

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

A Newsletter for the Residents of the Lofts at Hollywood Station Condominium Association

Volume 10 Issue 9

July 2023

**THE LOFTS AT
HOLLYWOOD STATION**
C/O MIAMI MANAGEMENT, INC
2100 Van Buren Street
Hollywood, FL 33020

Management Office is located
on the Second Floor

**PROPERTY STAFF
Manager**

Andrea Diaz

andiaz@miamimanagement.com

Maintenance

Alberto Gonzalez

Weekend Janitorial

Anthony Herrera

IMPORTANT NUMBERS

Management..... 954-653-2255



Published monthly at no cost for
The Lofts at Hollywood Station by Coastal
Group Publications, Inc. Contact CGP at
(305) 981-3503 or www.cgpnewsletters.com
to advertise in one of our newsletters or to
get a free newsletter for your property.

REMINDERS AND TIDBITS FOR THE MONTH OF JULY 2023

RULES & REGULATIONS

REMINDERS:

Silence is Golden

Please remember there is an Association designated "Quiet Time" between the hours of 11:00pm and 8:00am; whereas no Resident shall do anything which may become an unreasonable annoyance or nuisance to any other Resident. In addition, during the designated time; please refrain from playing any musical instruments, televisions or radios which may disturb others. While we appreciate your compliance with the docs, rules & regulations; your neighbors appreciate it more.

El silencio es oro

Recuerde que hay una Asociación designada como "Tiempo de silencio" entre las 11:00 p. m. y las 8:00 a. m.; considerando que ningún Residente hará nada que pueda convertirse en una molestia o molestia irrazonable para cualquier otro Residente. Además, durante el tiempo señalado; por favor, absténgase de tocar cualquier instrumento musical, televisor o radio que pueda molestar a los demás. Si bien apreciamos su cumplimiento con los documentos, reglas y regulaciones; tus vecinos lo aprecian más.

Fire Alarm Emergency

In the event of an emergency or fire alarm please ensure that you exit the building through the stairwells which

would lead you to Dixie Hwy and across the street before the railroad tracks. Wait until Fire Department or Management advises you that it's safe to re-enter the building.

Emergencia de alarma

En caso de una alarma de emergencia o incendio, asegúrese de salir del edificio por las escaleras que lo llevarán a Dixie Hwy y al otro lado de la calle antes de las vías del tren. Espere hasta que el Departamento de Bomberos o la Gerencia le indiquen que es seguro volver a ingresar al edificio.

Vendor Contractor Information

Please be aware that any contractor performing any services inside your unit whether scheduled by you (owner) or your landlord you will need to provide the association office with the contractor's certificate of insurance and business license. Any services need to be scheduled 48hrs in advance, if not proper notice is given the association will re-schedule or deny any contractor repair. This is listed on the Rules and Regulations from the association. If you have any questions, please contact the management office for any questions.

Información del contratista del proveedor

Tenga en cuenta que cualquier

Continued on page 2

Reminders (cont. from page 1)

contratista que realice cualquier servicio dentro de su unidad, ya sea programado por usted (propietario) o el propietario, deberá proporcionar a la oficina de la asociación el certificado de seguro y la licencia comercial del contratista. Cualquier servicio debe programarse con 48 horas de anticipación, si no se da el aviso adecuado, la asociación reprogramará o negará cualquier reparación del contratista. Esto se encuentra en las Reglas y Reglamentos de la asociación. Si tiene alguna pregunta, comuníquese con la oficina de administración para cualquier pregunta.

Bulk Items – The Association does NOT have a bulk item removal service, nor are bulk items allowed to be disposed of in the dumpsters on property. Just because it “fits” in the dumpster area or down the trash chute it does not mean it will be removed. Please hire a Junk Removal company for any items which are large and need to be thrown out. There is a bulk dump site which is available located at **5601 W. Hallandale Beach Blvd, West Park, FL (954-765-4999)**. Proof of residency in the City of Hollywood is required.

Artículos a granel:
la Asociación NO tiene un servicio de recolección de artículos a granel, ni se permite que los artículos a granel se desechen en los contenedores de

basura en la propiedad. El hecho de que “cabe” en el área del contenedor de basura o en el vertedero de basura no significa que se quitará. Contrate a una empresa de eliminación de basura para cualquier artículo que sea grande y deba desecharse. Hay un sitio de descarga a granel disponible ubicado en **5601 W. Hallandale Beach Blvd, West Park, FL (954-765-4999)**. Se requiere prueba de residencia en la Ciudad de Hollywood.

Parking

Please remember there are designated parking spaces for Loft Residents and Guest’s. When having a Guest over, please make sure they park in one of the Visitor spots in front of the building or

in the parallel Visitor spots to the South of The Courtyards. Please do not have them park in a Resident’s assigned spot. **ALL Guest vehicles must have a Green Guest Pass hanging from their rearview mirror to avoid the possibility of getting Towed. ALL Residents must have a Blue Parking Sticker on their windshield to avoid Towing.** If you do not have a Green Guest Pass or a Blue Resident Sticker, please come to the Management Office and we will be more than happy to provide you with one. Please note any resident or guest found to be parked in any handicap space without government issued blue handicap

Continued on page 3

LET ME HELP YOU FIND YOUR DREAM HOME !

MARTHA J LARA, P.A.
C. 786.286.9348
marthaj@kw.com
southfloridalifestyle.kw.com



YOUR NEIGHBORHOOD REALTOR
Fluent in English & Spanish



PHYSICAL & OCCUPATIONAL THERAPY
Are You Suffering From Back Pain, Poor Balance, Weakness?

