

Grandview Palace Newsletter

A Monthly Newsletter for Residents of the Grandview Palace Condominium

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GRANDVIEW PALACE
Condominium Association, Inc.
7601 E Treasure Drive #25
North Bay Village, Florida 33141

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Manager.....Guillermo Parra, LCAM
manager@grandview-palace.org
Asst. Manager.....Yovana Rojas
gvp1@grandview-palace.org
Accounting ..... Camila Burgo
gvp3@grandview-palace.org
Admin. Asst. .....Julieta Blanco
gvp2@grandview-palace.org
Maint. Sup. ..... Juan Alberto Garcia
Manager of Security.....Darnell Allen
MOS@grandview-palace.org

CONTACT INFORMATION

Mgmt. Office 305-861-7512
Front Desk..... 305-865-8710
Website.. www.grandview-palace.org

OFFICE HOURS

Monday - Friday..... 9 a.m. - 6 p.m.

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YOUR UNIT, YOUR RESPONSIBILITY:

Help Protect Grandview Palace

Dear Owners,



Keeping your unit in good condition is an essential part of ownership. A small leak or an unresolved maintenance issue can affect your neighbors, damage common areas, and lead to avoidable expenses.

Address leaks before they become emergencies.
Regularly check washing machine hoses, refrigerator water lines, toilets, and the plumbing under sinks. Arrange repairs promptly and notify Management immediately if a leak affects another unit or a common area. Water leak detectors can provide an extra layer of protection.

Stay involved when renting your unit.
Make sure your tenants know how to report maintenance concerns and reach you in an emergency. Follow up on repairs and remind them of the community's rules. Renting your unit does not replace your responsibility to maintain it.

Be considerate of your neighbors.
Remind everyone living in your unit to keep noise at reasonable levels. Before starting soundproofing improvements or other alterations, contact Management to confirm the applicable approval requirements.

Management is here to help, but preventing problems requires each owner's attention and follow-through. Please take a few minutes to inspect your unit and address any outstanding concerns.

Thank you for doing your part to protect your home and our community.

Guillermo Parra, LCAM, Property Manager | Grandview Palace

NATIONAL PREPAREDNESS MONTH

How To Get Through A Multi-Day Power Outage



It does not take a wildfire or a hurricane to leave a house dark for days. A summer thunderstorm, an ice storm, or an overtaxed grid can do it -- and a little planning turns a dangerous ordeal into a manageable inconvenience.

Start with food and water. According to the U.S. Department of Agriculture, an unopened refrigerator keeps food safe for about four hours, and a full freezer holds its temperature for roughly 48 hours, or 24 if it is half full. Keep the doors shut, and when in doubt, throw it out. Store at least one gallon of water per person per day. Light the house with flashlights, not candles, which are a leading cause of house fires during outages. Keep phones charged, and add a power bank and a battery-powered radio so you can still reach family and follow the news.

The deadliest mistake is bringing a generator too close. According to Ready.gov, generators, camp stoves, and grills must run outdoors only, at least 20 feet from any window, door, or vent -- never in a garage, even with the door open. Their exhaust carries carbon monoxide, an invisible gas that kills hundreds of Americans a year. Never heat a home with a gas oven, for the same reason.

Plan ahead for anyone who depends on electricity. Have a backup for power-dependent medical devices, know that refrigerated medicines such as insulin should be replaced if an outage runs long, and check on older neighbors, who are the most vulnerable when the heat or air conditioning stops.

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Preparedness Includes Your Wallet

Emergency planning usually brings to mind flashlights and bottled water, but disasters are also financial events -- and a few quiet steps now can speed a recovery later.

Start with cash. According to Ready.gov, when the power fails, ATMs and card readers fail with it, so keep a modest amount in small bills somewhere safe.

Check your insurance before you need it. Federal officials point to a fact that surprises many homeowners: standard homeowner policies typically do not cover flood damage, which requires a separate policy through the National Flood Insurance Program -- and that coverage usually takes 30 days to take effect.





PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com
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WHAT AN AIR CLEANER CAN – AND CANNOT – DO



An air cleaner can be a big help for people with allergies, but there are some things it won't do. It will not lower the radon in your basement, according to the Environmental Protection Agency. It will not fix a mold problem, and it will not do much about the fumes from fresh paint or a new carpet. No air cleaner removes everything. What a good one will do is pull particles out of the air: pollen, dust, pet dander, mold spores, wildfire smoke.

The number to look for is the CADR, or clean air delivery rate, verified by the Association of Home Appliance Manufacturers. It tells you how much clean air the machine delivers per minute, with separate scores for smoke, dust and pollen. AHAM's rule of thumb: the CADR should be at least two-thirds of the room's square footage. A 300-square-foot bedroom wants a CADR of 200 or better. Buy a true HEPA filter, which traps 99.97 percent of particles down to 0.3 microns. Be wary of "HEPA-type" and "HEPA-like," which mean almost nothing. Add an activated carbon layer if odors are the problem. Skip ozone generators -- the EPA warns that ozone irritates the lungs and does a poor job on pollutants anyway. Look for CARB certification, California's ozone safety standard.

Cigarette smoke is the hard case. The visible haze is particles a HEPA filter can catch, but the smell is a gas that slips straight through -- only activated carbon adsorbs it. No purifier can pull the smell out of walls, curtains and upholstery. Then check these two costs: replacement filters, which can run $50 to $100 a year, and noise. A loud one is a nuisance.

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