



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 8 Issue 5

April 2023

BAYVIEW TOWERS Dome Condominium Association, Inc.

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Asst. Mgr. Lazaro Fortun
Maintenance... Celso Goenaga
Maintenance Aldo Maceo
Janitorial Moises Bazan
Janitorial Alfonso Callejas
Janitorial Enrique Flores

OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

Editor's Note

Living in a condominium is different, in so many ways, than living in a private home. Our neighbors share our common walkways, elevators, recreational spaces, and also our sounds and smells.

For this reason, we take care not to put our TV or music too loud, or have parties that last into the early morning hours, disturbing our neighbor who may wake early for work, or who may have young children.

Smoking indoors has become a nuisance to many and must be addressed by the smokers among us. We ask our smokers to please do so outside, either on the balcony or near the pool area to avoid having the smoke travel indoors.

Exposure to secondhand smoke can lead to serious health problems including lung cancer, heart disease and stroke, and can make asthma worse in adults and children, and, so, poses a risk to our residents. It is especially dangerous for children as it can result in permanent damage to growing lungs and cause respiratory illnesses.

The Rules and Regulations of the Association state in section B.2, "Owners must not use or permit the use of their premises in any manner that would be disturbing or constitute a nuisance to Occupants of other Units."

Thank you for considering a change to "outdoor smoking" so everyone can live happily, peacefully and safely with our neighbors.

Nota del Editor

Vivir en un condominio es diferente, en muchos sentidos, que vivir en una casa privada. Nuestros vecinos comparten nuestros pasillos comunes, ascensores, espacios recreativos, y también nuestros sonidos y olores.

Por esta razón, tenemos cuidado de no poner la televisión o la música demasiado alta, o tener fiestas que se prolonguen hasta la madrugada, molestando a nuestro vecino que puede levantarse temprano para trabajar o que puede tener niños pequeños.

Fumar en el interior se ha convertido en una molestia para muchos y los fumadores entre nosotros deben abordarlo. Rogamos a nuestros fumadores que lo hagan al

Pasa a la pagina 2

Nota del Editor (viene de la pagina 1)

aire libre, ya sea en el balcón o cerca del área de la piscina para evitar que el humo viaje al interior.

La exposición al humo de segunda mano puede provocar problemas de salud graves, como cáncer de pulmón, enfermedades cardíacas y derrames cerebrales, y puede empeorar el asma en adultos y niños y, por lo tanto, representa un riesgo para nuestros residentes. Es especialmente peligroso para los niños, ya que puede provocar daños permanentes en los pulmones en crecimiento y causar enfermedades respiratorias.

Las Reglas y Reglamentos de la Asociación establecen en la sección B.2, "Los Propietarios no deben usar ni permitir el uso de sus instalaciones de ninguna manera que perturbe o constituya una molestia para los Ocupantes de otras Unidades".

Gracias por considerar un cambio a "fumar al aire libre" para que todos puedan vivir felices, en paz y seguros con nuestros vecinos.

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Manager's Report

Concrete Restoration: The concrete restoration project is currently on schedule. The completion date is scheduled for end of November 2023. This includes the concrete work, painting of the building's structures and the water proofing of the upper deck of the garage structure. We are currently about 90% completed with the concrete work of the project. The painting of the envelope is currently taking place as well. The garage water proofing is scheduled to begin the first week of April. During this time, parking spaces on the upper garage will be limited and vehicles will need to enter and exit through one gate. The estimated time for the upper deck garage is 3 to 4 weeks.

Roof Top Units and Pump Room Project: The project for the roof top Air conditioner units and the Domestic water supply is set to begin before the end of April. There will be a two to three day interruption in the water supply and the AC once the equipment is ready to be installed. We will send out notices and provide more information once we are ready to install the equipment. This project will assist with the AC in the hallways in the common areas as well as the domestic water supply water pressure.

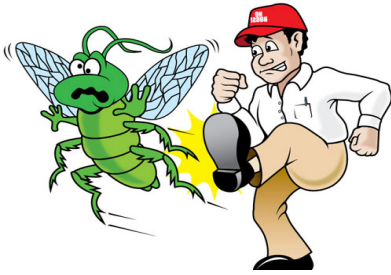
Informe del Gerente

Restauración de concreto: el proyecto de restauración de concreto actualmente está según lo programado. La fecha de finalización está prevista para finales de noviembre de 2023. Esto incluye el trabajo de hormigón, pintura de las estructuras del edificio y la impermeabilización de la cubierta superior de la estructura del garaje. Actualmente estamos alrededor del 90% completado con el trabajo concreto del proyecto. Actualmente también se está pintando el sobre. La impermeabilización del garaje está programada para comenzar la primera semana de abril. Durante este tiempo, los espacios de estacionamiento en el garaje superior serán limitados y los vehículos deberán entrar y salir por una puerta. El tiempo estimado para el garaje de la cubierta superior es de 3 a 4 semanas.

