



# THE WILSHIRE NEWSLETTER

A MONTHLY NEWSLETTER FOR THE WILSHIRE RESIDENTS

Volume 11 Issue 10 July 2022



**Condominium Association Inc.**  
1250 NE Miami Gardens Drive  
Miami, Florida 33179  
TheWilshireCondo1250@gmail.com  
**Community Website:**  
www.wilshireresidents.com



## ASSOCIATION OFFICERS

**President**..... Clara Schuster  
**Vice President** ..... Rosal Vidal  
**Treasurer** ..... Daniel Lopez  
**Secretary**..... Cristina Gehami  
**Director**..... Ana Lucia Delgadillo  
**Director**..... Amanda Cardenas  
**Director**..... David Zuckerman

## PROPERTY STAFF

**Manager**..... Frank Rangel  
**Asst. Manager** ..... Gianmary Fazio  
**Maintenance** ..... Charles Laguerre  
**Maintenance** ..... Jesus Pereda  
**Janitor**..... Nilo Remedios  
**Janitor**..... Ramiro Gonzalez

## IMPORTANT NUMBERS

**Main** ..... 305-947-1418  
305-947-1415  
**Security**..... 786-238-5249  
**Security Hours**..... M-F: 6PM - 7AM  
Sat-Sun: 24 Hours  
**Fax** ..... 305-940-6534

## OFFICE HOURS

**Mon.- Fri.** ..... 8:00 am - 5:00 pm

## Hurricane Season is here. Are you prepared? AFTER THE STORM

### In General

- Stay tuned to local radio for info.
- Help injured or trapped persons.
- Return only after authorities advise its safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary.
- Use cellphone only for emergency calls.

### Insurance & Claims

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.

### No Water

The following are three purification

methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water (4 drops if the water is cloudy) stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** release chlorine and iodine into the water. They are inexpensive and are available at most sporting goods stores and some drug stores. Follow the package directions.

### Consumer Protection Tips

Home repairs after a disaster can be a stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Be alert to individuals canvassing your neighborhood in unmarked cars.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, phoner & license numbers.
- Ask for references.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

## Illegal Dumping & Trash Disposal

No dumping is allowed in the service areas on both buildings, this attracts roaches that will end up in your apartments. In addition to this, if you have any delivery, for example a mattress; the company doing such delivery must take your old mattress. **Please do not leave anything on these service areas or you will be fined, cameras are recording 24/7.**

## Laundry Rooms

Please make sure you turn off the lights of the laundry room after you are done with your laundry, this helps the association with keeping the electrical bill on a budget. Also, make sure you use liquid laundry detergent and not powder as this causes the washers to clog and malfunction.

## Locked out of your apartment?

The Management office would be happy to assist you during Business hours Monday – Friday 8:00AM to 5:00PM. Make sure we have a copy to your unit in the office. If you need assistance after hours, please contact **ABC Locks at 305-935-1666**. The office will not be available to assist you after hours and weekends.

## Pet Walking Inside the Property

Pet owners keep on walking their dogs from their units to the elevator, and housekeeping can't keep up with the cleaning of spots in the carpets after the dogs relieve themselves in the hallways. In addition to this, owners use any elevator and not the designated service elevator as it should be. In addition to this, visitors are bringing pets into the building and walking them through the lobby. Visitors are not allowed to bring their pets unless it is a service dog.

Please remember that you all live in a condominium and that it requires to follow rules of community living. You must only use the side and back doors of the building, you are not permitted to use the front entrance and you must only use the freight elevator. We are asking you kindly to please obey all the pet rules and regulations taking in consideration that you have been allowed to keep your pet in the community. Dogs are not permitted at the Wilshire only if your dog is grandfathered in or a registered service dog and they must still be registered with the office and you are still required to provide the office with current vaccination information. Violation to the rules may cause you a fine of \$100 per day to a Maximum of \$1,000 per incident.

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

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# THUNDERSTORM SAFETY

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.



**When Thunder Roars, Go Indoors!**

**STOP all activities.**

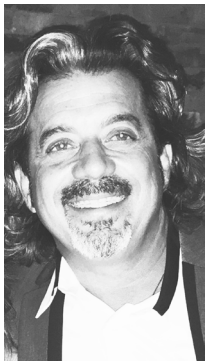
Seek shelter in a substantial building or hard-topped vehicle.

Wait 30 minutes after storm to resume activities.

 [www.lightningsafety.noaa.gov](http://www.lightningsafety.noaa.gov) 

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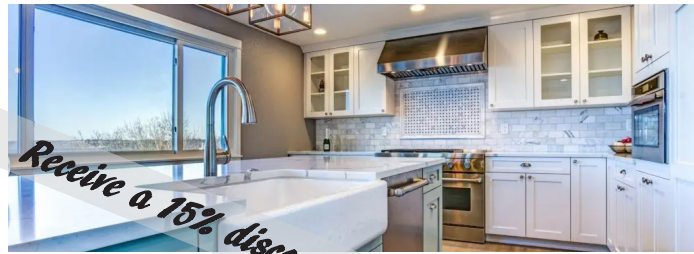
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