



# Tower Talk

*A Monthly Newsletter for the Residents of the Plaza Del Prado Condominium*

Volume 22 Issue 11

June 2024

## PLAZA DEL PRADO CONDOMINIUM

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### PLAZA DEL PRADO STAFF

**Manager** ..... Kip Dugal  
*manager@plazadelprado.net*  
**Asst. Manager**....Nicole Untch-Ripoll  
*assistantmanager@plazadelprado.net*  
**Front Desk**..... Laura Hernández  
*frontdesk@plazadelprado.net*  
**Admin Asst.** ..... Facundo Efimenco  
*admin@plazadelprado.net*

### OFFICE HOURS

**Mon - Friday** ..... 8:00am - 5:00pm  
**Closed for lunch**..... noon - 1:00pm

### TOWER TALK LIAISON

**Kip Dugal, Property Manager**  
For article submission  
*manager@plazadelprado.net*

## Message from the Board President

Dear residents

### "PARDON OUR PROGRESS MODERNIZATION IN ACTION"

The transition to the new management company is undergoing. Saturday 15<sup>th</sup> was the first day of KW in our building. There is a full team dedicated to transferring all our information to the new proprietary system they use. I hope all of you receive the welcome letter and therefore acknowledge how to pay the monthly maintenance and special assessment. Next month we will be trained on how to use the application that replaces "Building link." This new system is easy to use, we will be able to check our ledgers online.

Friendly reminder: our collection policy will be far stricter. If you owe money, your account will be sent to KW who will charge \$150 to manage the delinquency. You know that we have decreased the maintenance as much as we could, and we cannot operate the building if you don't pay in time. When there is no available operating money, we pay vendors late, we become "not preferred customers" and the service we get is not optimal. Please be mindful and pay in time.

I want to welcome Nicole, our new Assistant Manager and Facundo, our new Admin. Both speak English and Spanish. Phones and emails are still the same.

Sandra and Grace have been helping us after hours until Friday 14<sup>th</sup> . I want to thank them for their hard work and dedication and wish them the best of luck in their new endeavor.

### PROJECT UPDATES

All of us who are living at DP are aware of the changes and amount of labor that is being done at the same time. But it is so much that if you do not see it, you do not believe it. I am putting together an Instagram to show with photos and videos, the impressive process the building is undergoing. We know that many owners are inconvenienced because of all the work that is going on, but please rest assured that we are doing everything to turn Del Prado around for good.

**West Garage:** there was a pour of cement on our parking deck on Tuesday 18<sup>th</sup>. The last one will be done on the 28<sup>th</sup> . At that point, the structure of the deck will be finished, and we can start the beautification.

**Cooling Towers:** On Monday 17<sup>th</sup> we started the replacement of the cooling tower unit on the north building. We had no hot water for 1 1/2 days and we had no AC until Friday 21<sup>st</sup> . There were several crews working on the roof until late



*Continued on page 2*

**President** (cont. from page 1)

night hours. The weather helped as it did not rain much, and it was not so hot. For your convenience management bought several AC portable units for the communal areas. Later, those units will be used for the south building and in the future, they will help to cool the elevator rooms. In the past, we had issues with the elevators because of the heat in those rooms.

On July 16<sup>th</sup>, the south tower will undergo the same for the cooling tower installation. We estimate the process might be faster because the crew got experience on the intricacies of our building. We will keep you informed.

**Hot water:** the process of eliminating broken useless valves, replace those necessary ones, eliminate redundant PR valves and replacing the broken ones took 2 months in the north tower. As I said before, we started in that location because we had eighty people without hot water.

The process for the south will start in July. Be mindful that we will have to shut down the hot water several times when the crew is changing/cut valves. Of course, Kip will keep you updated ahead of time so you can plan your day accordingly.

Please be courteous and answer management emails about hot water issues so we can solve them faster.

**40 Years Certification:** The permits for electrical, sea wall and structure of the building are being delayed because of the transition to the new management company but this will be solved quickly, and we will be ready to start.

