

The Boomerang

A monthly newsletter for
the residents of Belle Plaza

BELLE PLAZA CONDOMINIUM ASSOCIATION, INC

20 Island Avenue
Miami Beach, FL 33139

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Regional Dir...... Michele Siegel

IMPORTANT NUMBERS

Main 305.538.7221
Fax 305.373.0013
Email ..manager@belleplaza.net

OFFICE HOURS

Mon - Fri.....9am - 5pm
Thursday9am - 1pm



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BELLE PLAZA CONDOMINIUM



MONTHLY ASSESSMENT PAYMENT REMINDER

To avoid late fees, please review the
payment guidelines below.



PAYMENT DEADLINES

- Assessments are due on the **1ST** of each month.
 - Payments must be **RECEIVED** by the Association no later than the **10TH** of each month.
- Payments received after the 10th are subject to late fees and collection procedures in accordance with the Association's governing documents.



IF YOU PAY THROUGH YOUR BANK'S BILL PAY

- Please schedule your payment to **ARRIVE** by the **10TH**.
- Many banks mail physical checks, so scheduling a payment to be **SENT** on the 10th does **NOT** guarantee it will arrive by the deadline.
- Recommended:** Schedule your payment to arrive by the **5TH** of the month to allow for processing and mail delivery.



ACH (AUTOMATIC PAYMENTS)

If you are enrolled in ACH through Preferred Accounting, please verify that your automatic payment is scheduled in accordance with these guidelines.

PREFERRED ACCOUNTING

(305) 661-2919
condos@prefacct.com
(Condo Services)
accounting@prefacct.com
(Accounting)



AMENITY RENTAL PAYMENTS

These same payment deadlines also apply to:



KAYAK
STORAGE



SCOOTER
PARKING



STORAGE
SPACES



BOAT
SLIPS



IMPORTANT REMINDER

Each owner is responsible for ensuring payments are **RECEIVED** on time.

Late fees cannot be waived due to:

- Bank processing delays
- Mailed payment delays
- Incorrect ACH settings
- Incorrect payment scheduling



Thank you for your cooperation in helping ensure
the timely processing of Association payments.

BELLE PLAZA
— CONDOMINIUM —

LAUNDRY ROOM
Courtesy Reminder

The Association kindly reminds all residents to be courteous and respectful when using the community laundry facilities. These machines are shared by everyone, and proper use helps ensure they remain clean, sanitary, and in good working condition for all residents.

HOURS OF USE
7:00 AM – 10:00 PM
Thank you for your cooperation.

PLEASE DO NOT WASH:

- Pet bedding, blankets, and other pet-related items
- Dirty diapers or heavily soiled materials
- Rugs, carpets, bath mats, and other oversized or heavy items
- Items that are unsanitary or may damage machines

EMPTY THE LINT TRAP AFTER EACH USE
It is the resident's responsibility to empty the lint trap on the dryer after each use.

Not removing the lint may result in dryer not drying clothes properly or may cause a fire.

These items are unsanitary for shared laundry equipment and can cause excessive wear and damage to the machines. As a result, several residents have reported damage to their clothing, and the Association has incurred unnecessary maintenance and repair costs.

We respectfully ask all residents to use the laundry facilities responsibly and only wash appropriate household clothing and linens intended for standard residential washing machines.

Thank you! Please note: The Association is not responsible for any clothing or personal items that are damaged while using the community laundry facilities.

Your cooperation and consideration are greatly appreciated.

BELLE PLAZA
— CONDOMINIUM —

MAINTENANCE
Reminder

Please note that Belle Plaza Maintenance Staff **do not perform repairs inside individual units.** Their responsibilities are limited to the Association's common areas and Association-maintained building systems.

If you believe an issue involves Association property, please report it directly to the Management Office by phone, email, or written request.

EMERGENCY SITUATIONS:
For active flooding, major leaks, fire, or other emergencies, contact the Front Desk and Management immediately to protect life and property.

Thank you for your understanding and cooperation.
Together, we can keep Belle Plaza a safe and well-maintained community.

BELLE PLAZA
— CONDOMINIUM —

PACKAGE POLICY
Reminder

To ensure efficient package handling and due to limited storage space, we kindly ask all residents to follow the Association's package policies.

PACKAGE GUIDELINES

- Packages must be picked up within **2 days** of delivery notification.
- Oversized or heavy packages will not be accepted. Residents must be present to receive these deliveries directly from the carrier.
- New residents may not schedule deliveries until they have officially moved into and are residing in the building.
- Construction materials and business-related deliveries are not permitted and will be refused.

IMPORTANT REMINDERS

- Packages not picked up within 2 days will be returned to the sender unless prior arrangements have been made with Management.
- All deliveries must include the resident's full name and unit number to ensure proper processing.
- Written authorization is required for any third-party package pickup. A valid photo ID must be presented at the time of pickup.
- If you will be out of town, please do not schedule deliveries. If a delivery cannot be avoided, please arrange for someone to promptly pick up your package or place it inside your unit.
- Building staff is not authorized to enter apartments to place packages inside units.

Please Note: Packages that do not comply with these policies or exceed the permitted holding period may be refused or returned to the sender.

Thank you!
Your cooperation is appreciated.

Keeping Your Home Beautiful

It takes a lot of hard work to keep everything looking neat and beautiful, not only from our Staff but also by you the residents. We all need to work together and lend a helping hand. Please remember, our Janitorial Staff is not here around the clock. If your dog has an accident in the hallways or elevators or if you spill something, please take a minute and clean it up. If you see something dirty or broken, please report it to the front desk or call the Management Office so it can be addressed immediately. Remember, this is your home so let's work together to keep it beautiful!

Before You Leave

Before you leave your apartment for a long period of time, these quick simple tasks can help prevent coming home to a disaster:

- Turn OFF the main water supply.
- Turn up the thermostat – but do not turn off the A/C unit.
- Unplug electronics.



In the Event of an After-Hours Emergency

Please call the front desk at
305-538-7221



Notary Public

Notary service is available at the management office, during regular business hours. (Fee is applicable).





Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
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RE-OPEN OLD & DENIED CLAIMS

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.

Room Board License #P17224





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TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerradads@gmail.com
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REMINDER FOR WORKER ACCESS AND ELEVATOR RESERVATIONS



Please inform the management office via email, asst@belleplaza.net when any type of worker will be accessing the building/unit. We require that all companies/workers submit their COI to include General Liability AND Workman's Compensation. Solaris does NOT accept any insurance Exemptions so please inquire with your selected company that they have all the required insurance coverage to avoid any issues or miscommunication as they will not be allowed to work on the property. **COI must be submitted 48 business hours in advance.**



ELEVATOR RESERVATIONS: We strongly suggest that you reserve the elevator in advance. The sooner the better as we only reserve (1) Move/delivery daily. We do not have the parking or the elevator capacity to have more than (1) truck/delivery at a time.



WORKER ACCESS: When coordinating and scheduling any workers to your unit, please inform management in advance so they can be added to the daily schedule. Only companies/workers that have submitted their required documents will be added to the schedule.



THANK YOU FOR YOUR COOPERATION IN HELPING
KEEP BELLE PLAZA SAFE, ORGANIZED, AND EFFICIENT.

NO JOB TOO SMALL SATISFACTION AND QUALITY GUARANTEED



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