

# HOLLYWOOD STATION RESIDENCES Monthly Newsletter

*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@miamimangement.com

**Maintenance**  
Alberto Gonzalez  
**Weekend Janitorial**  
Anthony Herrera

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

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



Published monthly at no cost for  
The Lofts at Hollywood Station by Coastal  
Group Publications, Inc. Contact CGP at  
(305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com)  
to advertise in one of our newsletters or to  
get a free newsletter for your property.

## 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.

*Continued on page 2*

**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 secured 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*



## EVERMIST CLEANING & CONCIERGE

*Artisanal Cleaning - Premium Residential Cleaning at the Highest Level*

**A PROFESSIONAL, RELIABLE, TRUSTWORTHY, AND IMMACULATE HOUSE CLEANING SERVICE** operating in a seamless, customer-centric manner. Professional cleaners using technologically advanced steam vapor cleaning equipment redefining clean.

**We go beyond asking “does it smell and look clean?”**

Full residential cleaning services range from the kitchen, bathrooms, bedrooms to deep cleanings using sanitizing equipment that can disinfect. House, condominium, multi-unit common space, post construction and other specialty cleaning. We allow the time to ensure an intensive and quality cleaning. Our protocol is geared towards sanitizing and disinfecting in addition to typical cleaning standards.

**We are eco-friendly and “green”.**

*Cheryl K - “Thank you so much for today’s cleaning. I just love how everything looks and it just smells clean...I am beyond happy.”*

*Amy R. - “The best service!! Had my house disinfected cleaned spotless!! Definitely will try it again!! Great job!!”*

*Dora K. - “I just had amazing experience, ...when it was done I didn’t recognized my kitchen, so shiny, clean like it never was before, every handle, counters looked like brand new. Just amazing and trust me I took care of my kitchen before, but never with this result. Thanks, great job”*

**INSURED and BONDED**

Professional House Cleaning Certification by ARCSI  
(Association of Residential Cleaning Services International)  
Servicing MIAMI-DADE, BROWARD & PALM BEACH COUNTIES

**CALL: 305.954.0474 | 305.965.4338**

19201 Collins Avenue #Cu134 Sunny Isles Beach, FL 33160

**E-mail: [steven@evermistcleaning.com](mailto:steven@evermistcleaning.com)**

**Website: <https://www.evermistcleaning.com>**

**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 16<sup>th</sup> thru Thursday May 19<sup>th</sup>. 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](mailto:andiaz@miamimanagement.com) and your email will be returned on or after May 20, 2022

**QUESTIONS? CONCERNS?**

If you have 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](mailto:andiaz@miamimanagement.com).

**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

**GOT HURRICANE DAMAGE?  
GET HELP NOW!**

**TIME IS RUNNING OUT  
TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

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

**STELLARADJUSTING.COM** 2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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 #PT175274

WAS YOUR CLAIM DENIED OR UNDERPAID?





**Mobile (786)-277-7355**  
**Direct (305)-459-5019**  
**patrickjaimez@gmail.com**

**COLDWELL BANKER**  
**GLOBAL LUXURY**

**www.patrickjaimez.com**

**Hablo Español/Falo Português**  
**Selling Real Estate for over 20 years!**

**DON'T LET COVID-19 STALL YOUR SALE**  
*My exclusive marketing program will reach buyers quickly and virtually through:*

- Property Video Tour
- Online Advertising
- Social Media Posts
- Property Website
- Customized Email Distribution
- Virtual Showings

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**

**PHYSICAL & OCCUPATIONAL THERAPY**  
Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy  
Cardiac, Neurological and Senior Rehab  
**Exclusive 1 on 1, In the Comfort of your Home**  
Protective Equipment Protocols

**THERAPY IN YOUR HOME**  
Licensed Medicare Provider FL8318

**Brian Caits @ 954-328-1505 | bcaits@bellsouth.net**

**"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford**

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP**  
PUBLICATIONS, INC.  
305-981-3503 [www.cgpnewsletters.com](http://www.cgpnewsletters.com)

# Peanut Butter Easter Eggs

- 1 (16 ounce) package confectioners' sugar
- 1 cup creamy peanut butter
- ¼ cup butter
- 1 tablespoon milk
- 8 (1 ounce) squares semi-sweet 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
- ¼ 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
- ½ 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.

## One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your  
Neighborhood Dentist  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

### Two Locations to Better Serve You

9456 Harding Ave.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**

<http://www.dentistsurfside.com/>

## Just Listed



**PARKVIEW POINT  
#15B**

Call Now!  
Rosa Jacquelin  
(786) 239-1283

*Love Where  
You Live!*



[www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

# SPRING INTO HEALTHY HEARING EVENT



Melanie Plotkin, HAS | Javier Benitez, HAS, BC-HIS

## A commitment to providing quality hearing health care.



"Claudia and Melanie are great to work with and their knowledge is all encompassing." - R. Shipman

"A wonderful staff, Javier is very informative with hearing aids and it was a very comfortable experience. Nadina is very caring. Will recommend to all" - J. Schuerman



Now is the best time to try the all new

# evolv<sup>AI</sup>

### Life-changing features!



- Activity Tracking
- Mask Mode
- Language Translation
- Fall Detection & Alert

## Now through April 30th

# 0% Financing

on any new pair of Evolv AI digital hearing aids from Starkey!

For those who qualify. Other restrictions may apply.

## Don't forget to mark your calendar and schedule your Hearing Screening at no cost to you! Call Us Today!



19046 NE 29th Avenue, Aventura

### 305-935-0200

222 95th Street, Surfside

### 305-854-8171

[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)

**Miami's Own Online Liquor Store**  
 Fast Liquor Delivery  
 @ Wholesale Prices  
 & Convenience Store Galore

Scan for 15% off your next order!

**LiquorSplit**  
 TAP THAT APP™  
 @LiquorSplit

Looking for an agent?

*Isac* *Keboudi*

**BUYING, SELLING OR RENTING. I'M A CALL AWAY!**

Hablo Español/Falo Português

Website [www.miamiocean.com](http://www.miamiocean.com)  
 Phone (305) 606-7879  
 Email [miamiocean88@gmail.com](mailto:miamiocean88@gmail.com)

# DIAMOND REMODELERS

**Full Service Contractors**

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

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 *Remodeling Experts*, family owned for 40 years.

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

**REMODELING • INSTALLATIONS**

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

**PAINTING & SERVICES UNLIMITED**

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation

**"Your Experienced Handyman"**

Receive a 15% discount on any remodeling job!

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

**15% Off**

any remodeling job!

**10% OFF**

Any Service

Valid With Coupon. Not To Be Combined With Other Offers. Exp 5/31/2022