



WOODSIDE APARTMENT CONDOMINIUM NEWSLETTER

Volume 1 Issue 3

A Monthly Newsletter for the Residents of the Woodside Apartment Condominium Association

March 2026

WOODSIDE APARTMENT Condominium Association, Inc.

16950 West Dixie Highway,
North Miami Beach, FL 33160

ASSOCIATION OFFICERS

PresidentAlfonso Castellanos
VP / Treasurer Scott Schleiffer
SecretaryDavid Galarza
DirectorMorris Azous
DirectorJoe Benitoa
DirectorEric Bluestein

PROPERTY MANAGEMENT

Managed By:First Service Residential
Property ManagerBettina Allende
manager@woodsidecondo.net

IMPORTANT NUMBERS

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Security 786-9226369
Fax 305-949-8994
Emailmanager@woodsidecondo.net

OFFICE HOURS

Monday - Friday 9:00 am - 5:00 pm



Published monthly at no cost for the Woodside Apartment Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

MESSAGE FROM THE MANAGMENT

Dear Residents,

50-YEAR CERTIFICATION UPDATE

Only minor repairs remain in a few units. Please ensure that access to your unit is available at the scheduled time by either being present or leaving a working key with the management office. Please report any issue before the vendor leaves the building.



Upcoming Steps

- Replacement of the clubhouse doors and windows
- Repair of the flooring in the fire pump room and the trash room
- Replacement of the roof access door

FIRE ALARM SYSTEM

We have received three proposals for the fire alarm system project. This matter will be discussed at the next Board Meeting on March 24, 2026. This is a mandatory project because we are non-compliant with the Fire Department. It is an intrusive project as the vendor will have to access the unit several times. Make sure you have a key in the office, if we can't access your units, there will be a charge of \$250 for every time the company can't access.

CLERICAL

We keep on updating our residents' database. To make this easier for residents who return home late from work, we have adjusted the office hours so that more people can visit the office and resolve pending matters.

GENERAL MAINTENANCE

- The hallway floors were professionally cleaned and look excellent.
- The trash chutes have been cleaned and there is no longer any foul odor in the hallways.

HALLWAY AC UNITS

We have started the bidding process to replace the AC units in the hallways. Our goal is to complete this work before the summer. An engineer will evaluate

Continued on page 2

Message from the Management (cont. from page 1)

whether we can replace the units with the same capacity or if higher-capacity units are required.

LAUNDRY ROOMS

- Remember that doors must be closed. It's a fire violation to let the doors open.
- Please do not leave clothes in the machines overnight. Be considerate of your neighbors.

ELEVATOR

The elevator on the east side of the property has been experiencing issues and occasionally becomes stuck. The door closing system is scheduled to be replaced during the week of March 16.

KEY FOBS

Key fobs are being distributed floor by floor. When your unit is scheduled, please bring all required documentation. A notice with detailed instructions will be placed under your door.

PEST CONTROL (MANDATORY)

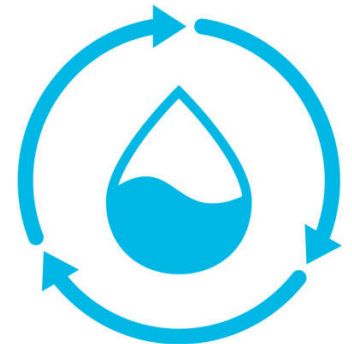
Pest control service is mandatory. Due to significant infestations in the past, we must remain proactive. Please ensure that the office has a working key to your unit or that you are home during the scheduled service.

If you have any health concerns, please notify management in advance. The products applied by our licensed pest

control vendor are designed to minimize human reactions. Maintaining regular pest control is essential to keep the building healthy for everyone.

WATER CONSUMPTION

We have started inspecting units for water leaks. Access is mandatory. Please report any leaks to the office immediately to avoid excessive water usage, which could lead to a potential special assessment.



