



THE BUGLE

at Brickell Place Phase II

A Newsletter for the Residents of Brickell Place Phase II Association, Inc.

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BP | PHASE II AI | ASE



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
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ASSOCIATION OFFICERS

President..... Fabian Wisniacki
Vice President..... Lenin Sanchez
Treasurer..... Miglene Marrero
Secretary..... Gilberto Alvarez
Director..... Carlos Granier
Director..... Heinz Schutz
Director..... Rene Raffo

PROPERTY STAFF

Property Manager...Randy Suarez, LCAM
Admin. Asst...... Rebeca Font-Romero
Bookkeeping..... Adelayne Socarrás
Housekeeping Supervisor..Jose Marquez
Security Director..... Amet Aguilar
Asst. Security Director..... Jorge Garcia
Maintenance Supervisor...Laura Becerra
Plumbing..... Juan Carlos Revello
Electrical.....Leandro Alvarez
Air Conditioning..... Jesús Quiñones
Painting.....Armando Pons
General..... Julian Ore

IMPORTANT NUMBERS

Main 305-858-3891
Fax 305-858-9319
Convenience Store..... 305-285-0400

OFFICE HOURS

Monday - Friday..... 8-4:30 pm

Merry Christmas and Happy Hanukkah!

The Board of Directors would like to wish everyone a Merry Christmas and a Happy Hanukkah, and may the New Year bring peace, prosperity, and good health to all.

Seasonal plants have been spread throughout the community and common areas have been decorated to accent this festive time of the year. Thank you for being a part of what makes Brickell Place Phase II a special place to live in!

Big Thanks!

The entire staff at Brickell Place Phase II would like to give a big THANK YOU to the Iglesias and Ruaño families for once again providing an A-M-A-Z-I-N-G luncheon for all of the incredible employees of BPPH. From the bottom of our hearts, thank you!



¡Feliz Navidad y Feliz Hanukkah!

La Junta Directiva desea desearles a todos una Feliz Navidad y Feliz Hanukkah, y que el Año Nuevo traiga paz, prosperidad y buena salud a todos.

Las plantas de temporada se han esparcido por toda la comunidad y las áreas comunes se han decorado para acentuar esta época festiva del año. ¡Gracias por ser parte de lo que hace de Brickell Place Phase II un lugar especial para vivir!

¡Muchas gracias!

Todo el personal de Brickell Place Phase II quisiera agradecerles a las familias Iglesias y Ruaño por brindar una vez más un almuerzo magnífico para todos los increíbles empleados de BPPH. Desde el fondo de nuestros corazones, ¡gracias!

Noise

Noise travels, especially in condominiums. Hearing the sounds of neighboring activity is normal, but sometimes, it can be an unbearable nuisance. It is perfectly reasonable to expect people to be awake from 8:00 A.M to 11P.M. Please consider your neighbors when moving objects around the house late at night or early in the morning. No one wants to be disturbed from their sleep. If you have invited company over and they stay past 11:00PM, please keep your neighbors, not just your company, in mind.

Ruido

El ruido viaja, especialmente en los condominios. Escuchar los sonidos de la actividad vecina es normal, pero a veces puede resultar una molestia insoportable. Es perfectamente razonable esperar que la gente esté despierta desde las 8:00 a. M. Hasta las 11 p. M. Tenga en cuenta a sus vecinos cuando mueva objetos por la casa a altas horas de la noche o temprano en la mañana. Nadie quiere que lo perturben de su sueño. Si ha invitado a una compañía y se quedan después de las 11:00 p.m., tenga en cuenta a sus vecinos, no solo a su compañía.



A Little Bit of Humor...



According to the Alaska Department of Fish and Game, while both male and female reindeer grow antlers in the summer each year, male reindeer drop their antlers at the beginning of winter, usually late November to mid December. Female reindeer retain their antlers till after they give birth in the spring. Therefore, according to every historical rendition depicting Santa's reindeer, every single one of them, from Rudolph to Blitzen - had to be a female. We should've known. Only women would be able to drag a fat man in a red velvet suit all around the world in one night and not get lost.

Wishing you Happy Holidays & a wonderful New Year!

