



Keystone Towers NEWS & VIEWS

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

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KEYSTONE TOWERS Condominium Association, Inc.

2000/2020 NE 135 Street
North Miami, FL 33161
KeystoneTowerMGMT@att.net

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REMINDERS TO OUR COMMUNITY

PEST CONTROL Your pest control company will be servicing the buildings on the 1st Thursday and 3rd Thursday of every month. The service window is from 12:00pm – 4:00pm. Please look for notices posted at the elevator lobbies for schedule changes. If you need service, please contact management by email to keystonetowermgmt@att.net and we will be happy to coordinate directly with you.

CONTROL DE PLAGAS Su empresa de control de plagas estará prestando servicio en los edificios el primer y tercer jueves de cada mes. La ventana de servicio es de 12:00 p.m. a 4:00 p.m. Por favor, busque avisos publicados en los vestíbulos de los ascensores para cambios en el horario. Si necesita servicio, por favor contacte a la administración por correo electrónico a keystonetowermgmt@att.net y estaremos encantados de coordinar directamente con usted.

BUILDING SECURITY... Many of us forget that letting people in behind you, is the easiest way for thieves to gain access to your property. There have recently been issues with security. Some of us feel that “we must be polite”, opening our doors to people we don’t know. Let’s simply apologize, explain that it is our policy not to admit non-residents, and walk in and close the door behind us. This is our first line of defense against potential vandalism and/or theft of your community.

SEGURIDAD DEL EDIFICIO... Muchos de nosotros olvidamos que permitir que otras personas entren detrás de nosotros es la forma más fácil para que los ladrones obtengan acceso a su propiedad. Recientemente ha habido problemas de seguridad. Algunos de nosotros sentimos que “debemos ser educados”, abriendo nuestras puertas a personas que no conocemos. Simplemente disculpémonos, expliquemos que es nuestra política no admitir a no residentes, y entremos y cerremos la puerta tras nosotros. Esta es nuestra primera línea de defensa contra posibles actos de vandalismo y/o robo en su comunidad.

HURRICANE SEASON

June marks the beginning of the Atlantic Hurricane Season. The Hurricane Procedures Keystone Towers Condominium Association are presented below for your review so you can prepare an individual plan in advance for your family and you. Some residents have lived through hurricanes in the past and some residents are new to South Florida and have never experienced the preparations, effects, and aftermath of a hurricane. Please use this guide as a reminder to take the time necessary to implement the following:

1. Develop your evacuation plan
2. Strengthen and secure your unit by ensuring all windows and doors lock properly
3. Review your insurance policies
4. Gather hurricane supplies, non-perishable items, prescription medicines, etc.
5. Think about any special needs your family and you may have
6. Don't forget to plan for your pet
7. Let's not be caught off-guard

For 2024, NOAA's Hurricane Prediction Center predicts a record-breaking 33 named storms for this year's North Atlantic hurricane season. It is the highest count ever projected. Along the East Coast, including the Florida peninsula, the probability jumped to 34% from 21% – which was the average likelihood from 1880-2020. La Niña conditions, which are set to arrive this summer, decrease vertical wind shear and increase favorable conditions for hurricanes.

Please be sure to read the Keystone Towers Condominium Hurricane Building Plan presented below because it addresses equipment that will be shut down if a major hurricane is headed this way. If an evacuation order is given and you choose to stay, you may not have electricity, running water, air conditioning, cable TV, internet, elevators, etc.

Keystone Towers Condominium Hurricane Building Plan

The following procedures will be put into effect by the Board of Directors should a hurricane or storm impact our area and the Evacuation Order has been given by the City of North Miami.

The two **Elevators will be shut down** as a proactive approach to protect essential equipment when sustained winds reach 45 mph and the hurricane becomes an imminent threat. Elevators will be sent to the top of the buildings to avoid any possible flooding of the elevator pit and damage to the elevator machinery. The essential personnel, in agreement with the Board of Directors, will begin to shut down the



building's applicable mechanical systems (**Common Area Air Conditioners, Domestic water pumps, Boilers, and pool equipment may also be shut down as a precaution.**)

After sustained winds have dropped below 45 mph and an all-clear has been issued, essential personnel will return to the community as soon as physically possible.