BOARD ELECTIONS

Board elections will be held on March 24. We encourage all residents to participate. Your vote helps shape the future direction of our building.

DOGS

Please do not allow your dog to relieve itself inside the property gates. If an accident occurs, please clean up after your pet.

Thank you for your cooperation and continued support.

Sincerely,
Management

What's My HOME WORTH?



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BROKER ASSOCIATE
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MENSAJE DE LA GERENCIA

Estimados Residentes,

Actualización De La Certificación De 50 Años

Solo quedan pequeñas reparaciones pendientes en algunas unidades. Por favor asegúrense de que haya acceso a su unidad en la fecha programada, ya sea estando presentes o dejando una llave funcional en la oficina de administración. Una vez que el proveedor termine su trabajo en el edificio, no regresará para unidades que no hayan dado acceso.

Próximos pasos

- Reemplazo de las puertas y ventanas del clubhouse
- Reparación del piso en el cuarto de bombas contra incendios y en el cuarto de basura
- Reemplazo de la puerta de acceso al techo

Sistema De Alarma Contra Incendios

Hemos recibido tres propuestas para el proyecto del sistema de alarma contra incendios. Este tema será discutido en la próxima reunión de la Junta el 24 de marzo de 2026.

Administración / Oficina

Estamos actualizando la base de datos de residentes. Para facilitar este proceso, hemos ajustado el horario de la oficina para que los residentes que regresan tarde del trabajo puedan acudir a la oficina y resolver cualquier asunto pendiente.

Mantenimiento General

- Los pisos de los pasillos fueron limpiados profesionalmente y lucen excelentes.
- Los ductos de basura fueron limpiados y ya no hay malos olores en los pasillos.

Unidades De Aire Acondicionado De Los Pasillos

Hemos iniciado el proceso de cotizaciones para reemplazar las unidades de aire acondicionado de los pasillos. La idea es completar este trabajo antes del verano. Un ingeniero realizará los cálculos necesarios para determinar si

podemos reemplazarlas por unidades equivalentes o si será necesario instalar unidades de mayor capacidad.

Cuartos De Lavandería

Por favor no dejen ropa en las máquinas durante la noche. Sean respetuosos con sus vecinos.

Ascensor

El ascensor ubicado en el lado este de la propiedad ha estado presentando fallas y ocasionalmente se queda detenido. El sistema de cierre de puertas será reemplazado aproximadamente durante la semana del 16 de marzo.

Llaves Electrónicas (Key Fobs)

Las llaves electrónicas se están distribuyendo piso por piso. Cuando llegue el turno de su unidad, por favor traiga toda la documentación requerida. Se colocará un aviso con instrucciones detalladas debajo de la puerta de su unidad.

Control De Plagas (Obligatorio)

El servicio de control de plagas es obligatorio. Debido a infestaciones importantes en el pasado, debemos mantener un enfoque preventivo. Por favor asegúrense de que la oficina tenga una llave funcional de su unidad o de estar presentes durante el servicio programado.

Si tienen alguna preocupación de salud, notifíquelo a la administración con anticipación. Los productos aplicados por nuestro proveedor profesional de control de plagas están diseñados para minimizar reacciones en las personas. Mantener el control de plagas es esencial para la salud de todos en el edificio.

Consumo De Agua

Ya hemos comenzado a revisar posibles fugas de agua en las unidades. El acceso es obligatorio. Por favor reporten cualquier fuga a la oficina para evitar consumo excesivo de agua, lo cual podría resultar en una posible evaluación especial.

Elecciones De La Junta

Las elecciones de la Junta se llevarán a cabo el 24 de marzo. Invitamos a todos los residentes a participar. Su voto es su oportunidad de ayudar a definir el futuro de nuestro edificio.

Perros

Por favor no permitan que sus perros hagan sus necesidades dentro de las áreas cercadas de la propiedad. Si ocurre un accidente, por favor limpien después de su mascota. Gracias por su cooperación y apoyo continuo.

Atentamente, Administración

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