Proyecto de unidades de techo y sala de bombas: el proyecto es para las unidades de aire acondicionado de techo y el suministro de agua doméstico está programado para comenzar antes de fines de abril. Habrá una interrupción de dos a tres días en el suministro de agua y aire acondicionado una vez que el equipo esté listo para ser instalado. Enviaremos avisos y proporcionaremos más información una vez que estemos listos para instalar el equipo. Este proyecto ayudará con el aire acondicionado en los pasillos de las áreas comunes, así como con la presión del agua del suministro de agua doméstico.

Pest Control

Our pest control company will be servicing our buildings on Thursday, April 27th and Friday, April 28th. 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 27 y Viernes 28 de Abril. 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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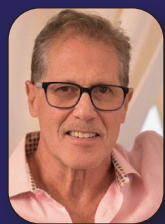
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Emotional Support Animals

PLEASE... Clean up after your dog !!! Several residents have been fined a \$100.00 cleaning fee for leaving waste in the elevators. You can avoid this fee by cleaning up what your dog leaves behind. Be considerate of your neighbors who will ride the elevator soon after you walk away.



CLEAN UP AFTER YOUR PET

Animales de Apoyo Emocional

POR FAVOR... ¡Limpia los desechos de tu perro! Varios residentes han sido multados con una tarifa de limpieza de \$ 100.00 por dejar desechos en los ascensores. Puede evitar esta tarifa limpiando lo que su perro deja atrás. Sea considerado con sus vecinos que tomarán el elevador poco después de que usted se vaya.

Security Cameras

SMILE, you're on camera! Cameras have been placed in the Elevators and Trash Rooms for the safety and security of our community.

Cámaras de Seguridad

¡SONRÍE, estás frente a la cámara! Se han colocado cámaras en los ascensores y cuartos de basura para la seguridad de nuestra comunidad.

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Bicycles

All bicycles stored in the lower garage must be registered with our office by submitting a photo of the bike and displaying a Dome Condominium Sticker NO LATER THAN April 14th, 2023. Otherwise, your bicycle must be stored inside your condo, or it will be discarded. According to the Rules and Regulations of the Association:

It is prohibited to store a bicycle on the balcony or in front of your parking space.

It is prohibited to lock bikes anywhere else on property including any railing or fencing. Any bikes locked other than on a bike rack will be cut by the Association and relocated to a bike rack.

Entering or exiting the buildings must only be through the rear freight elevator, not through the lobby or front entrance.



Bicicletas

Todas las bicicletas almacenadas en el garaje inferior deben registrarse en nuestra oficina enviando una foto de la bicicleta y mostrando una calcomanía de Dome Condominium A MÁS TARDAR EL 14 de abril de 2023. De lo contrario, su bicicleta debe almacenarse dentro de su condominio, o será desechada. De acuerdo con las Reglas y Reglamentos de la Asociación:

Está prohibido guardar una bicicleta en el balcón o frente a su plaza de aparcamiento.

Está prohibido guardar bicicletas con candado en cualquier otro lugar de la propiedad, incluidas las barandas o cercas. Cualquier bicicleta bloqueada que no sea en el portabicicletas será cortada por la Asociación y reubicada en un portabicicletas.

La entrada o salida de los edificios solo debe hacerse a través del montacargas trasero, no a través del vestibulo o la entrada principal.

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DOME LIBRARY

Our Dome Library, located in the 2150 lobby, welcomes you to borrow from our plethora of books on all subjects... in many languages!

This month we are highlighting, in our fiction section, books by James Michener, John Grisham, Robert Ludlum, and David Baldacci. Enjoy!



BIBLIOTECA DE DOME

Nuestra biblioteca Dome, ubicada en el vestíbulo de 2150, le da la bienvenida para pedir prestado de nuestra plétora de libros sobre todos los temas... ¡en muchos idiomas!

Este mes destacamos, en nuestra sección de ficción, libros de James Michener, John Grisham, Robert Ludlum y David Baldacci. ¡Disfrutar!

Thank you to those who have donated books in these last couple of months. At this time, however, the library cannot accept any more donations of books. We'll advise, via this newsletter, when we will, again, be open to receiving more books.

Gracias a todos los que han donado libros en estos últimos meses. En este momento, sin embargo, la biblioteca no puede aceptar más donaciones de libros. Le avisaremos, a través de este boletín, cuando, nuevamente, estaremos abiertos a recibir más libros.

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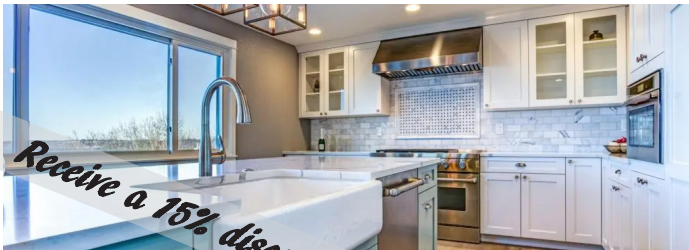
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