



# Keystone Towers NEWS & VIEWS

*A Newsletter for the Residents of the Keystone Towers Condominium Association, Inc.*

Volume 1 Issue 1

August 2023

## KEYSTONE TOWERS Condominium Association, Inc.

2000/2020 NE 135 Street  
North Miami, FL 33161  
[www.KeystoneTowerMGMT@att.net](mailto:www.KeystoneTowerMGMT@att.net)

### BOARD OF DIRECTORS

**President** ..... Thomas R. Dougherty  
**Vice President** ..... Ira Leshin  
**Treasurer** ..... Warren Angus

### PROPERTY STAFF

**Managed By** ... First Service Residential  
305-255-3000  
**Manager** ..... Javier E. Castillo  
**Maintenance Sup.** ..... Miguel Naranjo  
**Janitorial** ..... Migdalia Rosales-Benscome  
**Janitorial** ..... Amarilly Campo  
**Maintenance** ..... Jorge Lopez

### IMPORTANT NUMBERS

**Main** ..... 305-944-8656  
**Security** ..... 786-637-5018

### OFFICE HOURS

**Monday– Friday** ..... 8am – 5pm



Published monthly at no cost for Keystone Towers by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

## Welcome to the Keystone Towers Newsletter

In an effort to improve ongoing communication throughout the community, Keystone Towers Condominium Association is pleased to announce the launch of our monthly newsletter. The newsletter will contain important updates in an around our community as well as your monthly pest control schedule. We thank you for your continued support.



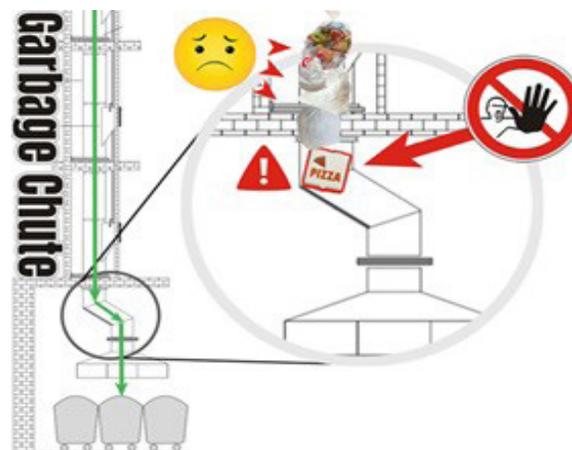
## Proper Disposal of Trash & Cardboard Boxes

To keep our building clean and tidy, we ask that all residents dispose of their trash in the designated trash chute on each resident floor. We also offer recycling located behind the west stairwell of each building in the parking lot. Please remember that recyclables are classified as “paper”, “glass” and “aluminum” products. Furniture, general trash and food are not considered recyclables and contaminate the other items from being properly processed at recycling facilities.

For your convenience, there is a trash chute closet located in the lobby landing of each resident floor. All trash must be securely wrapped in a garbage bag and sent down the trash chute NOT exceeding the diameter of the chute.

Heavy items, glass and cardboard boxes are NOT permitted down the chute as this causes clogging and can cause damage to the chute.

Please do NOT leave any trash, boxes or unwanted belongings inside the trash chute closet, stairwells, hallways etc.. Trash rooms are monitored and infractions can result in fines.



**BIG TRASH...  
BLOCKS THE CHUTE!**



## HELP CONSERVE WATER

Summer is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.

One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.



Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.

If you are a renter and you do have a leak or running water, your first point of contact should be your landlord. This will ensure the proper route is taken for repair. As always you can let management know by sending an email to [keystonetowermgmt@att.net](mailto:keystonetowermgmt@att.net).





**Mobile (786)-277-7355**  
[patrickjaimez@gmail.com](mailto:patrickjaimez@gmail.com)

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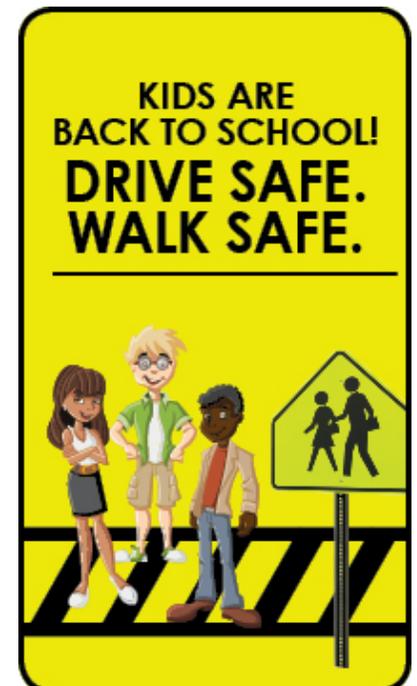
PATRICKJAIMEZ PA

**Hablo Español/Falo Português**  
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**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**



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## LAUNDRY ROOM ETIQUETTE

Most of us are familiar with our laundry rooms, as we visit them regularly. Accolades to our residents who have been quite good at keeping them clean, removing empty laundry detergent containers, lint in the dryer, etc. This is much appreciated by all. There is, however, an issue that must be addressed. It's only common courtesy to manage your laundry timing. Let's get better at transferring wet laundry from the washing machines to the dryer as soon as the washing cycle is complete. Collecting our dry laundry from the dryer is just as important. There are ten other apartments with whom we share the laundry facilities. If someone leaves their clothing in either the washer or the dryer beyond a reasonable amount of time (45 minutes or an hour) after the end of the cycle, the subsequent user has the right to remove the clothing and place it on the shelf provided for folding. We've all lost track of time on occasion. We recommend setting an alarm to alert you to the end of each of your laundry cycles. Thank you for your cooperation.



## PEST CONTROL

Monthly pest control is provided by Keystone Towers Condominium Association. Our pest control company will be servicing our buildings on Thursday, August 3rd and Thursday, August 17th. The service window is from 12:00pm- 4:00pm on each day. Please note someone must be available in your unit to authorize service for the technician. If you would like to schedule service for the month, please email [keystonetowermgmt@att.net](mailto:keystonetowermgmt@att.net).



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Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.

Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

*Testimonial: "Tatyana did a fantastic job closing our transaction! She has a great deal of integrity when it comes to protecting her client's best interest and insuring a smooth transaction." - Mila & Elijah R.*

## TATYANA KRIVORUCHKO

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tatyanakrivor@yahoo.com | www.miamiresidentialrealtygroup.com



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