

THE LEXI

Bayview Residences



Volume 12 Issue 1

A Monthly Newsletter for the Residents of The Lexi Condominium

August 2022

THE LEXI

Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

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GAS GUZZLERS

The price of gas is sky high! Most Americans are finding that they are spending more on gasoline than ever before. Although there is nothing you can do about the price at the pump, here are some tips to get the most out of that now expensive gasoline.

Make Sure Your Car is in Good Shape

A car in poor running condition uses more gas. Any money you spend on a tune up will pay off in lower gasoline expenditures. Make sure the air and fuel filters are clean. Keep your tires properly inflated, but don't overfill your tires, as this can reduce your fuel efficiency. According to the U.S. Environmental Protection Agency, getting periodic wheel alignments can improve fuel economy up to 10 percent. If you are in the market for a new car, check the gas mileage estimates carefully.



Drive Carefully

Try to avoid unnecessary driving, carpool when you can, and drive the speed limit. Try to avoid rush-hour traffic. Driving at a constant speed can increase your fuel efficiency up to 20 percent. Idling your car wastes gas. You also do not need to warm up your car to run properly. Don't accelerate aggressively or rev your engine. Reduce drag by keeping your windows closed.

The Extras

Use your air conditioner sparingly. Take unnecessary items out of your car to reduce your vehicle's weight. Try to combine errands into one trip. Walk or bike to your destination.

Fill 'Er Up!

Consult your car's manual to make sure you are using the right type of gasoline. Don't use premium gas if you don't need it. Buy gas when the temperatures are cooler, early morning or evening. You will actually be putting more gasoline in your car for the money, as gas is slightly denser when it is cooler. Don't overfill your tank, as you may lose some gasoline to spillage.

BALCONIES

Recently, the Association has been experiencing repeated issues involving residents flicking lit cigarette butts, pouring water, and throwing garbage off of their balconies. We have also been notified of cigarette smoking in the stairways. Not only is this act irresponsible, but dangerous as it can potentially cause a fire. It is imperative that **ALL** residents be made aware of this situation, as this act violates The Lexi Condominium Rules and Regulations.



BALCONY ALLOWANCE AND RESTRICTIONS

Unit Owners, Lessees, and Guests shall not throw cigarettes or any other objects from balconies, doors, windows, or terraces. Sweeping debris, washing of balconies, or other substances shall not be permitted to escape to the exterior of the Condominium from the balconies, doors, windows, or terraces. Residents shall inform all residential housekeepers of the above-mentioned policy. **Smokers shall maintain an ashtray in order to collect cigarette butts for appropriate disposal.**

We are asking that you refrain from these actions to ensure the safety of our community. Please note that violators will be fined if caught.

BALCONES

*La oficina de administración ha recibido numerosas quejas sobre colillas de cigarrillos y basura arrojada por los balcones. También hemos sido notificados de fumar cigarrillos en las escaleras. Este acto no solo es irresponsable, sino peligroso, ya que puede provocar un incendio. Es imperativo que **TODOS** los residentes estén al tanto de esta situación, ya que este acto viola las Reglas y Regulaciones del Condominio Lexi.*

RESTRICCIONES Y CONCESIÓN DE BALCÓN

*Los Condóminos, Arrendatarios y Visitantes no arrojarán cigarrillos ni ningún otro objeto desde los balcones, puertas, ventanas o terrazas. No se permitirá el escape de escombros de barrido, lavado de balcones u otras sustancias al exterior del Condominio desde los balcones, puertas, ventanas o terrazas. Los residentes deberán informar a todas las amas de casa residenciales de la política mencionada anteriormente. **Los fumadores deberán mantener un cenicero con el fin de recoger las colillas de cigarrillos para su eliminación adecuada.***

Le pedimos que se abstenga de estas acciones para garantizar la seguridad de nuestra comunidad. Tenga en cuenta que los infractores serán multados si son atrapados.

Move-in Move outs/ Delivery

- All residents must reserve the service elevator for a move in/out or delivery with management at least 72 hours in advance. Please note any delivery that has not been scheduled with management will be turned away.
- Please remind your delivery personnel that all boxes and furniture must be disposed of offsite.
- The hallways and service corridor must be kept clean after your move and or delivery.



DISPOSING OF FURNITURE OR BULK ITEMS

The City of North Bay Village picks up bulk items on the last Wednesday of each month for a fee. Requests for pick up are not accepted by individual owners, tenants, or residents at the city of North Bay Village. Requests must be made with management at least one week in advance. Please do not leave furniture or bulk items on the loading dock without first scheduling a pickup with the management office.



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Back to School Recipe Slow Cooker Chicken & Dumplings

- 4 skinless, boneless chicken breast halves
- 2 tablespoons butter
- 2 (10.5 ounce) cans condensed cream of chicken soup
- 1 medium onion, finely diced
- 2 stalks celery, finely diced
- 1 (10 ounce) package refrigerated biscuit dough
- 2 cups water or chicken stock, (or as needed to cover)

1. Place chicken, condensed soup, onion, and butter in a slow cooker. Add enough water to cover.
2. Cover and cook for 5 to 6 hours on High.
3. About 1 hour before serving, tear biscuit dough into pieces. Place dough in the slow cooker. Cook until dough is no longer raw in the center. Makes 6-8 servings

Option: Vegetables like peas, corn, diced carrots or green beans can also be added during the last hour.







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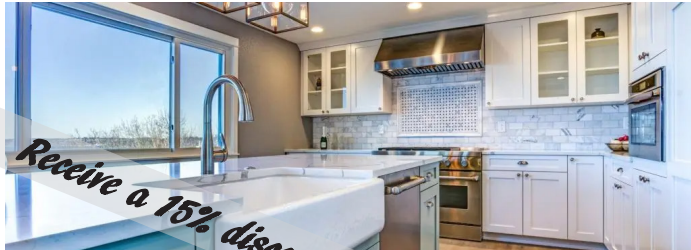
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