2021 Profile of International Homebuyer Transactions of Miami Association of REALTORS® Members

63%
Share of all-cash purchases
(compared to 39% nationally)

Top Foreign Buyers
Argentina (13%), Colombia (12%), Venezuela (10%), Mexico (7%), Brazil (6%), Chile (6%)
Foreign buyers came from 43 countries

Destination of Foreign Buyers
Miami-Dade County (65%), Broward County (27%), Palm Beach County (3%), Other counties (5%)

72%
Fraction of MIAMI foreign buyers who purchased for vacation and/or rental use
(compared to 42% nationally)

Interested in an Off Market Deal? We currently have 3 (2&3bd units). Give us a CALL for more Details.

FOR SALE - 13 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	5 units	\$775k-\$5M
2 BR	8 units	\$539k-\$1.550M
1 BR	1 unit	\$390k



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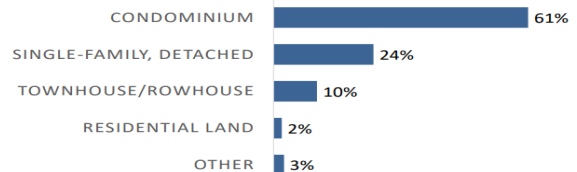


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Meet the two for One team - And Get Your Property Sold

61% of Foreign Buyers Purchased Condominiums — A Higher Fraction than Among U.S. Foreign Buyers*

TYPE OF PROPERTY



CLOSED LAST 30 DAYS - 4 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
B2005	1/1/1	\$349K	\$330K	Nov-21
B1204	1/1/1	\$349.999k	\$340k	Nov-21
C806	2/2	\$610K	\$605K	Dec-21

Information provided from MLS and outside sources deemed accurate but not guaranteed

SAFETY TIPS FOR HOLIDAY DECORATING

The holiday season can bring lots of joy into our homes, but it's also a time for potential safety hazards. The following tips from the National Safety Council will help your family have a safe holiday.



EXTERIOR DECORATIONS

- ❑ Do not overload circuits with too many lights. Only use lights that are rated for outdoor use.
- ❑ Make sure that any extension cords running power to exterior lights are shielded from moisture and protected from the weather.
- ❑ Secure all exterior decorations to prevent accidents caused by wind or heavy snow.

INTERIOR DECORATIONS

- ❑ Do not buy a dry Christmas tree. Remember to water your tree every day.
- ❑ When buying an artificial tree, choose one that has been labeled fire-resistant.
- ❑ Keep the tree away from your fireplace, radiators, and other heat sources that can cause a fire.
- ❑ Check lights for broken sockets, frayed or bare wires, as well as any loose connections.
- ❑ Use no more than three light sets on any one extension cord.
- ❑ Be sure to use indoor lights only indoors, and outdoor lights outdoors.
- ❑ Turn off all lights on your tree and decorations when you go to bed or leave the house.
- ❑ Use only tinsel made of material that is nonleaded and nonflammable.
- ❑ Place the menorah and other candles out of the reach of children.
- ❑ Never leave burning candles unattended, and always supervise children when they're near candles.

Many Christmas plants, including mistletoe, holly berries, and amaryllis, can cause severe stomach problems if eaten. Keep them out of children's reach.



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SNOW RIDGE ICE WINE

Real icewine can only be made reliably every year in Canada and most years in Germany because it requires a very specific climate. The grapes have to stay on the vine until the winter, usually until Jan or Feb, where they freeze solid at -9 degrees Celsius (15 Fahrenheit). Until the grapes are harvested, they freeze and thaw repeatedly, and all of the flavors get concentrated, with a lot of the water lost. They are then pressed in a hydraulic press when they are still frozen solid. The water remains behind in the press as solid ice. What comes out is the essence, a thick syrup of the grape with tremendously concentrated flavors and sugars. When it's fermented, it makes this beautiful sweet dessert wine. When you smell and taste it, you're right away struck with its tremendously powerful aroma and flavor.




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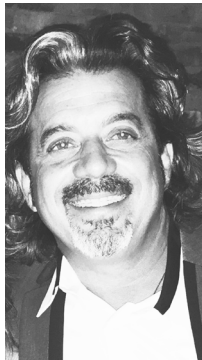
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