Please note: Several residents did stay in the building during Hurricane Irma and some found it difficult because of leaks in their unit and the constant sounding fire alarm. The management company will not endanger staff by assigning them to the building if an evacuation order is given.

Hurricane Shutters: If you have hurricane shutters, Unit Owners shall be responsible for properly installing their hurricane shutters when weather conditions require it. It is an owner's responsibility to install and remove hurricane shutters after the storm. The building staff will not put up or remove any individual unit owner's shutters.

Hurricane Preparedness information for Keystone Towers Condominium Owners and Residents:

Purchase hurricane supplies at the start of Hurricane Season. **Be sure to have enough food and water for at least 5-7 days.**

FOOD ITEMS

- Bottled water
- Special food for dietary needs if applicable

Continued on page 3

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Hurricane Season (cont. from page 2)

- Small containers of canned meats, canned fruit, soups, etc.
- Dry cereal and crackers
- Granola, protein bars, peanut butter
- Bread
- Canned or bottled juices
- Dry or non-refrigerated milk
- Baby food, if applicable
- Pet food

SUPPLIES

- Battery-powered radio and extra batteries
- Flashlights and extra batteries
- Can opener
- Refill all medicine prescriptions now
- Diapers, if applicable
- Garbage bags and zip lock bags
- Paper plates and cups, plastic utensils
- First Aid Kit

HOW TO PREPARE YOUR APARTMENT IF AN EVACUATION IS ORDERED:

- Remove everything from your balcony and patio (furniture, rugs, plants etc.) and bring it inside your apartment.
- **Important** - Be sure your windows and doors are locked. Call a locksmith now and have your locks repaired. This will help prevent your doors from blowing open during a storm.
- Protect windows by placing rolled up towels on all windows and doorsills.
- Place valuables in waterproof containers and store them in a high place or take them with you.
- Move all furniture and electronics away from windows and cover with plastic
- Turn refrigerator setting to coldest
- Fill up your bathtub with water (for flushing toilet or bathing)
- Fill up your car with gas
- Make arrangements for your pet if you cannot take your pet with you
- If you need a shelter that accepts pets, dial 3-1-1. All shelters will accept trained service animals.
- Listen to local news on your battery operated radio and stay up to date on the storm's path

STAY INFORMED WITH KEYSTONE TOWERS CONDOMINIUM

Keystone Towers Condominium will send out mass email distributions and cell phone alerts prior to the storm and after the storm so that we can update everyone on the status of the building. Please keep in mind that communications after a storm are sometimes sporadic (this happened with Hurricane Irma). Update your new cell phone and email address with Management today. You can email that information to me at keystonetowermgmt@att.net.

Temporada De Huracanes

Junio marca el comienzo de la temporada de huracanes del Atlántico. Las Procedimientos de Huracanes de la Asociación de Condominios de Keystone Towers se presentan a continuación para su revisión, de manera que pueda preparar un plan individual con anticipación para su familia y para usted. Algunos residentes han vivido huracanes en el pasado y otros son nuevos en el sur de la Florida y nunca han experimentado las preparaciones, efectos y consecuencias de un huracán. Por favor, use esta guía como recordatorio para tomarse el tiempo necesario para implementar lo siguiente:

1. *Desarrolle su plan de evacuación.*
2. *Refuerce y asegure su unidad asegurándose de que todas las ventanas y puertas cierren correctamente.*
3. *Revise sus pólizas de seguro.*
4. *Reúna suministros para huracanes, artículos no perecederos, medicamentos recetados, etc.*
5. *Piense en cualquier necesidad especial que su familia y usted puedan tener.*
6. *No olvide planificar para su mascota.*
7. *No nos dejemos sorprender.*

Para 2024, el Centro de Predicción de Huracanes de NOAA predice un récord de 33 tormentas nombradas para la temporada de huracanes del Atlántico Norte de este año. Es la cifra más alta jamás proyectada. A lo largo de la costa este, incluida la península de Florida, la probabilidad aumentó al 34% desde el 21%, que era la probabilidad promedio de 1880 a 2020. Las condiciones de La Niña, que llegarán este verano, disminuyen el cizallamiento vertical del viento y aumentan las condiciones favorables para los huracanes.

