

The Yacht Club at Aventura Monthly Newsletter



Volume 8 Issue 1

A Newsletter for the Residents of The Yacht Club at Aventura Condominium Association

April 2019

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Security DirectorLydia Arroyo

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 receptionist@theyachtclubataventura.com
 assistant@theyachtclubataventura.com
 security@theyachtclubataventura.com
Security 305-682-1174
 or 305-682-9045

OFFICE HOURS

Mon. - Fri......9:00 am - 5:00 pm



**THE YACHT CLUB
AT AVENTURA**

CONDOMINIUM ASSOCIATION, INC.
 19777 E. Country Club Drive
 Aventura, Florida 33180



Published monthly at no cost to The Yacht Club 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.



The Management Office will be closed on
 Monday – May 27th, 2019
 in Observance of Memorial Day.
 We will reopen on Tuesday May 28th, 2019.
 Have a Safe and Happy Holiday.



Owners/Unit Managers, please adhere to the rules that have been set forth by the Board of Directors on when to submit the leases/contracts to the Administration Management Office. **Leases will not be accepted on the same day that tenants are due to arrive. Information must be received at least 72 hours prior to contract date stated on the lease. Contract signed by the owner and tenant, signed Rules & Regulations, colored picture IDs and payment must be received all at once.** Please do not give a copy of the contract to the Guards as they are unable to register tenants' names in the system. This process is only performed by the Association Management staff. To request the Rental Requirement Package, please send an email to the Association Management Staff listed on the front of this newsletter.

All vehicles must be registered with the Management Office and clearly display a RFID/Transponder issued through Management. Parking in the 1st level of both garages is for those owners who have an Assignment of Right to Use Parking Space. Parking is based on first come, first serve basis and parking spaces can be found on the 2nd level of both garages and around the buildings. **Parking is prohibited in front of the buildings except for the loading and unloading of passengers or luggage. Automobiles cannot be parked on the grounds, on ramps or on sidewalks. Vehicles will be towed at owner's expense. THE ASSOCIATION WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES DONE TO YOUR VEHICLE.**

Owners, please advise tenants/guests that The Yacht Club will not be responsible for lost packages that Amazon, FedEx, UPS, Lasership, DHL,

Continued on page 2

Manager (cont. from page 1)

and USPS have left in front of the unit doors and/or lobbies. There is no Concierge Area available within the Community where packages could be left to be retrieved at a later time. If you have a Unit Manager who is willing to accept merchandise ordered online for your tenants/guests, this would be a better option at this time. If not, tenants should be informed by you that someone must be in the unit to accept deliveries from the aforementioned companies. Your cooperation with this matter will be greatly appreciated.

Deliveries made to your unit, whether one piece or multiple pieces, the Association Management Office must receive a Certificate of Insurance naming The Yacht Club at Aventura as an additional insured; including the Association's mailing address. There is a \$100.00 Elevator Fee that must be paid when scheduling the reservation, only if you reside from the 2nd to the 6th floor of the building – **NO EXCEPTION!** For additional information, please contact the Management Office.

It is mandatory for the Association Management Office to have a copy of your UNIT KEY(S). Codes to keypad locks are not acceptable since codes will not be accessible to the Maintenance Personnel during an emergency after hours. Please note that an emergency is considered to be but not limited to: *Fire, Major Water Leak, Unresponsive Resident, Fire Department Inspection, etc.* Resident must contact a Locksmith during a unit lock out as it is not the Association's responsibility to provide this

Guests to be Registered

Please **do not call or leave notes** with the guards at the Guard House to have a guest enter the property. Guest(s) must be registered with the Association Management's Office always. **NO EXCEPTIONS!**



TAXIS / UBER / LYFT

When calling a Taxi Cab, UBER and/or Lyft, please provide as much information as possible: Building and unit number as well as name and phone number. The more information provided to the guards by the driver, the better equipped they are to guide the driver to the right location. Please wait for your transportation inside the property by the bench in front of the Guard House.





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Wi-Fi Update

The Yacht Club at Aventura Condominium offers free Wi-Fi by the pool area:

Wi-Fi Name: **Yacht Club**
 Password: **clubguest**

Kindly provide this information to your guests.



June – December 2019 Pest Control Schedule

Please notify tenants of the schedule listed below so there are aware of the dates when the exterminator is due to stop by your unit.

2019 – Pest Control Schedule

Month	12 th	19 th	26 th
June Buildings	1, 2, 3	4, 5, 6	7, 8, 9
August Buildings	1, 2, 3	4, 5, 6	7, 8, 9
October Buildings	1, 2, 3	4, 5, 6	7, 8, 9
December Buildings	1, 2, 3	4, 5, 6	7, 8, 9



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YACHT CLUB AT AVENTURA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	19555 E Country Club Dr 8105	2/2	1,180	\$345,000	\$315,000
Active	19801 E Country Club Dr 4502	2/2	1,180	\$378,000	
Active	19999 E Country Club Dr 1403	2/2	1,180	\$349,000	
Active	19801 E Country Club Dr 4303	2/2	1,180	\$348,000	
Active	19555 E Country Club Dr 8304	2/2	1,180	\$335,000	

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

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Association's Recommendations

1. Due to the lack of maintenance or replacements of original equipment in your unit, such as A/C, Water Heater, Toilets, etc., the Association is recommending having these items replaced to avoid water leaks from these elements to the other units.
2. **Do not leave any door or window open to prevent mold/mildew in your unit.** Please follow the professionals' recommendations when setting the A/C temperature.

Mold will grow if provided moisture and nutrients. If the unit is kept dry, mold will not grow. There are five (5) main nutrients for Mold:

- a) Moisture/water
- b) Excess humidity (usually happens when A/C is off)
- c) Organic food source – Drywall/insulation
- d) Temperature
- e) Darkness

Moisture is produced by the people living in the unit, through daily activities like bathing, washing clothes or cooking. Moisture will accumulate within a condo when there is not enough ventilation to expel that moisture (A/C temperature).

3. Dryer vent hose needs to be properly attached to prevent

fire or moisture inside your unit. It is recommended to have the dryer vent serviced/cleaned **once a year** with a professional service company. Search vendors in the internet for companies within the area.

4. We have experienced water leaks coming from newly installed toilets due to improper connection to the flange. Once again, it is imperative to hire a licensed contractor when doing any type of improvement in your unit.
5. Periodically, it is imperative to perform a routine maintenance of the A/C Unit as per the expert's guidelines.

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