



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 8 Issue 4

March 2023

BAYVIEW TOWERS Dome Condominium Association, Inc.

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OFFICE HOURS

Mon - Fri.. 9:00 am - 4:00 pm

NEWSLETTER EDITOR

Carla Oxios

MANAGER'S REPORT

Concrete Restoration – The concrete restoration project is moving as scheduled. The balconies water proofing is about 50% completed. Balconies will remain closed until the painter's finish painting that balcony line. The painters have begun to prepare the building and to remove the caulking of the windows on the South side of both buildings. The concrete part of the project is due to be completed by 08/23. The completion date for the painting of the buildings and the upper garage resurface is scheduled for 12/23.

The garage water proofing is scheduled to begin by the end of March 2023. Once the upper garage water proofing begins, vehicles will have to be parked outside or any available visitors' spaces.

Roof Top Units and Pump Room Project – We are in the process of finalizing the contract with Pyke Mechanical for the RTU (Roof Top Units AC) project and the Pump room restoration. The project includes re-piping the Air conditioning system as well as the domestic water supply system. This project will address the low water pressure issues in the lower floors for both buildings. The management office will be sending notification.

Pool Renovation – The pool renovation project has been completed. The pool was resurfaced with diamond bright, new tiles, LED lighting system and coping refurbish. Additionally, the pool was enhanced with a new energy efficient heating system. The pool area has also added a new sauna system for the men's restroom.

Grievance Committee – We would like to give thanks to our Grievance committee volunteers. Disputes may arise among homeowners at Bayview Towers and the enforcement of our Rules and regulations by Management is important to maintain a peaceful and respectful community. The Board has established a grievance hearing procedure and a Grievance Committee to resolve any future disputes. The Grievance Committee is by law, a group of Homeowners which cannot be Board Members or Board Members Family. They will be empowered by the Board to resolve issues and mediate fines. The Grievance Committee established by the Board can assist in managing conflicts that have escalated beyond resolution through friendly reminder notices sent from our Property Manager. The Homeowner dispute resolution hearing format will set the tone for helpful communication and a positive discussion of issues.



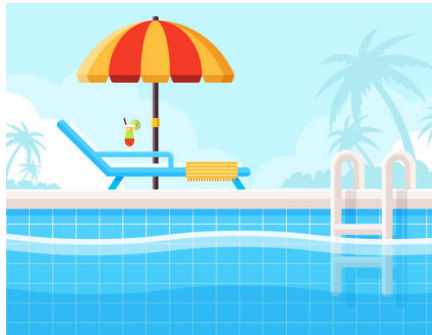
INFORME DEL GERENTE

Restauración de concreto - el proyecto de restauración de concreto avanza según lo programado. La impermeabilización de los balcones está completada en un 50%. Los balcones permanecerán cerrados hasta que el pintor termine de pintar esa línea de balcón. Los pintores han comenzado a preparar el edificio ya quitar el calafateo de las ventanas del lado sur de ambos edificios. La parte concreta del proyecto debe estar terminada el 23/08. La fecha de finalización para la pintura de los edificios y la repavimentación del garaje superior está programada para el 23/12.

La impermeabilización del garaje está programada para comenzar a fines de marzo de 2023. Una vez que comience la impermeabilización del garaje superior, los vehículos deberán estacionarse afuera o en cualquier espacio disponible para visitantes.

Proyecto de unidades de techo y sala de bombas - estamos en el proceso de finalizar el contrato con Pyke Mechanical para el proyecto RTU (unidades de techo AC) y la restauración de la sala de bombas. El proyecto incluye el re-tubería del sistema de Aire Acondicionado así como el sistema de suministro de agua doméstico. Este proyecto abordará los problemas de baja presión de agua en los pisos inferiores de ambos edificios. La oficina de administración estará enviando notificación.

Renovación de la piscina - el proyecto de renovación de la piscina se ha completado. La piscina se repavimentó con diamantes brillantes, baldosas nuevas, sistema



de iluminación LED y restauración del borde. Además, la piscina se mejoró con un nuevo sistema de calefacción de bajo consumo. El área de la piscina también ha agregado un nuevo sistema Sauna para el baño de hombres.

Comité de Quejas – Nos gustaría dar las gracias a los voluntarios de nuestro comité de Quejas. Pueden surgir disputas entre los propietarios de viviendas en Bayview Towers y el cumplimiento de nuestras Reglas y regulaciones

por parte de la Administración es importante para mantener una comunidad pacífica y respetuosa. La Junta ha establecido un procedimiento de audiencia de quejas y un Comité de Quejas para resolver cualquier disputa futura. El Comité de Quejas es por ley, un grupo de Propietarios que no pueden ser Miembros de la Junta ni Familia de Miembros de la Junta. Serán facultados por la Junta para resolver cuestiones y mediar multas. El Comité de quejas establecido por la Junta puede ayudar a gestionar los conflictos que se han intensificado más allá de la resolución a través de avisos de recordatorio amistosos enviados por nuestro administrador de la propiedad. El formato de audiencia de resolución de disputas de propietarios establecerá el tono para una comunicación útil y una discusión positiva de los problemas.

