

# HOLLYWOOD STATION RESIDENCES Monthly Newsletter

*A Newsletter for the Residents of the Lofts at Hollywood Station Condominium Association*

Volume 8 Issue 11

September 2021

**THE LOFTS AT  
HOLLYWOOD STATION**  
C/O MIAMI MANAGEMENT, INC  
2100 Van Buren Street  
Hollywood, FL 33020

Management Office is located  
on the Second Floor

**PROPERTY STAFF**  
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**Maintenance**  
Alberto Gonzalez

**Weekend Janitorial**  
Anthony Herrera

**IMPORTANT NUMBERS**  
**Management..... 954-653-2255**

**OFFICE HOURS**  
**Mon-Fri..... 8:00am - 3:00pm**



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## REMINDERS AND TIDBITS FOR THE MONTH OF SEPTEMBER 2021:

### RULES REMINDERS:

#### HOUSEHOLD PET AND ANIMAL RESTRICTIONS

Reports are being provided to Management that animal wastes are appearing on residents' balconies and terraces. We politely ask that you refrain from having your pet use your balconies and terraces as restrooms as this is against our Rules and Regulations of the association documents. Balconies & Terraces are Common Areas of the association so please treat the Lofts Property just as you would your own home. These occurrences can damage your balcony and disturb the rights, comforts of your fellow neighbors. Any damages caused by your pet you will be held financial responsible for and or you will have your animal removed from the property.

1. Unit Owners, Tenants, residents and guests are required to immediately pick up all solid wastes of their pets and dispose of such wastes in the designated areas. Failure to abide by this rule will result in fining to be determined by Management.
2. Pet and animal owners assume full responsibility and are strictly liable for all damages caused by their pet(s). Any such damages shall be payable by the pet owner, upon demand from the Association. Pet and animal owners shall indemnify the Association for all judgments, fines and costs of litigation, including attorney's fees, and hold the Association harmless for any loss or liability of any kind or character which arises or results from such injury or damages related to having their pet in and on the Condominium Property
3. At no time shall any pet or animal be left on a balcony or terrace when the Owner, Tenant or resident is not in the Unit.
4. Pet or animal owners shall not allow their pets or animals to disturb the rights, comforts, convenience or quiet enjoyment of other Condominium residents. If a pet or animal becomes a nuisance to other Condominium residents, by barking, emitting other audible sounds, the pet owner must correct the problem immediately. If the pet owner does not correct the problem, the pet owner, upon written notice from the Association, shall be required to remove the pet or animal from the Condominium property permanently.

*Se están proporcionando informes a la Administración de que están apareciendo desechos de animales en los balcones y terrazas de los residentes. Le pedimos amablemente que se abstenga de que su mascota use sus balcones y terrazas*

*Continued on page 2*

**Reminders (cont. from page 1)**

como baños ya que esto va en contra de nuestras Reglas y Reglamentos de los documentos de la asociación. Los balcones y las terrazas son áreas comunes de la asociación, así que trate la propiedad Lofts como si fuera su propia casa. Estos sucesos pueden dañar su balcón y perturbar los derechos, las comodidades de sus compañeros vecinos. Usted será responsable económicamente de cualquier daño causado por su mascota o sacará a su animal de la propiedad.

**NOISE NUISANCE**

Please remember there is an Association designated "Quiet Time" between the hours of 11:00pm and 8:00am; whereas no Resident shall do anything which may become an unreasonable annoyance or nuisance to any other Resident. During the designated time; please refrain from playing any musical instruments, televisions or radios which may disturb others. Should you encounter an unreasonable disturbance during these times, we are advising you to **call the Police** to address the issue. They will be able to properly assess the situation at that time. The City of Hollywood Police Department non-emergency number is **(954) 764-4357** or if call 911 should it be an emergency issue. While we appreciate your compliance with the docs, rules & regulations; your neighbors appreciate it more.

*Recuerde que hay una Asociación designada como "Tiempo de silencio" entre las 11:00 p.m. y las 8:00 a.m. mientras que ningún residente hará nada que pueda convertirse en una molestia o molestia irrazonable para cualquier otro residente. Durante el tiempo designado; por favor absténgase de tocar cualquier instrumento musical, televisión o radio que pueda molestar a otros. Si encuentra una perturbación irrazonable durante estos momentos, le recomendamos que llame a la policía para abordar el problema. Podrán evaluar adecuadamente la situación en ese momento. El número que no es de emergencia del Departamento de Policía de la Ciudad de Hollywood es (954) 764-4357 o si llama al 911 en caso de ser un problema de emergencia.*

*Si bien apreciamos su cumplimiento con los documentos, reglas y regulaciones; tus vecinos lo aprecian más*

**HURRICANE SEASON 2021**

Multiple tropical storms have already formed in the Atlantic this year, but the peak of the hurricane season typically doesn't begin until August and lasts into early October. It's also when some of the most powerful and destructive hurricanes occur. These hurricanes in the past three years all struck during the peak of the season.

Please make sure you are prepared and have all supplies and materials prior to any warnings going into place. Please keep in mind that once a warning hits, the elevators will be shut down for safety reasons, so all preparations need to be made during the Watch or before. If you have not received the Hurricane Manual, please contact Management to obtain one. Stay safe!

**Hurricane Season 2021- Unit Keys Advisory**

Management should have a set of working keys for all 93 units. This is for emergency maintenance purposes such as fire, flood/leak etc. Section 17.27 of Declaration of the Condominium Documents informs,

"...it shall be the responsibility of all Unit Owners to deliver a set of keys to their unit to the Association to use in performance of its functions. No owner shall change locks to its unit without notifying the Association and delivering to the Association a new set of keys to such unit."

