

Monthly *Mystic* POINTE Newsletter Tower 300

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April 2024

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Vice PresidentDennis Landsberg
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Director.....Samuel Lopez
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Admin. AssistantLiliana Medina
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OFFICE PHONE #'S

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OFFICE HOURS

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

Mystic Pointe Condo 1

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MESSAGE FROM THE PRESIDENT

April showers bring May flowers, it also brings us into the Passover season. On that note, wishing those who celebrate Chag Pesach sameach.



Mystic Pointe Tower 300 management and staff maintain our building's safety and cleanliness as best they can but it is a mutual partnership with our residents as well. With that being said, it has come to our attention that boxes are being left in the parking garage near the garbage cans, this is unacceptable. Not only is this a safety hazard but a health hazard as well. Leaving any type of garbage on the floor can cause resident falls and attract vermin. Please bring your boxes to the first floor receiving area and flatten the boxes before placing them into the cardboard recycling bin. If you require assistance in flattening and or carrying boxes, please ask our staff for help. In addition to recycling, please familiarize yourself with the new rules for disposing of garbage, signs are posted in our receiving area on the first floor. Tower 300 has hired a new waste disposal company who requires us to recycle. Should we not abide by the guidelines, the new company will fine us. Therefore, please familiarize yourself with these guidelines and be conscious of these rules to avoid financial penalties in the future.

With safety as a priority in our community, please continue to follow the traffic patterns in our parking garage. There are vehicles driving in the wrong direction, driving at higher speeds, and not stopping at the designated areas. It is every driver's responsibility to abide by these rules to maintain safety in our garages.

Lastly, as noted in our HOA general rules, owners are not allowed to make any alterations or additions to the common elements within our building including the exterior of the resident's entry way to apartments. This pertains to additional locks or ring doorbells; it's not only obtrusive but not permitted on doors and door frames. In order to prevent being fined, please remove these items. Let's continue to work together to enhance the quality of living for everyone in our condominium complex.

Thank you for your continued support and cooperation.

Maritza Larramendi, President
Laura DeFina, Treasure, Editor



Stress is present in everyone's life. Consider these tips for coping.

- Include exercise in your day, even if it is just a walk around the neighborhood.
- Make sure you get enough sleep, at least seven to eight hours a night.
- Eat a healthy diet, limit alcohol and caffeine, and drink enough water each day.
- Make sure that you take time for yourself each day.
- Remember that no one is perfect.
- Learn to set priorities in your life and focus on completing them as well as you can.
- When you are confronted with a stressful situation, change what you can, and don't waste energy on what you can't change.

If you feel that the stress in your life is more than you can handle, there is help available. Seek the advice of a medical professional, mental health therapist, or a clergy member to explore all of your options.



to Tower 300!

Anthony & Sarah Darienzo, Alix Jr. Charles

CALENDAR OF EVENTS

POOL AEROBICS:
Tuesdays & Thursdays
10-11 AM



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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





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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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