



# Bayview Towers

## *News and Views*

*A Newsletter for the Residents of Bayview Towers*

Volume 10 Issue 2

January 2025

### **BAYVIEW TOWERS Dome Condominium Association, Inc.**

2100/2150 Sans Souci Blvd.  
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office@domecondominium.com



### **ASSOCIATION OFFICERS**

**President** ..... Malcolm Graff  
**Vice Pres.** ..... Treva Finkle  
**Secretary** ..... Nicolas Golbin  
**Treasurer** ..... Yiyi Toro  
**Director** ..... Marjorie Cohen  
**Director** ..... Sergio Evora  
**Director** ..... Briana Gagliardi  
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**Director** ..... Kenny Quiney  
**Director** ..... Ignacio Russo  
**Director** ..... Leah Simpson

### **PROPERTY STAFF**

**Manager** ..... Carlos Munguia  
**Asst. Mgr.** ... Rachelle Guzman  
**Maintenance** ... Celso Goenaga  
**Maintenance** ..... Aldo Maceo  
**Janitorial** ..... Moises Bazan  
Marco Antonio "Tonio" Cuadros  
Giovanna Taramona

### **OFFICE HOURS**

**Mon - Fri..** 9:00 am - 4:00 pm

### **NEWSLETTER EDITOR**

Carla Oxios



## **EDITOR'S MESSAGE**

Happy New Year to our families, friends and neighbors!

There's something so hopeful about the beginning of a new year. It gives us a chance to adjust and improve our lives. We'll soon see a major change in Washington DC, and we'll see a major change of players in our Dome Condominium Board of Directors. They are being handed the baton by the past Board, some of whom had served our Dome community well for years.

Our community's leadership will emerge strong and focused to act when called upon to do so. Our leaders have the intelligence, skill, insight, understanding, fearlessness and the driving desire to create stability and value in our lives and our homes.

Serving on the Board is a thankless job with long hours and zero pay! Board members must now take courses to qualify them for their service to ensure that they remain prepared to take on the continuing changes in our condominium laws.

Good leaders can recognize our individual and collective abilities and assets and may call upon us to participate in the success of our community. Let's be prepared, when asked, to step up to the plate.

Attend Board meetings. Know our leadership. Offer our skills. Be involved.

Remember to thank our Board members for their selfless service. They are our neighbors trying to do their best for the collective good of our community. They will, undoubtedly, make mistakes... and learn from them. Let's give them our respect and our support.

## MENSAJE DEL EDITOR

¡Feliz año nuevo a nuestras familias, amigos y vecinos!

Hay algo muy esperanzador en el comienzo de un nuevo año. Nos da la oportunidad de adaptarnos y mejorar nuestras vidas. Pronto veremos un cambio importante en Washington DC, y veremos un cambio importante de los miembros de la Junta Directiva de nuestro Condominio Dome. Están recibiendo la posta de una Junta anterior, algunos de los cuales han servido bien a nuestra comunidad Dome durante años.

El liderazgo de nuestra comunidad surja fuerte y centrado para actuar cuando se le solicite. Nuestros líderes tengan la inteligencia, la habilidad, la perspicacia, la comprensión, la valentía y el deseo impulsor de crear estabilidad y valor en nuestras vidas y nuestros hogares.

¡Servir en la Junta es un trabajo ingrato con largas horas y cero paga! Los miembros de la Junta ahora

deben tomar cursos para calificarlos para su servicio y asegurarse de que permanezcan preparados para enfrentar los cambios continuos en nuestras leyes de condominios.

Los buenos líderes pueden reconocer nuestras capacidades y activos individuales y colectivos y pueden pedirnos que participemos en el éxito de nuestra comunidad. Estén preparados, cuando se lo pidan, para dar la cara.

Asista a las reuniones de la Junta Directiva. Conozca a nuestros líderes. Ofrezca sus habilidades. Participe.

Recuerde agradecer a los miembros de nuestra Junta Directiva por su servicio desinteresado. Son nuestros vecinos que intentan hacer lo mejor que pueden por el bien colectivo de nuestra comunidad. Sin duda, cometerán errores... y aprenderán de ellos. Démosles nuestro respeto y nuestro apoyo.

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## PRESIDENT'S MESSAGE

I want to wish all the Dome Condominium residents Holiday Greetings and a happy and successful New Year. With the recent Board of Director's election, we have a new Board, with a combination of new members and the return of many of the past members. Together we will strive for a cooperative and productive New Year.

Our new Board of Directors represents a change in direction of how Dome Condominium will operate for the benefit of all our condominium members. We intend to streamline operations and safeguard the spending of our money.

I intend to involve BOD members, as well as other Unit Owner volunteers in our day-to-day operations, according to their expertise. We will appoint Committee Chairpersons, reporting to the BOD, in charge of various areas of the condominium operations which need overview and supervision.

The Board, along with our Manager, Carlos Munguia, represents all the Condominium Community, whether living in the North or South Building. Our goal is to work harmoniously together for the betterment of the whole Community.

I hope as many as possible of the Unit Owners will attend the BOD monthly meetings, either in person or by Zoom. Beginning at the next BOD meeting, on Thursday, January 23<sup>rd</sup>, after the Agenda Items are completed, we shall have an Open Forum, where Owners can voice their concerns and ask questions. While there will be no back-and-forth discussion, all matters raised will be considered by the Board and answered either in the minutes or at the next BOD meeting.

I look forward to a happy and successful term as President of Dome Condominium.

