

# Monthly *Mystic* Newsletter

**P O I N T E**  
Tower 300

Volume 22 Issue 1

September 2023

## ASSOCIATION OFFICERS

**President**.....Maritza Larramendi  
**Vice President** ....Dennis Landsberg  
**Treasurer** ..... Laura DeFina  
**Secretary**.....Stephen Grundstein  
**Director**.....Alan Brown  
**Director**.....Samuel Lopez  
**Director**.....Joey Saban

## OFFICE STAFF

**Property Manager**.....Carol Valoy  
**Admin. Assistant** .....Liliana Medina  
**Maint. Engineer** .....Robert Kulic

## OFFICE PHONE #'S

**Main** ..... (305) 933-2636  
**Fax** ..... (305) 931-8719  
**E-Mail** .....mystict1@mystict300.com

## OFFICE HOURS

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

## Mystic Pointe Condo 1

3600 Mystic Pointe Dr.  
Aventura, FL 33180  
**mysticpointeresidents.**  
**buildinglink.com**



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## MESSAGE FROM THE PRESIDENT

When we think of September, we think of Fall which represents the start of another academic year as well as the start of cooler weather. In addition, September brings us to the Jewish holiday of Rosh Hashanah (New Year) which is the first of the Jewish high holy days culminating in Yom Kippur.

As we prepare for Fall and another fiscal year in Tower 300, we ask each of you to join us on Thursday September 21st at 6:30 PM for our Homeowner Association Meeting. Our management team will send each resident a reminder via email. Should you not be able to join us in person, in the Garden Room, then please join us by Zoom. A Zoom link will be included in your reminder email. We encourage all residents to attend since we will discuss updates related to the many projects, we have completed this year and we will provide information pertaining to projects we are currently working on. During this meeting we will have the opportunity to hear from our Engineer, as well as our manager's report. Furthermore, the Board Members will be reviewing another important maintenance project, the resurfacing of the pool and tile repair and the variety of financial concerns we must cover expenses for next year.

Tower 300 is the jewel of Mystic Pointe and in order to maintain this standard we ask each resident to be proactive. For those residents with pets, please remember to register your pet with the management office and please follow the guidelines of pet ownership as outlined in the Tower 300 Resident's Handbook. As for the disposal of trash, discard your trash in a tied bag utilizing the trash chute, please do not place any items on the floor of any of these rooms or near the garbage canisters in the parking garage. In addition, please do not leave large household items on the ground floor trash room. Our facility does not have the capability for disposal of large household items such as furniture, TVs or appliances. Should you need to dispose of bulk items, then you are responsible for taking these items to a dump site or hiring a junk removal service. Our team would be happy to provide you with a local company to assist you.

One last safety issue we would like to bring to your attention pertains to the parking garage. Please follow the traffic patterns in place in the parking garage. On many occasions we have drivers narrowly hitting pedestrians in the garage since they were driving down the lane in the wrong direction. Please be conscientious of your driving, these traffic patterns are in effect to maintain the safety of our residents.

As always thank you for your continued cooperation and support in Tower 300.

Best,

Maritza Larramendi, President  
Laura DeFina, Treasurer / Editor


## 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



**IMPORTANT DATES TO REMEMBER**

**POOL AEROBICS:**  
Tuesdays & Thursdays at 10-11 AM



## Welcome to Tower 300! SUSAN TENZER



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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## REMINDERS!

- 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 \$500.00 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 \$350.00 non-refundable rental fee for the Garden Room and a \$500.00 refundable security deposit fee and a \$350.00 non-refundable rental fee for the Bayview Room.
- Do not throw large items, i.e.; construction debris, fishing poles, curtain poles, large boxes, AC Filters etc. down the trash chute. This will cause the trash chute 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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## THINKING OF BUYING OR SELLING?

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*Get Honest Experienced Help Buying or Selling your Home.*

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**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



**GOT PROPERTY DAMAGE?**  
**GET HELP NOW!**

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Ramiro Boarez License #P17524



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- Mystic Pointe resident and 4-year President of T300
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- Free, detailed market analysis delivered to all my clients. Call me to receive yours!



*Rafael Szydowski*



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