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A Newsletter for the Residents of The Mar Del Plata Condominium

August 2026

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MESSAGE FROM THE PRESIDENT

Hello everyone,

I thought this would be a good time to share a progress report.

The most visible change is the new Mar del Plata sign out front — we hope you like it. It has taken almost three years of discussion to bring this project to fruition. The refreshed landscaping is also maturing nicely and is helping complete the front-of-building design.

I am pleased to report that we have completed the south and east sides, and only three lines remain on the north side of the storm window project. Once all windows are installed, we can move on to weatherproofing and painting the exterior.

In addition to the windows, nearly all of the concrete work has been completed, and we can now focus on rebuilding the swimming pool. Shoring plans have been submitted, which is the first step in that process.

The next major project is the ELSS requirement, which includes installing sprinklers and other fire-prevention measures throughout the building. Once the permits are in place, we will begin sometime later this year or early 2027.

Breezeline is approximately 50% complete. To finish, we need the full cooperation of all units to allow the installer access to their apartments. Similarly, every unit identified by the electrical engineer as needing to comply must complete that work before year-end.

Thank you again for your patience and cooperation. We are getting closer.

Ernesto



BACK-TO-SCHOOL SAFETY REMINDER

As the new school year begins next week, the Association would like to remind everyone that traffic in and around our community will increase, particularly during the morning and afternoon school hours.

Please help keep our community and neighboring streets safe by following these important reminders:

- **Drive slowly and obey all posted speed limits.**
- **Allow extra travel time** for increased traffic during school drop-off and pick-up hours.
- **Be alert for children** walking, riding bicycles, or crossing streets, especially near entrances, exits, and sidewalks.
- **Yield to pedestrians** at all crosswalks and intersections.
- **Avoid distractions** while driving. Please refrain from using handheld devices behind the wheel.
- **Watch carefully when backing out** of parking spaces, as children may be difficult to see.
- **Be patient and courteous** with fellow drivers, pedestrians, school buses, and crossing guards.

Together, we can help ensure a safe start to the school year for our residents, our neighbors, and the children in our community. Thank you for your cooperation in making safety a priority.



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A short walk can head off a workplace strain

Stress does not stay in your head. When the pressure climbs, muscles tighten and posture slips, and that tension sets the stage for the sprains, back pain, and other musculoskeletal injuries that sideline workers.

According to Safety and Health Magazine, a National Safety Council publication, one of the simplest defenses is to move. A brief walk, a few stretches, or some light exercise loosens tight muscles and resets posture. Stepping away from a workstation to talk with a coworker gives both the mind and the body a break.



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HOW TO CONTROL YOUR LIGHTS WITH YOUR VOICE

You get up in the middle of the night, still half asleep. The room is completely dark. Now where is the lamp?

You can call forth light. A smart plug or a smart bulb lets you control a lamp with the help of a voice assistant. The voice assistant can be the one on your phone (Siri or Google), or a separate speaker like Amazon Echo, Google nest or Apple HomePod.

The cheapest place to start is a smart plug, often \$25 or less, that sits between the wall outlet and a lamp you already own. You plug it in, connect it to your Wi-Fi through a free app. Then you can say to your phone: “Hey Siri, (or “Hey Google”) turn on the light.” No special bulb and no wiring. For more than on and off – dimming or changing colors – a smart bulb is the better pick. Look for one labeled “no hub required,” like bulbs from Wyze, WiZ, Kasa, or Govee. They connect straight to Wi-Fi and you talk to them through your phone or voice assistant.



One thing to check before you buy: the box should say “Works with Apple Home app” if you carry an iPhone, or “Works with Google” if you carry an Android. That is what lets your phone’s own assistant control the light with no extra gear. A stand-alone Amazon Echo, Google Nest, or Apple HomePod is optional. It is necessary if you want everyone in the house to command the light. Then there is Philips Hue, the premium name. It runs through a separate bridge box plugged in to your router. Hue endures, because that box buys reliability and the system works smoothly with Siri and the rest.



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