We offer Ultrasound, Massage, Balance & Vestibular Therapy
Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1, In the Comfort of your Home
Protective Equipment Protocols

THERAPY IN YOUR HOME
Licensed Medicare Provider FL8318



Brian Caits @ 954-328-1505 | bcaits@bellsouth.net

Reminders (cont. from page 2)

sticker or parked behind the pool area in the Courtyards Townhomes will be towed. Any vehicles , doesn't matter if you have a guest pass or residents sticker found to be parked in the front roundabout entrance for more than 15 minutes or overnight will be towed.



Estacionamiento

Recuerde que hay espacios de estacionamiento designados para residentes de loft y huéspedes. Cuando invite a un invitado, asegúrese de que se estacione en uno de los lugares para visitantes frente al edificio o en los lugares paralelos para visitantes al sur de The Courtyards. No permita que se estacionen en el lugar asignado de un residente. **TODOS los vehículos de Invitados deben tener un Pase de Invitado Verde colgado de su espejo retrovisor para evitar la posibilidad de ser Remolcados. TODOS los residentes**

deben tener una calcomanía azul de estacionamiento en el parabrisas para evitar ser remolcados. Si no tiene un pase de invitado verde o una calcomanía de residente azul, acérquese a la oficina de administración y estaremos encantados de proporcionarle uno. Tenga en cuenta que se remolcará a cualquier residente o invitado que se encuentre estacionado en cualquier espacio para discapacitados sin una etiqueta azul para discapacitados emitida por el gobierno o estacionado detrás del área de la piscina en Courtyards Townhomes. Se remolcará cualquier vehículo, sin importar si tiene un pase de invitado o una calcomanía de residente, que se encuentre estacionado en la entrada de la rotonda delantera durante más de 15 minutos o durante la noche.

Access Doors—We all play a role in keeping our communities safe. Remember to stay vigilant and say something when you see signs of suspicious activity. It happens a lot of times where you come to the Front Door, Garage North/South Side doors and our stairwells exiting to Dixie Hwy where

Continued on page 4

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA
New Patient Special \$79
 (D0210, D0150, D110)

9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626

4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444

dredyaguerradds@gmail.com
www.dentistsurfside.com

7441 Wayne Ave
PARKVIEW POINT #15B



Call Now!
Rosa Jacquelin
(786) 239-1283




Love Where You Live!



VIDEO

www.SignatureHomesOfMiami.com

Reminders (cont. from page 3)

you can come across someone trying to obtain access. Please do not grant them access unless you are the individual they are going to see. Keep in mind that we need to all play our part in keeping our building and community secure and we highly encourage you when exiting the building especially through the stairwells to please be mindful and close the door behind you when exiting and entering the building. Secure your unit front doors by keeping them locked at all times and locking your vehicles at all times in or outside the garage and familiarize yourself with the signs of suspicious activity and when you notice something out of the ordinary, report who or what you saw, when you saw it, where it occurred and why it's suspicious to the management office and local authorities (Broward Non-Emergency number 954-764-4357 or 9-1-1, in case of an emergency) This is for your safety and the safety of our community.

Puertas de acceso: todos

desempeñamos un papel en mantener seguras a nuestras comunidades. Recuerde mantenerse alerta y decir algo cuando vea signos de actividad sospechosa. Ocurre muchas veces cuando llega a la puerta principal, las puertas del lado norte/sur del garaje y nuestras escaleras que salen a Dixie Hwy, donde puede encontrarse con alguien que intenta obtener acceso. No les conceda acceso a menos

que usted sea la persona que van a ver. Tenga en cuenta que todos debemos hacer nuestra parte para mantener nuestro edificio y comunidad seguros y le recomendamos encarecidamente que al salir del edificio, especialmente a través de las escaleras, tenga cuidado y cierre la puerta detrás de usted al salir y entrar al edificio. Asegure las puertas delanteras de su unidad manteniéndolas cerradas en todo momento y bloqueando sus vehículos en todo momento dentro o fuera del garaje y familiarícese con los signos de actividad sospechosa y cuando note algo fuera de lo común, informe a quién o qué vio. cuándo lo vio, dónde ocurrió y por qué es sospechoso para la oficina de administración y las autoridades locales (Broward Non-Emergency number 954-764-4357 o 9-1-1, en caso de emergencia) Esto es para su seguridad y la seguridad de nuestra comunidad.

Management Office Hours of Operation – July 2023

Please note that the management office will be closed beginning Monday July 24- thru Friday July 28th. Maintenance personnel will be on property during this time from 8am-4pm if you need any immediate assistance. You can email any inquires to the management office at andiaz@miamimangement.com and your email will be returned after July 28th.

DIAMOND  REMODELERS
Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts, family owned for 40 years.*

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

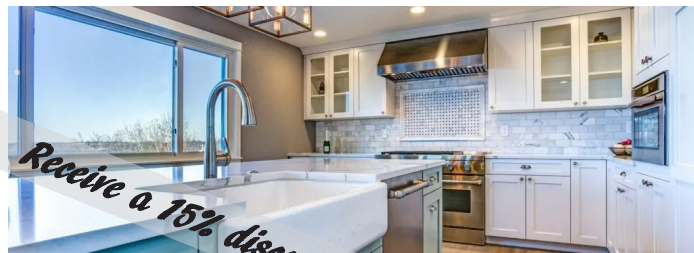
REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed



PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94BS00437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
any remodeling job!

10% OFF Any Service
Valid With Coupon. Not To Be Combined With Other Offers. Exp 8/31/2023