



# Keystone Towers NEWS & VIEWS

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

Volume 1 Issue 8

March 2024

## 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

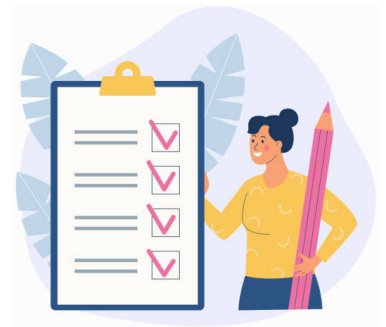


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## Contractor’s List

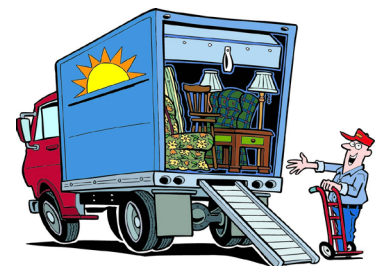
Below, please find the information which needs to be submitted to the Management Office prior to commencing any upgrades in your unit.

- Approved vendor contract from the owner.
- Letter from the owner explaining the work to be done inside of the unit.
- Business License from the contractor.
- Request a letter of approval from the Association to present to the City of North Miami for a work permit approval.
- Certificate of Insurance naming Keystone Towers Condominium as an additional insured.
- Copy of permit(s) for the Association to file must be submitted prior to work commencement.
- Estimated time of completion of the work to be done in the unit.
- Security Deposit Fee of \$500.00 – if applicable.



## MOVE IN & OUT Including Deliveries

- General Information regarding Move in & Out and Deliveries.
- Moving and Deliveries are permitted MONDAY THRU SATURDAY ONLY 9:00 am – 4:00 pm.
- Excluding Holidays.
- Access will be granted once payment and insurance are received.
- DEPOSIT IS REQUIRED FURNITURE DELIVERIES AND MOVES.
- Pods and 18’ Wheeler Trucks are not permitted on the property and will not be granted access.
- TRUCKS MUST BE OUT OF THE PROPERTY BY 4:00 PM. NO EXCEPTIONS.



## 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.

## Be Kind to Your Neighbors

A friendly reminder to please be mindful of your community and neighbors. While in your unit be aware of small things that could potentially affect your neighbors. Odors such as smoke from a cannabis, cigarette/cigar, burning food, or trash could leave lingering odors behind. If you are a smoker, we suggest smoking in the balcony (with sliding door closed so smoke does not seep inside apartment/ building) **DO NOT** smoke in the bathrooms as the exhaust exit may seep into other unit's bathrooms. Anything that causes the resident's enjoyment of their home is considered a "nuisance". If we find that you causing a nuisance, are smoking in your unit and it states on your lease that there is no smoking allowed inside units, we will be forced to inform the landlord and send the complaint to the association attorney to start eviction process at the landlord's expense. Please, we all must remember that your habits affect everyone in the building to include families, children, and their pets. Your cooperation is appreciated.



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## PEST CONTROL

Our pest control company will be servicing our buildings on Thursday, March 21, 2024. from 12:00 pm - 4:00 pm.

Please look for notices posted at the elevator lobbies for schedule changes.



*Control de Plagas*  
 Nuestra compañía de control de plagas dará servicio a nuestros edificios el Jueves 21 de Marzo . El servicio está programado de 12:00pm - 4:00pm.

*Busque los avisos publicados en los vestíbulos de los ascensores para los cambios de horario.*

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