

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

Volume 9 Issue 6

April 2022

### 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 Manager Andrea Diaz andiaz@miamimanagement.com

> 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 APRIL 2022

# **RULES REMINDERS:**

### SAFETY

**Speed Limit** - The speed limit at the in Lofts and Courtyards are 5 MPH. This is a family community and we want to make sure our residents, including children and pets are safe. There are blind corners near our guest parking behind the Courtyard Townhomes and speeding around those corners could be very dangerous for pedestrians and oncoming traffic

**Traffic Flow** – The property is set up with specific traffic flow designated by arrows/lines painted on the cement. Please adhere to these directional indicators as it can cause traffic and pedestrian safety issues.

Access Doors – We all play a role in keeping our communities safe. Remember to stay vigilant and say something when you see signs of suspicious activity. It happens a lot of times where you come to the Front Door, Garage North/South Side doors and our stairwells exiting to Dixie Hwy where you can come across someone trying to obtain access. Please do not grant them access unless you are the individual they are going to see. Keep in mind that we need to all play our part in keeping our building and community secure and we highly encourage you when exiting the building especially through the stairwells to please be mindful and close the door behind you when exiting and entering the building. Secure your unit front doors by keeping them locked at all times and locking your vehicles at all times in or outside the garage and familiarize yourself with the signs of suspicious activity and when you notice something out of the ordinary, report who or what you saw, when you saw it, where it occurred and why it's suspicious to the management office and local authorities (Broward Non-Emergency number 954-764-4357 or 9-1-1, in case of an emergency) This is for your safety and the safety of our community.

### BALCONIES

Just a reminder, the only items allowed on balconies or patios are patio furniture and plant fixtures. No BBQ grills or other cooking devices are allowed on the balcony, patio or in your Unit. In addition, please do not throw any items, toys, or cigarette butts over the rails of your balcony.

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

#### GARBAGE & WASTE DISPOSAL

There are two (2) dumpsters on the condominium property and two (2) recyclable containers, in addition we also have one (1) cardboard container dumpster (boxes must be broken down) located inside the parking garage of the property. All trash must be contained and se-



cured with-in garbage bags prior to placing in the dumpsters or trash chute. Please do not place bulk items down the trash chute which can cause damage to the chute or place bulk items inside the dumpsters as this can impose a fine by the City of Hollywood.

**Bulk Items** – The Association does NOT have a bulk item removal service, nor are bulk items allowed to be disposed of in the dumpsters on property. Just because its "fits" in the dumpster area or down the trash chute it does not mean it will be removed. Please hire a Junk Removal company for any items which are large and need to be thrown out. There is a bulk dump site which is available located at **5601 W. Hallandale Beach Blvd, West Park, FL (954-765-4999)**. Proof of residency in the City of Hollywood is required.

#### PETS

Per Broward County animal ordinance; dogs must always be on a leash. This is also true while on property. You must also clean up after your pet. Avoid allowing pets to urinate on buildings, sidewalks, and front steps of the property. We also ask that you please refrain from walking your pets in the Courtyards Townhomes please walk your pets on Dixie Hwy or on Van Buren Street only. No dog walking is allowed in the Courtyards Townhomes area

Annual Rabies Records – Just a reminder that all dogs who reside on property are required to have up to date Rabies shots. This is per Broward County. It is a requirement of the Association for proof of the Rabies shot to be submitted on an annual basis to the Management Office.

Continued on page 3



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

#### **CONTRACTORS**

Please be aware that any contractor performing any services inside your unit whether scheduled by you or your landlord you will need to provide the association office with the contractor's certificate of insurance and business license. This is listed on the Rules and Regulations from the association. If you have any questions, please contact the management office for any questions.

#### **MANAGEMENT OFFICE** HOURS OF OPERATION **MAY 2022**

Please note that the management office will be closed beginning Monday May 16th thru Thursday May 19th. Maintenance personnel will be property during this time from 8am-4pm if you need any immediate assistance. You can email any inquires to the management office at andiaz@miamimanagement.com and your email will be returned on or after May 20, 2022

#### **OUESTIONS? CONCERNS?**

have If you any questions regarding the Rules or Regulations, any concerns about the property, please



send a written request to your Property Manager via email at andiaz@ miamimanagement.com.





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# **Peanut Butter Easter Eggs**

- 1 (16 ounce) package • confectioners' sugar
- 1 cup creamy peanut butter
- <sup>1</sup>/<sub>4</sub> cup butter
- 1 tablespoon milk
- 8 (1 ounce) squares semisweet chocolate
- 1 tablespoon shortening
- 1. In a mixing bowl, combine confectioners' sugar, peanut butter, butter and milk (if needed for moisture) until blended. Shape mixture into two 1/2 pound eggs or make a bunch of smaller eggs. Freeze eggs for 1 hour.
- 2. While the eggs are freezing, cut semi-sweet chocolate into small pieces and place in top of double boiler with shortening. Melt over medium heat, stirring frequently until smooth. Stick a long-tined fork in top of each peanut butter egg, dip it in melted chocolate to cover then drain on waxed paper. When the eggs are cooled and set, decorate the eggs to suit your fancy.

# **Passover Unstuffed Cabbage Soup**

- 1 tablespoon olive oil
- 1 pound ground beef
- 1 yellow onion, chopped
- 3 cups water
- 2 cups tomato sauce
- 1 (16 oz) package shredded cabbage
- <sup>1</sup>/<sub>4</sub> cup light brown sugar, packed
- 2 tablespoons lemon juice
- 2 tablespoons white vinegar
- 2 teaspoons salt
- 2 teaspoons white sugar
- 1 teaspoon ground black pepper
- $\frac{1}{2}$  teaspoon onion powder

Heat oil in a pot over medium-high. Stir in ground beef and onion until beef is browned and onion is soft, 7 to 10 minutes. Add water, tomato sauce, cabbage, brown sugar, lemon juice, vinegar, salt, white sugar, black pepper, and onion powder to ground beef mixture. Bring to a boil, reduce heat to medium-low, cover the pot with a lid, and simmer until flavors combine and cabbage is tender, at least 2 hours.

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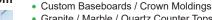
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