



DELVISTA VIEW

A Newsletter for the Residents of the Delvista Towers Condominium Assn.

Volume 22 Issue 12

August 2024

Delvista Towers Condominium Association

20225 NE 34th Court
Aventura, Florida 33180

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Guard House.. 305-937-0404 Ext. 4
Valet..... 305-937-0188 Ext. 2

OFFICE HOURS

Monday-Friday 9:00 AM - 5:00 PM

NEWSLETTER EDITOR

Liz Ayoub



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MESSAGE FROM THE BOARD

Dear Delvista Towers Residents:

- We are in Hurricane Season – Please remember to close your shutters and remove all loose items from the balcony if you are planning on being away for an extended period.
- Speeding on property continues – Please drive slowly and carefully on property. An accident is a question of when, not if!!!

• Pool Rules – They are regularly broken.

1. No eating on the pool deck (only inside the social room)
2. No glass containers or bottles of any kind
3. No horseplaying, no ball playing – the pool is not a playground
4. No children under 12 should be in the pool without adult supervision
5. No babies and adults in the pool without proper swimwear
6. Smoking only in designated areas
7. NO POOL PARTIES
8. When leaving the pool and going through hallways and using elevators – wear a shirt and shoes



• PICK UP AFTER YOUR DOG. PLEASE!

- All contractors must stop by the front desk to receive a Contractor's Tag.



• DO NOT LEAVE TRASH OR ANY ITEM ON THE FLOOR IN THE LAUNDRY ROOM.

- When going to or coming from your parked vehicle, PLEASE DON'T LITTER THE GROUNDS WITH ANY TRASH. There are trash cans at the main and rear entrances to the building.

- All registered residents – It is highly recommended that you purchase a barcode for your vehicle, to be able to go through the Resident lane. Going through the visitor lane creates long lines of cars at the gate.

Get an Insurance Checkup

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company.

To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.



Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.

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Sheet Pan Chicken with Mozzarella, Pesto, and Broccoli

- 2 pounds boneless chicken breasts
- 2 teaspoons garlic salt
- ground black pepper to taste
- 6 tablespoons pesto
- 2 medium Roma (plum) tomatoes, thinly sliced
- 1 1/2 cups shredded mozzarella
- 1 head broccoli, cut into florets
- 2 tablespoons olive oil
- salt to taste

Preheat the oven to 425 degrees F. Lightly grease a large sheet pan. Season chicken with garlic salt and pepper; place onto the prepared sheet pan. Spread pesto over chicken, then top with tomatoes and mozzarella. Toss broccoli and oil together in a bowl; season with salt and pepper. Scatter around chicken on the baking sheet. Bake in the preheated oven until broccoli is tender and chicken is no longer pink in the center and the juices run clear, 15 to 20 minutes. An instant-read thermometer inserted into the center should read at least 165 degrees F.







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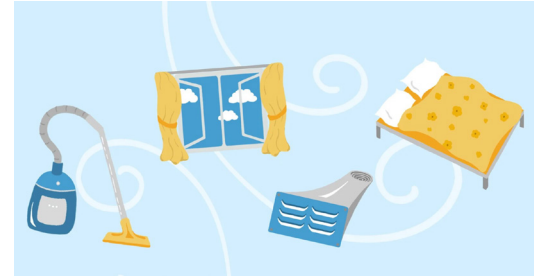
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CLEAN YOUR INDOOR AIR

Have you noticed that the air in your home is not as clean and fresh as it should be? These tips will help you breathe easier!

- When cooking or cleaning, keep your windows open as much as possible.
- When cooking on the top of the stove, cover pots and pans, especially when frying. Use the ventilating fan under the hood of the stove when cooking.
- Use the bathroom exhaust fan or open a bathroom window when steam is present.
- Make sure your vacuum cleaner is working properly and does not blow dust back into the room. Change vacuum cleaner bags frequently.
- Use doormats at each entrance to your home to collect dirt and dust before it enters your home.
- Dust your home regularly and clean large flat surfaces several times a year.
- Vacuum and sweep regularly.
- Clean and change the filters on any humidifiers or air-filtration systems regularly.
- Wash all bedding in hot water weekly.
- Use non-toxic cleaning products and don't mix different types of cleaning solutions together.
- Place some houseplants in your home. They remove toxins from the air.
- Don't smoke inside your home.



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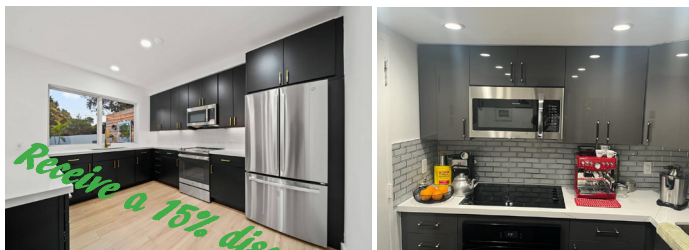
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