

Monthly *Mystic* Newsletter

POINTE
Tower 300

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Vice PresidentDennis Landsberg
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Secretary.....Stephen Grundstein
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DirectorJoey Saban

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OFFICE HOURS

Monday - Friday.....9 AM - 5 PM
Closed from 1pm - 2pm

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MESSAGE FROM OUR TREASURER

As we enter the month of May, our Tower 300 residents have many reasons to be joyful. Within the Month of May, we not only get to celebrate May Day, Mother's Day and Memorial Day but we are getting closer to the completion of our elevator project by next month which should make everyone happy. Thank you for your patience and cooperation during this very extensive project. With regards to the elevator buttons, please do NOT use keys or any other item when pressing the buttons since we have noticed scratch marks on the buttons. The elevator buttons are designed to be touchless, meaning you do not have to press the button for it to work, all you need to do is wave your finger near the button without touching it. We understand that some residents accidentally activate other floors than their own, so we are adjusting the sensitivity sensor on the panel to help alleviate this problem.

The board members have reviewed many proposals from a variety of engineering companies regarding the 40-year recertification process. As stated before, the Board members prioritize safety when it comes to managing our building. With that being said, we are happy to announce we have hired an engineering company who will assist us with this matter. We will provide you with more information in the coming months.

Tower 300 remains as the most pristine building in our community, and we intend to maintain the beauty and safety for all its residents. However, in order to keep our building beautiful, we all must be responsible in adhering to the rules set forth. In the coming months, we will be distributing an updated version of Tower 300's rules and regulations. At this time, I would like to mention just a few concerns. Please remember to always keep your pets on their leash, should you want your pet to roam free then please use the dog park

Continued on page 2



Word from Our Treasurer (cont. from page 1)

that is designed specifically for this. Balconies are not intended to be used for storage nor should there be anything thrown from the balconies, to include cigarettes. Unfortunately, a few years ago a cigarette was thrown off a balcony which caused a fire in the trees and foliage.

In addition, I would like to thank our management team and entire staff for their diligence and professionalism they display daily in maintaining our high standard of living. We are extremely fortunate to have them here in Tower 300. Lastly, I would like to thank each of you, our residents for your patience as we navigate the many changes and obstacles, we face in these ever-challenging times.

Final thoughts, remember we are all a work in progress and of course Happy Mother's Day to all, may your day be filled with love and appreciation.

Your Treasurer
Laura DeFina

ATTENTION PLEASE!

- If we do not have your guests in our system we will not allow them access, no verbal authorization is allowed! Please send us a **WRITTEN** authorization with owner signature. Please remember that only **IMMEDIATE** family are allowed to stay in the unit without owners being present. Owners **MUST** be present while all other guests stay in the unit.
- Cigarette butts must never be thrown off the balconies. Please make sure you and your guests and employees use ashtrays. Do not toss cigarette butts in front of our building!!
- If your delivery (i.e.: stove, dishwasher, bed etc.) any type of delivery....is not scheduled they will be turned away!
- Do not wash down your balcony, as the dirty water lands on the balconies below. Use a damp mop instead.
- Dogs must be carried or wheeled in a doggie cart through hallways, elevators and through the pool area at all times.
- All items that go down the trash chute must be placed in securely closed plastic bags. All items that do not fit in the trash chute easily must be taken to the first floor trash room for disposal. This includes most boxes, including pizza boxes. Otherwise, the chute becomes blocked.
- When requesting the key for the bike room you must leave your driver's license with the concierge.
- When your individual air conditioning unit is replaced, the valves must also be replaced. Also, the management office needs to know three days in advance of the replacement.
- Contact the management or valet office if you will be having more than 10 cars as guests in your apartment.
- Remember to call the valet 10 minutes in advance at 305-932-8881, if you need your car.
- **ATTENTION LEASEE:** This is not a rental community. The employees of Mystic Pointe are here to maintain the common areas, not the units. Any work requested for the unit must be submitted in writing by the unit owner

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- All movers must be licensed and insured, no self-moves. Proof of license and insurance is required. The use of the service elevators must be reserved two days in advance or access will be denied. Any un-expected delivery or non-scheduled delivery may be charged between \$25.00 - \$50.00. There is a \$500.00 refundable security deposit for the use of the service elevators plus a \$250.00 non-refundable fee is required for all move in's & move out's. There is a \$250.00 pet security deposit for unit owners ONLY. Renters are not allowed to have pets.
- Packages are held at the front desk for a maximum of 3 days, after 3 days they are sent back. If you would like the front desk to hold your packages for more than 3 days, you must contact the front desk at 305-932-9333. We have minimal space at our front desk to hold packages. If you are out of town for long, we ask that you please refrain from receiving loads of packages.
- Rental of the Garden Room and Bayview Room are available to residents. Reservations are required at least two weeks in advance. There is a \$500.00 refundable security deposit fee and a \$100.00 non-refundable rental fee for the Garden Room and a \$500.00 refundable security deposit fee and a \$250.00 non-refundable rental fee for the Bayview Room.
- Do not throw large items, i.e.; construction debris, fishing poles, curtain rods, large boxes etc. down trash chutes. This will cause trash chutes to jam, causing the garbage to back up to the upper floors.
- Contractors shall be in by 9:00am and out by 4:30pm, NO LATER! When using the chipping hammer, hours allowed are from 10:00am – 3:00pm and contractors MUST advise management office at least 3 days in advance.
- Residents, please always remember to keep our home a nice place to live in by maintaining this building clean and following building rules. Keep your guests informed of our rules and regulations.



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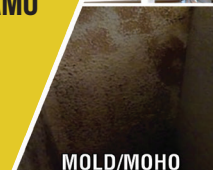
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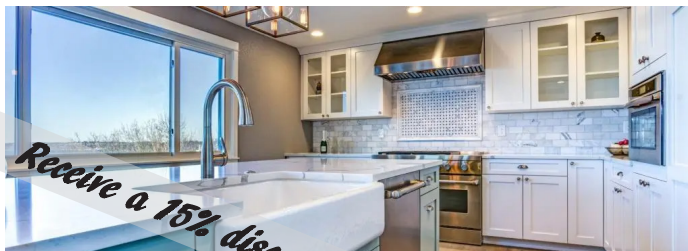
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