

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

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

Volume 11 Issue 1

November 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

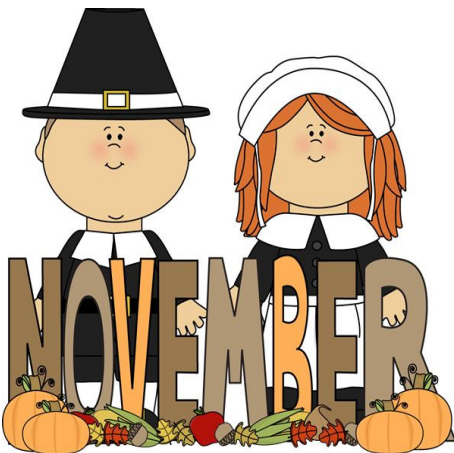
Alberto Gonzalez

Weekend Janitorial

Anthony Herrera

IMPORTANT NUMBERS

Management..... 954-653-2255



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(305) 981-3503 or www.cgpnewsletters.com
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get a free newsletter for your property.

REMINDERS AND TIDBITS FOR THE MONTH OF NOVEMBER 2023



HOLIDAY HOURS

November 10, 2023, Veterans Day Observance - Management & Maintenance
OFFICE CLOSED

November 23rd and November 24th Thanksgiving Observance – Management &
Maintenance **OFFICE CLOSED**

The Holiday Season is HERE

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 Thanksgiving until the first week of the New Year. Please do not place any door mats outside your door as they are a walkway hazard or any welcome signs on your front door.

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.

RULES REMINDERS:

Continued on page 2

Reminders (cont. from page 1)

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 sticker or parked behind the pool area in the Courtyards Townhomes will be towed.

Storage Rooms

During a routine Storage Room inspection, it has been observed that the Storage Rooms are starting to become filled with items that do not belong again and are outside of the cages. Please make sure that all your personal belongings are stored **INSIDE** your assigned cage. No items, other than labelled ladders or bicycles, can be left in the open areas of the Storage Rooms. **NOTE:** The following items are strictly prohibited and will discard of without notice: mattresses, box springs, bed frames, television sets, chairs, sofas, loveseats, **ANYTHING** outside the cages, etc. All Storage Rooms are **"STORE AT YOUR OWN RISK."** The Association, nor Management, are responsible for your belongings should anything happen to them.

Noise Nuisances & Civil Matters

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. During the designated time, please refrain from playing any musical instruments, televisions or radios which may disturb others. Should you encounter an unreasonable disturbance during these times, we are advising you to **call the Police** to address the issue. This is a civil matter and needs to be handled by the Police. They will be able to properly assess the situation at that time. The City of Hollywood Police Department non-emergency number is **(954) 764-4357** or if call **911** should it be an emergency issue

Continued on page 3



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Reminders (cont. from page 2)

or if you feel threatened in any way. While we appreciate your compliance with the docs, rules & regulations; your neighbors appreciate it more.

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 its safe to re-enter the building.

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.

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.

Move Outs

If you are moving out of your unit, the association requires a notice of 30 days prior to your lease expiring. If you are hiring movers the association will need The moving company's Certificate of Insurance naming the Association as a certificate holder. All documentation and move out fees must be received to the management office prior to any move outs being performed. All moves need to be scheduled during business hours Monday-Friday 8am-3pm only. Management will not allow move outs or move ins during the weekends or holidays.

Questions?

If you have any questions send an email to andiaz@miamimangement.com.

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