration that you have been allowed to keep your pet in the community. Dogs are not permitted at the Wilshire only if your dog is grandfathered in or a registered service dog and they must still be registered with the office and you are still required to provide the office with current vaccination information. Violation to the rules may cause you a fine of \$100 per day to a Maximum of \$1,000 per incident.

Gloria Hincapie

BODY CONTOUR * ART

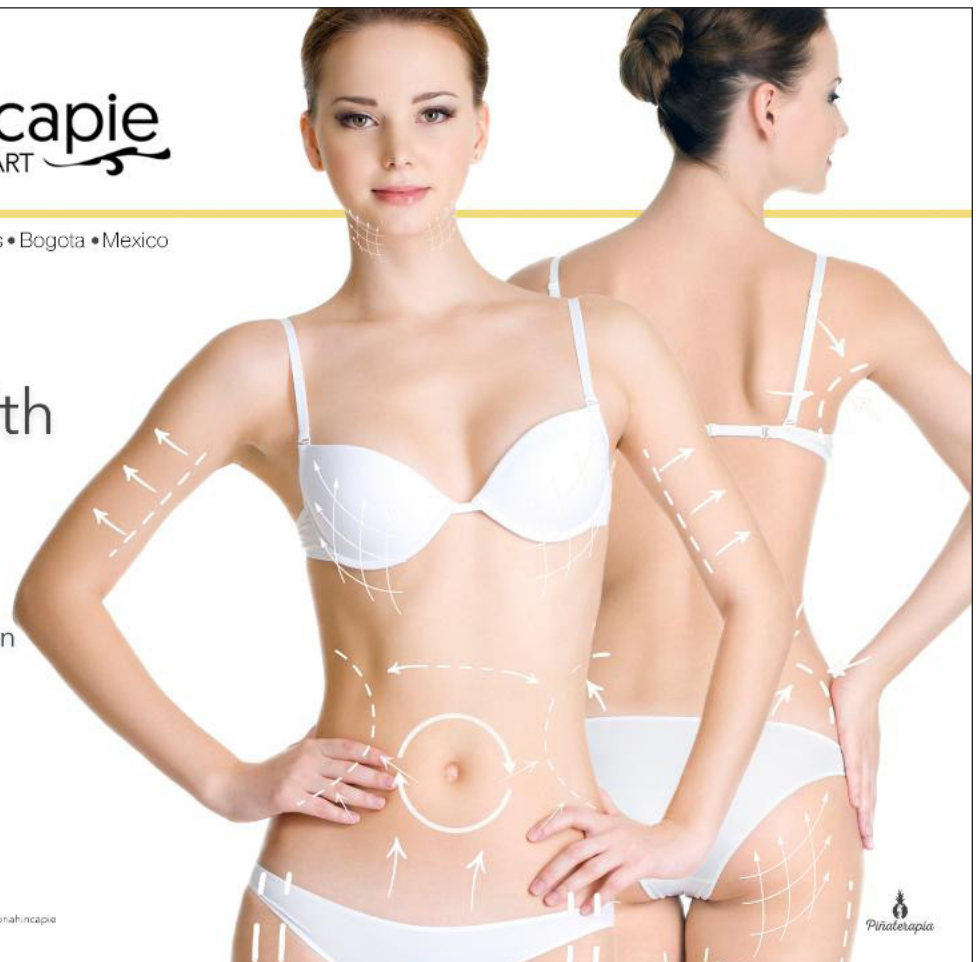
Miami • Bal Harbour • New York • Beverly Hills • Bogota • Mexico

We mold localized fat with our hands

Hincapie Technique | FAT-Reduction
Cellulite-Reduction
Lose Weight

1048AB Kane Concourse
Bay Harbor Islands, FL 33154
Phone: 305.219.2709
Email: balharbour@gloriahincapie.com

www.gloriahincapie.com @gloriahincapie





DAVILA CONSTRUCTION GROUP LLC.
 General Contractor CGC 1521462
 403 NW 10 Terrace, Hallandale FL 33090
 Office/Showroom (by appt. only)
305.747.6707 / 954-842-4342
 Contact@Davila-Construction.com



23 Years of Experience • Bathroom & Kitchen Remodeling • General Construction • Free Estimates
 We Don't Subcontract Jobs • Affordable Prices
ASK FOR OUR CONDO UPGRADE PACKAGES!



CUBIC USA LLC.
GENERAL CONTRACTORS

20515 East Country Club Drive-Unit 1949, Aventura, FL 33180
Tel: 954-614-8665 • www.CubicUSA.com

We Offer a Full Range of Interior Renovations
We can provide Architectural Plans

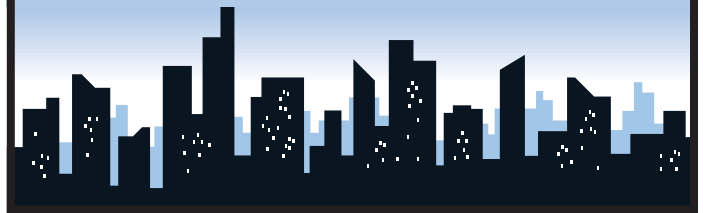
We are fully licensed & insured **15 years** of construction experience in South Florida.

License CGC#1524469

FREE ESTIMATES

Español, Hebrew Spoken

Condo Managers • Tenants • Kitchens • Windows
 Plumbing • Electrical • A/C • Drywall • Bathrooms
 Flooring • Painting • among others



DIAMOND  **REMODELERS**
Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelersmiami.com
jeff@diamondremodelersmiami.com

Kitchen & Bathroom Remodeling
 Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed



PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation

EST. 1980

WWW.DIAMONDREMODELERS.COM

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
 any remodeling job!

10% OFF Any Service
 Valid With Coupon. Not To Be Combined With Other Offers. Exp 3/31/2019



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
 Licensed & Insured General Contractor