**GARBAGE DISPOSALS DO'S AND DON'TS**

If you have a garbage disposal in your kitchen, you know that it's a great appliance that makes household duties less demanding. But if not operated or maintained properly, a garbage disposal can easily break down, block and clog the drains and cause a long list of expensive plumbing and drain nightmares. Proper maintenance and operation will extend the life of your garbage disposal and prevent plumbing and drain mishaps.

**Garbage Disposal Do's:**

- Do keep your garbage disposal clean. Pour a little dish soap inside and let the garbage disposal run for a minute or so with some cold water after washing dishes.
- Do run your garbage disposal regularly. Frequent use prevents rust and corrosion, assures that all parts stay moving and prevents obstructions from accumulating.
- Do grind food waste w/ a strong flow of cold water. Why cold water? It will cause any grease or oils that may get into the unit to solidify, so that they can be chopped up before reaching the trap.

*Continued on page 3*

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**Reminders (cont. from page 2)**

- Do grind certain hard materials such as small chicken and fish bones, eggshells, small fruit pits, etc. A scouring action is created by these particles inside the grind chamber that cleans the garbage disposal's walls.
- Do cut large items into smaller pieces. Put them into the garbage disposal one at a time instead of trying to shove a large amount in at once.

**Garbage Disposal Don'ts:**

The most important rule of thumb: Don't Put Anything in The Garbage Disposal That Is Not Biodegradable Food. A garbage disposal is not a trash can; it's for food scraps only. Non-food items can damage both blades and the motor. When in doubt, throw it out!

- Don't grind glass, plastic, metal or even paper.
- Don't grind anything combustible.
- Don't grind cigarette butts
- Don't pour grease, oil or fat into your garbage disposal or drain. Grease will slowly accumulate and impede your garbage disposal's grinding ability as well as clog drains.
- Don't use hot water when grinding food waste. Hot water will cause grease to liquefy and accumulate, causing drains to clog.
- Don't grind extremely fibrous material like corn husks, celery stalks, onion skins, and artichokes. Fibers from these can tangle and jam the garbage disposal motor and block drains.
- Don't turn off the motor or water until grinding is completed. When grinding is complete, turn off the the garbage disposal first. Let water continue to run for at least 15 seconds, flushing out any remaining particles. Then turn off water.

- Don't put too many potato peels down the garbage disposal. The starches in the potatoes will turn into a thick paste and may cause blades to stick.
- Don't put large amounts of food down the garbage disposal. Feed food into the garbage disposal a little at a time with the cold water running; this will help the food scraps flow down freely through the drain pipes and plumbing.
- Don't put expandable foods into your garbage disposal. Foods like pasta and rice expand when you add water in a pot; they do the same thing once inside your pipes or garbage disposal and are the cause of many jams and clogs.
- Don't grind large animal bones (beef, pork etc.).
- Avoid putting coffee grounds down the garbage disposal. They won't harm the garbage disposal and they'll help eliminate odors. However, they can accumulate in drains and pipes, causing clogs. Best to avoid.
- Don't use harsh chemicals like bleach or drain cleaners. They can

damage blades and pipes. Borax is a natural sink cleaner and sanitizer that effectively works on odor-causing mold and mildew that accumulates in garbage disposals.

**Keeping Your Garbage Disposal Running Problem-Free**

Ice is an extremely effective and inexpensive method for cleaning your garbage disposal, sharpening the blades and breaking up any grease build-up which has accumulated. Just toss a few ice cubes into the garbage disposal and run it. As the garbage disposal chops into the ice cubes, the ice chips will effectively scour all the hard to reach areas of the unit and melt down the drain. Try this once or twice a month to keep your garbage disposal in fine working order.

**QUESTIONS?**

If you have any questions regarding the Rules or Regulations, any concerns about the property, or any complaints, please send a written request to your Property Manager via email at [andi-az@miamimanagement.com](mailto:andi-az@miamimanagement.com).

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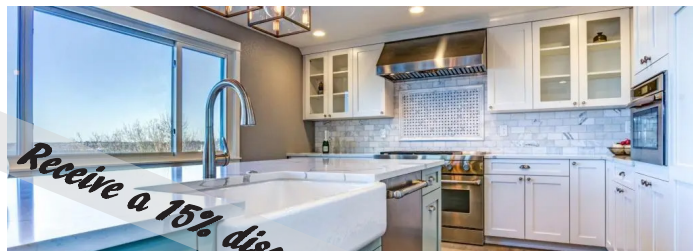
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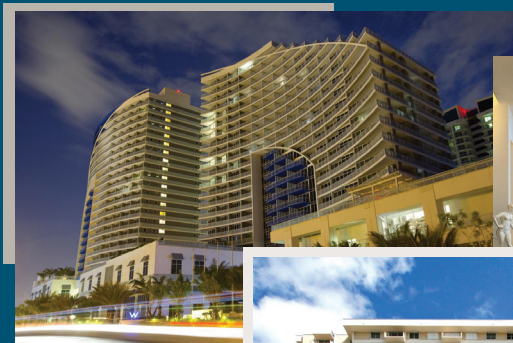
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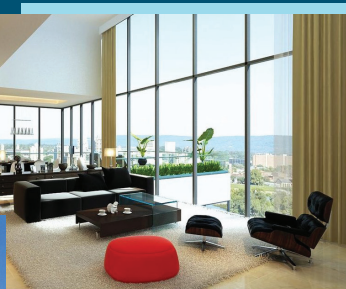
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