**Audit:** The 2023 Audit is undergoing. We expect to have it ready soon.

**SIRS** (Structural Integrity Reserve Study). SIRS is the study of the reserve Funds needed for future major repairs and replacement of the common elements based on a visual inspection. This report is required by law. Falcon engineering has been selected to do it. It will probably be ready in August 2024. The results we get in the report will highly influence our next year’s budget.

**ELSS**

This project has already been sent to bid. It came to our attention that some residents might have blocked the second access door to the unit. According to the Fire Department, that door must be accessible for emergency cases. If you have altered your unit, blocking that door, please go to the management office to fix the situation ASAP. If you don’t, you will be subject to fines from the city, from MDFR and besides, the building will not pass inspection the ELSS inspection.

**Making your life easier**

News about the reception of packages: Amazon is providing a new locker system that can be used by any carrier. They have already come to inspect the building and approved the process. We will have lockers in each tower, at the back of the building, at garage level. That means that you will not need to go to the Rotunda to pick up your packages unless it is so big that it would not fit in the lockers. We estimate 1 month for completion of this new project.

*Bettina Allende*

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## MENSAJE DEL PRESIDENTE

Estimados residentes,

El 15 de junio comenzó a trabajar para nosotros la nueva compañía de administración. Hay un equipo de KW dedicado a transferir toda nuestra información a su Sistema computarizado. Espero que todos hayan recibido la "Carta de Bienvenida" y estén interiorizados de como pagar el mantenimiento mensual. KW posee un Sistema propio para manejar la administración. El mes que viene recibiremos entrenamiento para poder usar este Sistema que está a nuestra disposición y con el que podemos chequear nuestra cuenta corriente por nosotros mismos.

Quiero hacer un llamado de atención a los propietarios. Cuando Ud. no paga en tiempo y forma, no hay suficiente flujo operativo para pagar a los proveedores cuando corresponde. Esto ciertamente genera problemas, los proveedores atenderán primero cuentas que paguen. El nivel de incobrabilidad está en un punto crítico. Para solucionarlo, en vez de manejar nosotros las cobranzas, le pasaremos la cuenta delincente a KW. Ellos le cobrarán a Ud., \$150 para resolver el atraso en el pago, y de no pagar, remitirán la cuenta a nuestros abogados. Por favor pague a tiempo y no entre en gastos innecesarios.

Me complace en darles la bienvenida a nuestros nuevo Asistente General, Facundo y a la nueva empleada de administración, Nicole. Ambos son bilingües y los atenderán muy amablemente. Los números de teléfono y e-mail, se mantienen iguales.

Sandra y Grace nos estuvieron ayudando después de hora hasta el viernes 14. Les agradecemos mucho su dedicación mientras estuvieron con nosotros y les deseamos la mejor de las suertes.

### ACTUALIZACIÓN DE LOS PROYECTOS

Todos los que vivimos en DP estamos conscientes de la cantidad de cambios y trabajos que se están realizando al mismo tiempo. Pero es difícil expresar la magnitud del emprendimiento con palabras. Por eso estoy creando una cuenta de Instagram, para que todos los dueños de DP, vean por sí mismos, la dimensión del trabajo que estamos realizando. Por otro lado, sabemos que estamos incomodando a muchos residentes con todo lo que se está haciendo. Quiero asegurarles que esto es en beneficio de todos, aunque ahora no lo parezca.

**West Garaje:** Se vertió cemento el martes 18, y el próximo y último, va a ser el 28 de junio. Con esta última vertida, la estructura del deck estará finalizada y entonces podremos comenzar con la parte estética del mismo.