Happy New year to All

MALCOLM GRAFF

## MENSAJE DEL PRESIDENTE

*Quiero desearles a todos los residentes del Dome Condominium un feliz y exitoso Año Nuevo. Con la reciente elección de la Junta Directiva, tenemos una nueva Junta, con una combinación de nuevos miembros y el regreso de muchos de los miembros anteriores. Juntos lucharemos por un Año Nuevo cooperativo y productivo.*

*Nuestra nueva Junta Directiva representa un cambio de dirección en la forma en que Dome Condominium operará para el beneficio de todos los miembros de nuestro condominio. Tenemos la intención de agilizar las operaciones y salvaguardar el gasto de nuestro dinero.*

*Tengo la intención de involucrar a los miembros de la Junta Directiva, así como a otros voluntarios Propietarios de Unidades en nuestras operaciones diarias, de acuerdo con su experiencia. Designaremos Presidentes de Comité, que reportarán a la Junta Directiva, a cargo de varias áreas de las operaciones del condominio que necesitan supervisión y supervisión.*

*La Junta, junto con nuestro Gerente, Carlos Munguia, representa a toda la Comunidad del Condominio, ya sea que viva en el Edificio Norte o Sur. Nuestro objetivo es trabajar juntos en armonía para el mejoramiento de toda la Comunidad.*

*Espero que la mayor cantidad posible de propietarios de unidades asistan a las reuniones mensuales de la Junta Directiva, ya sea en persona o por Zoom. A partir de la próxima reunión de la Junta Directiva, el jueves 23 de enero, una vez que se hayan completado los puntos de la agenda, tendremos un foro abierto, donde los propietarios podrán expresar sus inquietudes y hacer preguntas. Si bien no habrá un debate de ida y vuelta, la Junta Directiva considerará todos los asuntos planteados y responderá en las actas o en la próxima reunión de la Junta Directiva.*

*Espero un mandato feliz y exitoso como presidente de Dome Condominium.*

*Feliz año nuevo a todos*

*MALCOLM GRAFF*

**HAPPY NEW YEAR!**



# HEALTHY LIVING



Standing on one leg might not seem like a big deal, but it is actually a strong predictor of your strength, balance, and overall speed of aging. In a new study, 40 healthy adults over age 50 took several strength and balance tests—and standing on one leg (especially the non-dominant one) for 30 seconds was the most reliable predictor of aging. The best part about this test is that you

can try it at home for free. Perform the test by a couch or chair for balance, place your arms by your side, and stand on your dominant leg. Switch to the other. Did your time get better or worse? Try incorporating strength and balance exercises into your daily routine and see how your score improves.

## VIDA SALUDABLE

*Estar de pie sobre una pierna puede no parecer gran cosa, pero en realidad es un fuerte predictor de la fuerza, el equilibrio y la velocidad general del envejecimiento. En un nuevo estudio, 40 adultos sanos mayores de 50 años realizaron varias pruebas de fuerza y equilibrio, y estar de pie sobre una pierna (especialmente la no dominante) durante 30 segundos fue el predictor más confiable del envejecimiento. Lo mejor de esta prueba es que puedes probarla en casa de forma gratuita. Realiza la prueba en un sofá o silla para mantener el equilibrio, coloca los brazos a los costados y párate sobre tu pierna dominante. Cambia a la otra. ¿Tu tiempo mejoró o empeoró? Intenta incorporar ejercicios de fuerza y equilibrio a tu rutina diaria y observa cómo mejora tu puntuación.*



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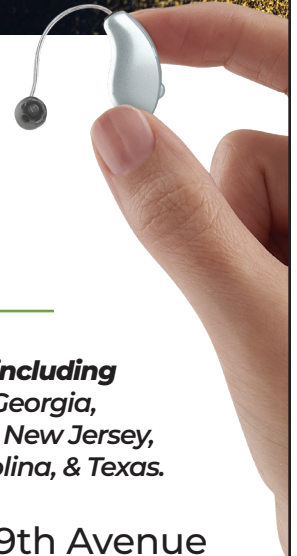


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## DOME LIBRARY

You don't necessarily need to head to the Library of Congress to feel overwhelmed by the written word. The McAllen Public Library in McAllen, Texas, is housed in a converted Walmart location and might be the largest single-story library location in the country. The 123,000-square foot space has a computer lab, a cafe, and an 180-seat auditorium.

The entry code for our Library, located in the 2150 lobby, is 13011301.



## BIBLIOTECA DE DOME

No es necesario ir a la Biblioteca del Congreso para sentirse abrumado por la palabra escrita. La Biblioteca Pública de McAllen, en McAllen, Texas, está ubicada en un antiguo local de Walmart y podría ser la biblioteca de una sola planta más grande del país. El espacio de 123.000 pies cuadrados cuenta con un laboratorio de informática, una cafetería y un auditorio con 180 asientos.

El código de entrada a nuestra Biblioteca, ubicada en el lobby 2150, es 13011301.

## Pest Control

Our pest control company will be servicing our buildings on Thursday, January 23<sup>rd</sup> and Friday, January 24<sup>th</sup>. The 2100 building is scheduled from 9 a.m. to 2 p.m. on Thursday and the 2150 building is scheduled from 9:00 a.m. to 2:00 p.m. on Friday. 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 23 y Viernes 24 de Enero. El edificio 2100 está programado de 9 a.m. a 2 p.m. el Jueves y el edificio 2150 está programado de 9:00 a.m. a 2:00 p.m. el Viernes. Busque los avisos publicados en los vestíbulos de los ascensores para los cambios de horario.

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