

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

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

Volume 10 Issue 12

October 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

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REMINDERS AND TIDBITS FOR THE MONTH OF OCTOBER 2023



THE HOLIDAY SEASON IS HERE

As of September 22, 2023, it is officially Autumn. That means pumpkins, apple cinnamon, family, and friends... and food. With all the wonderful things about the holidays and this season, please be mindful of the Rules & Regulations which are in effect for the Association. Please do not hang any lights or decorations on your balcony rails or which may be visible from the exterior. Also, please do not place any window cling or decorations which may also be visible from the exterior. The Association does allow the Units to place a wreath or any other type of festive decoration on their door through the first week of the New Year. Please do not place any door mats outside your door, as they are a walkway hazard.

SAFETY REMINDERS

- **Speed Limit** - The speed limit at the in Lofts and Courtyards are 5 MPH. This is a family community, and we want to make sure our residents, including children and pets are safe. There are blind corners near our guest parking behind the Courtyard Townhomes and speeding around those corners could be very dangerous for pedestrians and oncoming traffic.
- **Traffic Flow** – The property is set up with specific traffic flow designated by arrows/lines painted on the cement. Please adhere to these directional indicators as it can cause traffic and pedestrian safety issues.
- **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 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

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Reminders (cont. from page 1)

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.

RULES REMINDERS:

- **Balconies** - Just a reminder, the only items allowed on balconies or patios are patio furniture and plant fixtures. No BBQ grills or other cooking devices are allowed on the balcony, patio or in your Unit. In addition, please do not throw any items, toys, or cigarette butts over the rails of your balcony.
- **Garbage/Dumpster/Recycle** - There are two (2) dumpsters on the condominium property and two (2) recyclable containers, in addition we also have one (1) cardboard container dumpster (boxes must be broken down). located inside the parking garage of the property. All trash must be contained and secured with-in garbage bags prior to placing in the dumpsters or trash chute. Please do not place bulk items

- down the trash chute which can cause damage to the chute or place bulk items inside the dumpsters as this can impose a fine by the City of Hollywood.
- **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.

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Reminders (cont. from page 2)

- **Pets** – Per Broward County animal ordinance; **dogs must always be on a leash.** This is also true while on property. You must also clean up after your pet. Avoid allowing pets to urinate on buildings, sidewalks, and front steps of the property. **We also ask that you please refrain from walking your pets in the Courtyards Townhomes please walk your pets on Dixie Hwy or on Van Buren Street only. No dog walking is allowed in the Courtyards Townhomes area**
- **Annual Rabies Records** – Just a reminder that all dogs who reside on property are required to have up to date Rabies shots. This is per Broward County. It is a requirement of the Association for proof of the Rabies shot to be submitted on an annual basis to the Management Office.

Be Mindful of Your Surroundings
Spills happen and sometimes a piece of trash falls out of the trash bag. Accidents happen! But we ask that you PLEASE clean up your accident and help us to keep the building looking wonderful. Please do not leave filled trash bags or cardboard boxes outside of your front door to bring them to the trash chute or down to recycle. Please do not drag your trash bags or items to be discarded down the hallways. This can cause scuffs and stains in the carpet and in the end, costs the Homeowners more for repair and replacement. Please be mindful.

Management Office Hours of Operation -November 2023
Please note that the management office and maintenance will be closed beginning November 24th and 25th for Thanksgiving Holiday.

QUESTIONS? CONCERNS?
If you have any questions regarding the Rules or Regulations, any concerns about the property, please send a written request to your Property Manager via email at andiaz@miamimangement.com.

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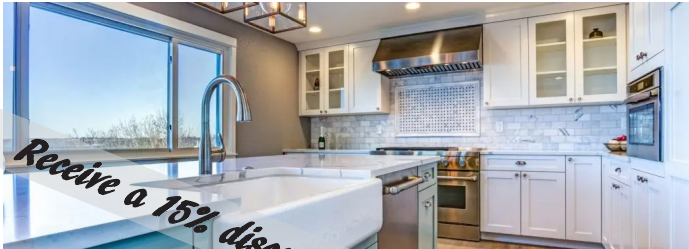
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