



Volume 2 Issue 3

A Newsletter for the Residents of the 401 Blu of North Beach Condominium

September 2025

401^{NORTH BEACH}**BLU**
Condominium Association
401 69th Street
Miami Beach, Florida 33141
<https://401blu.sites.ongierge.com/>

BOARD OF DIRECTORS
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Front Desk Supervisor.... Willie Lubin
Front Desk Agent..... Betty Soto

IMPORTANT NUMBERS
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Security 305-865-6155
Fax 305-866-4693
Email 401blu@kwpmc.com

OFFICE HOURS
Monday-Friday ... 9:00am-5:00pm



Published monthly at no cost for The 401 Blu Condominium by Coastal Group Publications, Inc. Contact CGP at (305)981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

REMINDER:
No Pets in Garages or Relief on Property

Dear Residents,

This is a reminder that pets are not permitted to be walked through the garages or allowed to relieve themselves anywhere on the property.

We understand that it can be difficult to walk your pets during inclement weather. However, for the health, cleanliness, and safety of all residents, pet owners must use designated areas outside the property for walking their pets. Allowing pets to relieve themselves on the property creates unsanitary conditions and affects the enjoyment of the community for everyone.

If your pet has an accident on the property, please pick up or clean up the waste immediately to help maintain a sanitary environment for all.

Please note that violations of this rule will result in fines in accordance with the community’s policies.

If you have any questions or concerns, please feel free to contact the management office at 401blu@kwpmc.com or (305) 865-4823.

We appreciate your cooperation in keeping 401 BLU clean, safe, and welcoming for all.

— 401 BLU Management Office



Recordatorio: No Se Permiten Mascotas en los Garajes ni Hacer Sus Necesidades en la Propiedad

Estimados Residentes,

Este es un recordatorio de que **no está permitido caminar con mascotas por los garajes ni permitir que hagan sus necesidades en ninguna parte de la propiedad.**

Entendemos que puede ser difícil sacar a sus mascotas durante el mal tiempo. Sin embargo, para la salud, limpieza y seguridad de todos los residentes, los dueños de mascotas deben usar las áreas designadas fuera de la propiedad para pasearlas. Permitir que las mascotas hagan sus necesidades en la propiedad crea condiciones insalubres y afecta el disfrute de la comunidad para todos.

Si su mascota tiene un accidente en la propiedad, **por favor recoja o limpie el desecho de inmediato para ayudar a mantener un ambiente sanitario para todos.**

Tenga en cuenta que **las violaciones de esta regla resultarán en multas** de acuerdo con las políticas de la comunidad.

Si tiene alguna pregunta o inquietud, no dude en comunicarse con la oficina de administración al 401blu@kwpmc.com o al (305) 865-4823.

Agradecemos su cooperación para mantener a 401 BLU limpio, seguro y acogedor para todos.

— Oficina de Administración de 401 BLU

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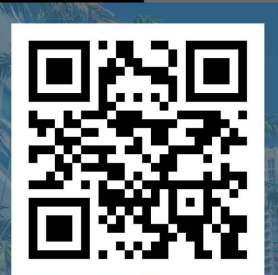
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REMINDER: No Smoking Inside Units

Dear Residents,

This is a friendly reminder that **smoking is not allowed inside residential units.**

Smoke and odors can travel through vents, hallways, and common areas, affecting neighbors who do not smoke. Secondhand smoke is a health risk—especially for children, the elderly, and those with respiratory issues—and it is also a fire hazard.

For the health, comfort, and safety of all residents, please refrain from smoking inside your unit.

If you have any questions or concerns, please feel free to contact the mangement office at 401blu@kwpmc.com or (305) 865-4823.

We appreciate your cooperation in keeping 401 BLU a clean, safe, and pleasant community.

— 401 BLU Management Office



RECORDATORIO: No Fumar Dentro de las Unidades

Estimados Residentes,

*Este es un recordatorio amistoso de que **no está permitido fumar dentro de las unidades residenciales.***

El humo y los olores pueden viajar por los conductos de ventilación, pasillos y áreas comunes, afectando a los vecinos que no fuman. El humo de segunda mano representa un riesgo para la salud—especialmente para niños, personas mayores y aquellos con problemas respiratorios—y también es un riesgo de incendio.

Por la salud, comodidad y seguridad de todos, les pedimos que se abstengan de fumar dentro de su unidad.

Si tiene alguna pregunta o inquietud, no dude en comunicarse con la oficina de administración al 401blu@kwpmc.com o al (305) 865-4823.

Agradecemos su cooperación para mantener a 401 BLU un lugar limpio, seguro y agradable para todos.

— Oficina de Administración de 401 BLU

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ON SEPTEMBER 22-24 ... CELEBRATING ROSH HASHANAH, JEWISH NEW YEAR

Jewish Americans are celebrating Rosh Hashana, which is also known as the Jewish New Year. It begins on the first day of Tishrei (or Tishri), which is the seventh month in the Jewish calendar, and may last for two days. The celebration begins at sundown on the previous day. It is sometimes called the Day of Remembrance.

Many celebrate the event for two days, while others celebrate the event for one day. It is a time of family gatherings, special meals and sweet foods. A popular treat is eating challah bread and apples dipped in honey.

It's the time of judgment and remembrance, during which God reviews and judges a Jewish person's deeds in the past year, and also a time of prayer and penitence. By tradition, debts from the past year are settled before Rosh Hashanah.

Before the event, reverent Jewish people in the United States may decide to seek forgiveness from friends and family they may have offended during the year just ending.



Rosh Hashanah Begins
September 22

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