Asegúrese de leer el Plan de Huracanes del Edificio de Keystone Towers que se presenta a continuación porque aborda el equipo que se apagará si un huracán mayor se dirige hacia esta área. Si se da una orden de evacuación y usted decide quedarse, es posible que no tenga electricidad, agua corriente, aire acondicionado, televisión por cable, internet, ascensores, etc.

Pasa a la pagina 4

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Huracanes (viene de la pagina 3)

Plan De Huracán Para El Edificio De Keystone Towers Condominium

Los siguientes procedimientos serán implementados por la Junta Directiva en caso de que un huracán o tormenta impacte nuestra área y se haya dado una orden de evacuación por la ciudad de North Miami.

Los dos ascensores se apagarán como una medida proactiva para proteger el equipo esencial cuando los vientos sostenidos alcancen 45 mph y el huracán se convierta en una amenaza inminente. Los ascensores serán enviados a la parte superior del edificio para evitar posibles inundaciones en el foso del ascensor y daños en la maquinaria del ascensor. El personal esencial, de acuerdo con la Junta Directiva, comenzará a apagar los sistemas mecánicos aplicables del edificio (también pueden apagarse los acondicionadores de aire de las áreas comunes, las bombas de agua doméstica, las calderas y el equipo de la piscina como medida de precaución).

Después de que los vientos sostenidos hayan disminuido por debajo de 45 mph y se haya emitido una señal de todo claro, el personal esencial regresará a la comunidad tan pronto como sea físicamente posible.

Tenga en cuenta: Varios residentes se quedaron en el edificio durante el huracán Irma y algunos encontraron dificultades debido a las filtraciones en sus unidades y la constante alarma de incendios. La compañía de administración no pondrá en peligro al personal asignándolos al edificio si se ha dado una orden de evacuación.

Persianas contra huracanes: Si tiene persianas contra huracanes, los propietarios de las unidades serán responsables de instalarlas correctamente cuando las condiciones meteorológicas lo requieran. Es responsabilidad del propietario instalar y retirar las persianas contra huracanes después de la tormenta. El personal del edificio no instalará ni retirará las persianas de ninguna unidad individual.

Información de preparación para huracanes para los propietarios y residentes de Keystone Towers Condominium:

Compre suministros para huracanes al comienzo de la temporada de huracanes. Asegúrese de tener suficiente comida y agua para al menos 5-7 días.

ARTÍCULOS DE ALIMENTOS

- Agua embotellada
- Comida especial para necesidades dietéticas, si

corresponde

- P e q u e ñ o s
- contenedores de
- carnes enlatadas,
- frutas enlatadas,
- sopas, etc.
- Cereal seco y
- galletas
- Barras de granola,
- barras de proteína,
- mantequilla de maní
- Pan
- Jugos enlatados o
- embotellados
- Leche seca o no refrigerada
- Comida para bebés, si corresponde
- Comida para mascotas



SUMINISTROS

- Radio a pilas y pilas adicionales
- Linternas y pilas adicionales
- Abrelatas
- Recargue todas las recetas médicas ahora
- Pañales, si corresponde
- Bolsas de basura y bolsas con cierre
- Platos y vasos desechables, utensilios de plástico
- Botiquín de primeros auxilios

CÓMO PREPARAR SU APARTAMENTO SI SE ORDENA UNA EVACUACIÓN:

- Retire todo de su balcón y patio (muebles, alfombras, plantas, etc.) y tráigalo dentro de su apartamento.
- Importante: Asegúrese de que sus ventanas y puertas estén cerradas con llave. Llame a un cerrajero ahora y repare sus cerraduras. Esto ayudará a evitar que sus puertas se abran durante una tormenta.
- Proteja las ventanas colocando toallas enrolladas en todas las ventanas y alféizares de las puertas.
- Coloque objetos de valor en contenedores impermeables y guárdelos en un lugar alto o llévelos con usted.
- Mueva todos los muebles y equipos electrónicos lejos de las ventanas y cúbralos con plástico.
- Ajuste la configuración del refrigerador a la más fría.
- Llene su bañera con agua (para tirar de la cadena del inodoro o bañarse).
- Llene su automóvil con gasolina.
- Haga arreglos para su mascota si no puede llevarla con usted.
- Si necesita un refugio que acepte mascotas, marque 3-1-1. Todos los refugios aceptarán animales de servicio entrenados.
- Escuche las noticias locales en su radio a pilas y manténgase al tanto del trayecto de la tormenta.

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