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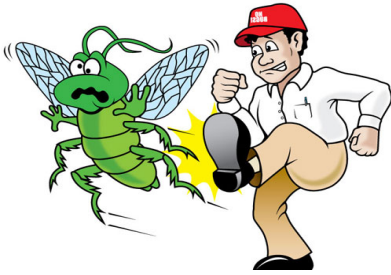
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Pest Control

Our pest control company will be servicing our buildings on Thursday, March 30th and Friday, March 31st. The 2100 building is scheduled from 9 a.m. to 2 p.m. on Thursday and the 2150 building is scheduled from 9 a.m. to 2 p.m. on Friday. Please look for notices posted at the elevator lobbies for schedule changes.



Control de Plagas

Nuestra compañía de control de plagas dará servicio a nuestros edificios el Jueves 30 y Viernes 31 de Marzo. El edificio 2100 está programado de 9 a. m. a 2 p. m. el Jueves y el edificio 2150 está programado de 9 a. m. a 2 p. m. el Viernes. Busque los avisos publicados en los vestíbulos de los ascensores para los cambios de horario.



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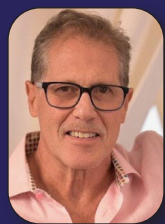
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DOME LIBRARY

Our comfortable, quiet Dome Library is open for your use 24 hours a day. If you haven't been in the library, now is a good time to check it out (no pun intended!). Besides the tables and chairs, which serve so well for playing cards or mah-jongg, chess, backgammon or dominoes, club chairs and a couch



are perfect for lounging with your favorite book or tablet. It's a bright, well-lit spot during the day, and a cozy, quiet spot in the evening. The men's and lady's rooms are clean and stocked, and cold water at the fountain is on the daily menu.

This month we're featuring biographies and auto-biographies. You'll find personalities from famous historic figures, to entertainers, politicians, athletes and scientists. All are together on 3 shelves and labeled for your convenience.

Residents should feel free to take books home, keep them, or return them. If you have books that you've read and wish to pass along, bring them to the library (no reference books, please, as we have so many already). If you don't know where to place them on the shelves, leave them on the tables and our library volunteers will see that they get to the right spot.

The Dome Library is an amenity and resource which adds to the quality of life here at our community. If you are interested in starting a book club, or volunteering to help at our library, please let us know. Our library is for everyone!

BIBLIOTECA DE DOME

Nuestra cómoda y tranquila Dome Library está abierta para su uso las 24 horas del día. Si no ha estado en la biblioteca, ahora es un buen momento para echarle un vistazo (¡sin juego de palabras!). Además de las mesas y sillas, que sirven tan bien para jugar a las cartas o al mah-jongg, al ajedrez, al backgammon o al dominó, las sillas club y un sofá son perfectos para descansar con su libro o tableta favorita. Es un lugar brillante y bien iluminado durante el día y un lugar acogedor y tranquilo por la noche. Los baños de hombres y mujeres están limpios y abastecidos, y el menú diario incluye agua fría en la fuente.

Este mes presentamos biografías y autobiografías. Encontrarás personalidades desde figuras históricas famosas hasta artistas, políticos, atletas y científicos. Todos están juntos en 3 estantes y etiquetados para su comodidad.

Los residentes deben sentirse libres de llevar libros a casa, conservarlos o devolverlos. Si tiene libros que ha leído y desea pasar, tráigalos a la biblioteca (no libros de referencia, por favor, ya que tenemos muchos). Si no sabe dónde colocarlos en los estantes, déjelos en las mesas y nuestros voluntarios de la biblioteca se encargarán de que lleguen al lugar correcto.

La Biblioteca Dome es un servicio y un recurso que se suma a la calidad de vida aquí en nuestra comunidad. Si está interesado en iniciar un club de lectura o en ser voluntario para ayudar en nuestra biblioteca, háganoslo saber. ¡Nuestra biblioteca es para todos!

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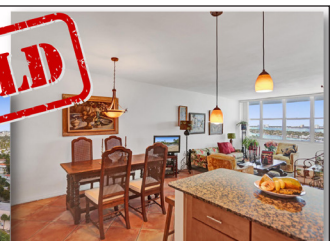
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