

# HOLLYWOOD STATION RESIDENCES Monthly Newsletter

*A Newsletter for the Residents of the Lofts at Hollywood Station Condominium Association*

Volume 12 Issue 3

January 2025

**THE LOFTS AT  
HOLLYWOOD STATION**  
C/O MIAMI MANAGEMENT, INC  
2100 Van Buren Street  
Hollywood, FL 33020

Management Office is located  
on the Second Floor

**PROPERTY STAFF  
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**Maintenance**

Alberto Gonzalez

**Weekend Janitorial**

Anthony Herrera

**IMPORTANT NUMBERS**

**Management..... 954-653-2255**



Published monthly at no cost for  
The Lofts at Hollywood Station by Coastal  
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## REMINDERS AND TIDBITS FOR THE MONTH OF JANUARY 2025

# HAPPY NEW YEAR!

### RULES REMINDERS:

#### • Noise Nuisances & Civil Matters

Please remember there is an Association designated “Quiet Time” between the hours of 11:00pm and 8:00am; whereas no Resident shall do anything which may become an unreasonable annoyance or nuisance to any other Resident. During the designated time, please refrain from playing any musical instruments, televisions or radios which may disturb others. Should you encounter an unreasonable disturbance during these times, we are advising you to **call the Police** to address the issue. This is a civil matter and needs to be managed by the Police. They will be able to accurately assess the situation at that time. The City of Hollywood Police Department non-emergency number is **(954) 764-4357** or if call **911** should it be an emergency issue or if you feel threatened in any way. While we appreciate your compliance with the docs, rules & regulations; your neighbors appreciate it more.

#### • Fire Alarm Emergency

In the event of an emergency or fire alarm please ensure that you exit the building through the stairwells which would lead you to Dixie Hwy and across the street before the railroad tracks. Wait until Fire Department or Management advises you that it's safe to re-enter the building.

• **Bulk Items** – The Association does NOT have a bulk item removal service, nor are bulk items allowed to be disposed of in the dumpsters on property. Just because it “fits” in the dumpster area or down the trash chute it does not mean it will be removed. Please hire a Junk Removal company for any items which are large and need to be thrown out. There is a bulk dump site which is available located at **5601 W. Hallandale Beach Blvd, West Park, FL (954-765-4999)**. Proof of residency in the City of Hollywood is required.

*Continued on page 2*

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

**LOFTS NEWS:**


- **Lofts Awning Project** – Awning will be installed on January 27, 2025, the association will have to block the front entrance and will open the parking garage entrance gate so you can enter and exit the building.
- **Annual Fire Sprinkler & Alarm Test**– Will be held on Tuesday February 25, 2025, between the hours of 9am-4pm, please note audible sound will occur during this time. If you have any pets, we encourage you to have them off site while these alarms are being tested as this sound will be going throughout the building.
- **Contractors** – Please be aware that any contractor performing any services inside your unit whether scheduled by you or your landlord you will need to provide the association office with the contractor’s certificate of insurance and business license. This is listed on the Rules and Regulations from the association. If you have any questions, please contact the management office for any questions.

## LOFTS RECYCLE

### HOW TO RECYCLE:

**Use these three rules to recycle right**

It’s time to get back to the basics. The fact is that some recycling actions make a bigger impact than others. So please remember these three basic rules the next time you recycle.



Recycle clean bottles, cans, paper and cardboard.



Keep food and liquid out of your recycling.



No loose plastic bags and no bagged recyclables.

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**CONTACT MARC** *(the newsletter guy)*  
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*for a no obligation quote on your next print job*  
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## HOT SPINACH ARTICHOKE DIP

- 1 (8 oz) package cream cheese, softened
- ¼ cup mayonnaise
- ¼ cup grated Parmesan cheese
- ¼ cup grated Romano cheese
- 1 clove garlic, peeled and minced
- ½ teaspoon dried basil
- ¼ teaspoon garlic salt
- salt and pepper to taste
- 1 (14 oz) can artichoke hearts, drained and chopped
- ½ cup frozen chopped spinach, thawed and drained
- ¼ cup shredded mozzarella cheese

Gather all ingredients. Preheat the oven to 350 degrees. Lightly grease a small baking dish. Mix cream cheese, mayonnaise, Parmesan cheese, Romano cheese, garlic, basil, garlic salt, salt, and pepper together in a medium bowl. Gently stir in artichoke hearts and spinach. Transfer the mixture to the prepared baking dish; top with mozzarella cheese. Bake in the preheated oven until bubbly and lightly browned, about 25 minutes.





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**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



**GOT PROPERTY DAMAGE?**

**GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.





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