**Torres de enfriamiento:** el lunes 17 de junio comenzó el reemplazo en la torre norte. Estuvimos 1 ½ día sin agua caliente, y hasta el viernes 21 sin Aire acondicionado. Hubo varios equipos trabajando el techo hasta altas horas de la noche. El clima ayudo, ya que no llovió tanto y no hizo tanto calor. Para aliviar la incomodidad de nuestros residentes, se compraron varias unidades de aire acondicionado para las áreas comunes. Estas mismas unidades se usarán para la torre sur, y en el futuro para enfriar las salas de los elevadores. Hemos tenido en el pasado problemas con los elevadores por recalentamiento de la sala de motores. El día 16 de julio, se comenzará el mismo proceso en la torre sur, estimamos que podría ser un poco más rápido, ya que la empresa instaladora, conoce los inconvenientes que van a afrontar.

**Agua caliente:** el proceso de eliminar válvulas rotas que no estaban en el lugar correcto, reemplazar las necesarias pero que no funcionaban, eliminar las válvulas PR redundantes, y reemplazar las necesarias, tomo 2 meses en la torre norte. Sabemos que en esta torre es donde teníamos la mayoría de los problemas. La compañía aun esta haciendo ajustes.

El proceso en el sur, comenzara en julio. Les comento que vamos a tener que realizar varios cortes de agua, ya que son necesarios para cambiar o eliminar válvulas. Por supuesto,

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**Presidente** (viene de la pagina 3)

Kip los mantendrá al tanto con suficiente antelación. Sea diligente y ayúdenos. Si la gerencia envía emails preguntando acerca del agua caliente, por favor contéstelos, eso nos ayudara a solucionar los problemas más rápido.

**Certificación de los 40 Anos:** No hemos podido pagar los permisos correspondientes, por falta de cheques debido al cambio de empresa de administración. Estimamos que a principios de Julio este inconveniente estará solucionado y podremos comenzar el proyecto de electricidad y el exterior del edificio.

**Auditoria:** La auditoría 2023 está en marcha y estar terminada prontamente.

**SIRS** (Estudio de reservas necesarias para la integridad estructural del edificio). Este estudio determina cual es el valor que deben tener nuestras reservas para cumplir en el futuro con reparaciones mayores y mejoras de áreas comunes, a través de una inspección visual. Este reporte es requerido por ley. Falcon Engineering fue seleccionada para realizarlo y estimamos que estará listo en agosto de este ano. Los valores que salgan de este reporte van a impactar el presupuesto del próximo año.

**ELSS**

Este Proyecto está siendo cotizado por varios proveedores bajo sobre cerrado. Referido a este Proyecto, hemos encontrado que algunos residentes han hecho modificaciones dentro de las unidades que anulan la Segunda Puerta de acceso. El departamento de bomberos ha determinado que esta modificación es ilegal. Si Ud. Ha bloqueado su Segunda Puerta de acceso, por favor comuníquese con nuestro gerente a fines de determinar cómo solucionarlo. Evite ser multado por la ciudad y el departamento de bomberos. El hecho de que una de las unidades no pase la inspección, significa que el edificio tampoco va a ser aprobado

**Haciendo nuestra vida más fácil**

Buenas noticias: Amazon está ofreciendo un Sistema de lockers que puede ser utilizado por cualquier empresa de correos. Estuvieron en nuestro edificio y fuimos aprobados. Probablemente coloquen un Sistema de almacenamiento en cada torre, en la parte de atrás de los edificios a nivel garaje. Esto significa, que cuando Ud. Llega, puede retirar su correo en su torre y no necesita ir a la Rotunda, a menos que el tamaño del paquete no permita su ubicación en el locker.

Bettina Allende

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## Del Prado Social Committee Events – 2024

**July 4 TH**

POOL PARTY with ice cream

**September 14th – 15th Sat & Sun:** Garage Sale and Special Area For Jewelry and Art Sale

**October 26th, Sat:**

Halloween Party: Kids must have parent or guardian.

**October 23rd, Wed:** Bingo

**November 20th, Wed:** Bingo

**December 7th:** End of the Year Party. *18 and older.*

Other coming events. Please look for flyers with dates and additional information.

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