

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

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

Volume 13 Issue 4

February 2026

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 Manager

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Maintenance

Alberto Gonzalez

Weekend Janitorial

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IMPORTANT NUMBERS

Management..... 954-653-2255



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ANNUAL FIRE SAFETY & SPRINKLER INSPECTION MONDAY MARCH 2, 2026

The Annual Fire Alarm Inspection and Sprinkler Test will be taking place on MONDAY, March 02, 2026, 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 to plan to be off property during this time AUDIBLE SOUND WIL 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 unless you are

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Reminders (cont. from page 1)

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.

PARKING & TOWING REMINDER

Please be advised that the community's tow company has increased their days of operation. To avoid being towed, all residents must ensure their vehicles display the proper resident blue parking sticker. Guests must clearly display a guest pass, and any temporary passes must be always visible when parked. Vehicles not in compliance will be towed without warning.



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.

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Reminders (cont. from page 2)

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 2026

Please note that management office will be closed on Friday February 06 -10th 2026 and maintenance and management will be closed February 16, 2026, in observance of Presidents Day Holiday

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@miamimanagement.com.

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Contact Marc *(the newsletter guy)*
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Don't Forget... Spring Forward

Daylight Saving Time begins for most of the United States at 2 a.m. on the Second Sunday in March and lasts until 2 a.m. on the First Sunday of November. Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 8th.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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