



THE WILSHIRE NEWSLETTER

A MONTHLY NEWSLETTER FOR THE WILSHIRE RESIDENTS

Volume 12 Issue 11 August 2023



Condominium Association Inc.
1250 NE Miami Gardens Drive
Miami, Florida 33179
TheWilshireCondo1250@gmail.com
Community Website:
www.wilshireresidents.com



ASSOCIATION OFFICERS

President.....David Zuckerman
Vice President Clara Schuster
TreasurerDaniel Lopez
Secretary..... Cristina Gehami
Director Amanda Cardenas
Director Jose Pineda
Director Rosa Vicente

PROPERTY STAFF

Manager ..Luis E. Gamero LCAM, CMCA
Asst. Manager Gianmary Fazio
Maintenance Charles Laguerre
Maintenance Jesus Pereda
Janitor Nilo Remedios
Janitor Ramiro Gonzalez

IMPORTANT NUMBERS

Main 305-947-1418
305-947-1415
Security786-238-5249
Security Hours..... M-F: 6PM - 7AM
Sat-Sun: 24 Hours
Fax 305-940-6534

OFFICE HOURS

Mon.- Fri.8:00 am - 5:00 pm

GET AN INSURANCE CHECKUP

Want to save a little money? Take a hard look at your insurance coverage.

Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company.



To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.

Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.

Illegal Dumping & Trash Disposal

No dumping is allowed in the service areas on both buildings, this attracts roaches that will end up in your apartments. In addition to this, if you have any delivery, for example a mattress; the company doing such delivery must take your old mattress. **Please do not leave anything on these service areas or you will be fined, cameras are recording 24/7.**

Laundry Rooms

Please make sure you turn off the lights of the laundry room after you are done with your laundry, this helps the association with keeping the electrical bill on a budget. Also, make sure you use liquid laundry detergent and not powder as this causes the washers to clog and malfunction.

Locked out of your apartment?

The Management office would be happy to assist you during Business hours Monday – Friday 8:00AM to 5:00PM. Make sure we have a copy to your unit in the office. If you need assistance after hours, please contact **ABC Locks at 305-935-1666**. The office will not be available to assist you after hours and weekends.

Pet Walking Inside the Property

Pet owners keep on walking their dogs from their units to the elevator, and house-keeping can't keep up with the cleaning of spots in the carpets after the dogs relieve themselves in the hallways. In addition to this, owners use any elevator and not the designated service elevator as it should be. In addition to this, visitors are bringing pets into the building and walking them through the lobby. Visitors are not allowed to bring their pets unless it is a service dog. Please remember that you all live in a condominium and that it requires to follow rules of community living. You must only use the side and back doors of the building, you are not permitted to use the front entrance and you must only use the freight elevator. We are asking you kindly to please obey all the pet rules and regulations taking in consideration that you have been allowed to keep your pet in the community. Dogs are not permitted at the Wilshire only if your dog is grandfathered in or a registered service dog and they must still be registered with the office and you are still required to provide the office with current vaccination information. Violation to the rules may cause you a fine of \$100 per day to a Maximum of \$1,000 per incident.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

GOT PROPERTY DAMAGE? GET HELP NOW!

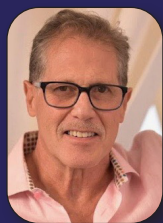
MENTION THIS FLYER FOR FREE POLICY REVIEW

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boaz License #P113224

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

"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

COASTAL GROUP

PUBLICATIONS, INC.

305-981-3503 www.cgpnnewsletters.com

Published monthly at no cost for the Wilshire Condominium by Coastal Group Publications. Contact CGP at (305) 981-3503 or www.cgpnnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

DOG DAYS OF SUMMER

The term “dog days of summer” is one that most people are familiar with. But do you know what it means? Technically, the “dog days of summer” run from July 3 to August 11, and are associated with the hottest days of the season.

The dog reference has to do with the night sky. Sirius, the brightest star in the summer sky, is in the constellation called Canis Major, which means “big dog.” Ancient people living in the Mediterranean region believed that such a large star as Sirius generated heat, just as the sun does. During the days from early July to mid-August, Sirius is in conjunction with the sun. This means that it rises and sets, and is in alignment with, the sun. These ancient people thought that the heat from the sun was being joined by the heat from Sirius, causing much warmer days. They called this time of year the “dog days,” after the constellation Canis Major.



Folklore about these unique days continued into relatively modern times. You can probably still find some older folks who remember the old wives’ tale about fish losing their teeth during the “dog days of summer.” With no teeth, the fish developed sore gums and were unable to feed until the return of cooler weather. For these folks, this helped explain why fishing at their regular fishing holes was so poor during the late summer months.

**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

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

Cell: (847) 612-2648

tatyanakrivor@yahoo.com | www.miamiresidentialrealtygroup.com



323 Sunny Isles Blvd, Ste 700, Sunny Isles Beach, FL

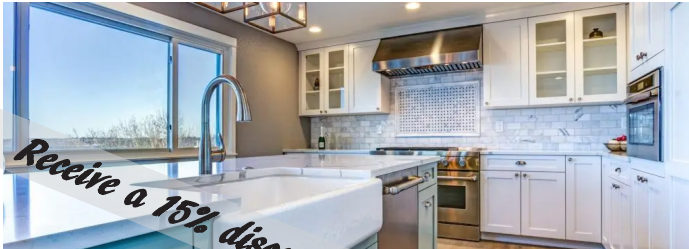
DIAMOND REMODELERS

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



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94B500437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

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

**"Your Experienced
Handyman"**

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation

- 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 9/30/2023

7441 Wayne Ave

PARKVIEW POINT #15B

SOLD



Call Now!
Rosa Jacquelin
(786) 239-1283



*Love Where
You Live!*



www.SignatureHomesOfMiami.com

**Fast
Liquor Delivery
@Wholesale Prices**

TAP THAT APP!

LiquorSplit
TAP THAT APP
FAST DELIVERY!

Find us on:


Scan, Add
Save \$10
discount applies at checkout

