

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

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

Volume 12 Issue 4

February 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

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REMINDERS AND TIDBITS FOR THE MONTH OF FEBRUARY 2025



*ANNUAL FIRE SAFETY & SPRINKLER INSPECTION TUESDAY FEBRUARY 25, 2025 *

The Annual Fire Alarm Inspection and Sprinkler Test will be taking place on Tuesday, FEBRUARY 25, 2025 beginning at 9am through 3:00pm. It is imperative that Management obtains a key to each Unit. If you are unsure as to whether we already have your key, please feel free to send an e-mail to Management and we can verify for you. If you have changed your locks since February 2024, please make sure to provide Management with a copy of the new key. Please note that this inspection is mandatory per the City of Hollywood.

This is required by Law and will be tested in Accordance with NFPA-25 & NFPA-72 rules. If you have any pets or work from home we advise you make arrangements to be off property during this time AUDIBLE SOUND WILL OCCUR! UNIT ENTRY IS NECESSARY!

RULES REMINDERS: SAFETY

- **Speed Limit** - The speed limit at the in Lofts and Courtyards are 5 MPH. This is a family community, and we want to make sure our residents, including children and pets are safe. There are blind corners near our guest parking behind the Courtyard Townhomes and speeding around those corners could be very dangerous for pedestrians and oncoming traffic.
- **Traffic Flow** - The property is set up with specific traffic flow designated by arrows/lines painted on the cement. Please adhere to these directional indicators as it can cause traffic and pedestrian safety issues.
- **Access Doors** - We all play a role in keeping our communities safe. Remember to stay vigilant and say something when you see signs of suspicious activity. It happens a lot of times where you come to the Front Door, Garage North/South Side doors and our stairwells exiting to Dixie Hwy where you can come across someone trying to obtain access. Please do not grant them access

Continued on page 2

Reminders (cont. from page 1)

unless you are the individual they are going to see. Keep in mind that we need to all play our part in keeping our building and community secure and we highly encourage you when exiting the building especially through the stairwells to please be mindful and close the door behind you when exiting and entering the building. Secure your unit front doors by keeping them locked at all times and locking your vehicles at all times in or outside the garage and familiarize yourself with the signs of suspicious activity and when you notice something out of the ordinary, report who or what you saw, when you saw it, where it occurred and why it's suspicious to the management office and local authorities (Broward Non-Emergency number **954-764-4357** or 9-1-1, in case of an emergency) This is for your safety and the safety of our community.

LEASES

Just a reminder, Per the Rules and Regulations any planned renewal of a lease or move out must be submitted to the Association thirty (30) days prior to the expiration date of your current lease.

WANTED

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anything that puts ink on paper

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GARBAGE & WASTE DISPOSAL

There are two (2) dumpsters on the c o n d o m i n i u m property and one (1) recyclable/ cardboard container, (boxes must be broken down) located inside the parking garage of the property. All trash must be contained and secured with-in garbage bags prior to



placing in the dumpsters or trash chute. Please do not place bulk items down the trash chute which can cause damage to the chute or place bulk items inside the dumpsters as this can impose a fine by the City of Hollywood.

- **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 its “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.
- **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.

Management Office Hours of Operation -February 2025

Please note that management/ maintenance office will be closed on Monday February 17, 2025, in observance of the Presidents Day Holiday. Management Office will be closed on February 24, 2025

Questions?

If you have any questions regarding the Rules or Regulations, any concerns about the property, please send a written request to your Property Manager via email at andiaz@miamimangement.com.



Strawberry Cheesecake Bites

- 2 tbs graham cracker crumbs
- 1 (8 oz) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 tsps vanilla extract
- 12 large fresh strawberries
- 2 (1 oz) squares semisweet chocolate (Optional)
- 1 tsp canola oil (Optional)

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. Cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe the filling into each strawberry, making sure the filling overflows a bit out of the top. Dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until smooth, 1 to 3 minutes Dip strawberry tips into melted chocolate, then place onto the baking sheet and refrigerate until set.





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