

PARKSIDE POST



LETTER FROM THE PRESIDENT

~~~ Written by Janet Bley ~~~

Soon the formal request will be sent to unit owners asking for their participation in their Association. By volunteering to serve as a Director on the Association Board, an owner can bring his or her talents and expertise to the decisions that must be made each month for the maintenance and operation of our building, decisions that impact the value of our properties. I encourage each of you to consider volunteering some of your time. You will be providing a valuable service and you will learn about the building in which you own an equity interest.

We continue to monitor our assessment delinquencies very carefully. As of June 30, 2009 we had 14 units with delinquencies of more than \$100 for a total of \$107,681.49 of unpaid assessments. As we begin to prepare the budget for 2010, this issue will be one of our most important. I encourage each owner to attend any special budget workshop meetings that are held and the regular monthly Board meetings which will continue to address this issue.

You should have already received copies for your information of several policies that were passed by the Board at the June 16<sup>th</sup> meeting. You also received in that packet a copy of the updated Rules and Regulations that were enacted at the July 28<sup>th</sup> Board meeting.

Finally, I would like to remind everyone that we live in a multi-family dwelling and making an effort to be considerate of you neighbors makes for a better living experience for all of us. The volume of visitors increases during the summer months, so please park your vehicles in your own reserved spaces and leave the Visitor Parking spaces on the second level free for true "visitors." We have very few parking spaces designated for our visitors and if residents fill those spaces the true visitors have few alternatives available. Be aware that any spaces clearly marked as belonging to "Phillips Development" or "Retail" are not available for resident parking and are subject to towing by the Commercial Condominium Owner. The Residential Association does not own these parking spaces and has no authority over them. Also, please be mindful of appropriate noise levels within your units and on the pool deck.

Have a wonderful summer.

## Letter From The Association Manager

~Written By Debbie Sainz, CAM, CMCA~

**BOARD ENACTED POLICIES AND REVISED RULES & REGULATIONS:** At the end of June 2009 copies of the recently approved association policies along with the Revised Rules & Regulations were mailed or hand delivered to all owners. The approved policies, which include the Collection Policy, Records Inspection Policy, Independent Contract Agreement, Residential Lease Addendum, Acknowledgment of Association Documents and the Early Termination Clause were approved and are effective immediately. Please take some time to read these policies. The last three items noted pertain to those owners that are interested in renting their unit. These three items are required attachments to the lease application form. At the July 28th board meeting, as permitted by the Associations Documents Section 10.3, the board enacted a requirement of a \$500 security deposit payable to Parkside of One Bayshore which is effectively immediately. All approved policies and forms may be found on the Association website at [www.1bayshore.com](http://www.1bayshore.com).

Additionally, as required by Florida Statute and Association Documents, we have provided copies of the Revised Rules and Regulations which was approved by the Board of Directors at their meeting on July 28, 2009. Please be sure to provide a copy to your tenants and have them sign the "Acknowledgment of Association Documents" Form. Return this form to the Association office for our files.

**COST SAVINGS:** In order to cut costs and save the Association money, several measures are being taken. As many of you may have noticed, we've increased the temperatures in the elevator lobbies. Not only will this save on utility costs, this will also help maintain the lifespan of the a/c equipment cooling these areas and thereby cut on repair costs. Additionally, the board has approved hiring an electrician to install timers to operate the garage lighting. These timers will allow us to turn off the garage lights during daytime hours (excluding floor seven) and then turn back on at a scheduled time prior to sunset. This will not only cut utility costs but also save on costs relating to bulb replacements. If you can think of other cost saving ideas, please email them to us so the board can discuss and take under consideration. Every little bit saved adds up in the long run.

**POOL & POOL DECK:** Now that the summer season is upon us, we've noticed an increased amount of activity at the pool. This also includes an increase in parties hosted by the residents. Remember that the pool deck cannot be reserved for parties and is available to every resident that resides at Parkside. We ask everyone to be courteous and respectful to those that are trying to enjoy their day at the pool. Please be sure to pick up all personal items from the pool deck and remember to clean the grill when finished cooking.

**RECYCLING:** Thanks to all of those residents that are actively recycling. Because of your cooperation, we have since purchased another recycling bin for your use at the pool deck level. Every little bit certainly helps, in more ways than one.

**STORMY SEASON:** Now that the summer is here, with it comes the stormy rainy days. And with that comes the high winds. Please take a moment to inspect your balcony furnishings to see what can potentially become a hazard to those at street level. An umbrella, a plant, or any other object that can be easily knocked over or lifted up can become a danger to others. If you go away, please move these objects indoors in anticipation of any storm that may occur.



**GO BEHIND THE SCENES OF PARKSIDE & ATTEND A BOARD MEETING**

# PARKSIDE POST

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## MAINTENANCE TIPS FOR YOUR HOME

~Written By Tony Pagan, Maintenance Supervisor~

**WATER DAMAGE PREVENTION TIP:** If you go away on vacation or an extended trip, please turn off the unit's water by turning the "BLUE" handle located above your hot water heater. Turning off your unit's water helps prevent water leaks from arising that could potentially cause extensive damage to your unit and your neighbors' units.

Also, turn off the hot water heater at your breaker.....this will save you on your utility costs when you are away.

1st of each month—change you're a/c filter.

**\*\* HELP MAKE A POSITIVE IMPACT ON YOUR ASSOCIATION \*\***

**\*\*BE ON THE BOARD\*\***



## \*\*\*\* Recipe of The Month\*\*\*\*

### **Bean & Pasta Salad**



- 2 cups Rotini pasta
- 15 ounce can kidney beans (any bean to your liking)
- 2 cups diced Colby-jack cheese
- 10 ounces Alfredo sauce
- 4 plum tomatoes, sliced
- 1/2 cup Italian salad dressing

In a large pot of boiling water, cook rotini pasta according to package directions. Drain, rinse with cold water, and drain again. While the pasta cooks, drain & rinse beans and combine in large bowl with remaining ingredients. Add drained pasta to salad and toss well. Chill until serving time or serve immediately.

6 servings

## Odd Bits of Information

- The only mammal, besides humans, that can get a sunburn is a pig.
- The youngest Pope was 11 years old.
- Thomas Edison was afraid of the dark.
- In England, the Speaker of the House is not allowed to speak..
- Men are 6 times more likely to be struck by lightning than women..
- You can't sneeze with your eyes open..
- The Sears Tower in Chicago has its own zip code..
- A shrimp's heart is in its head..
- A ducks quack does not echo.
- The human body has enough iron in it to make a nail 3 inches long.

## Important Dates:

08/18 Monthly Board Meeting 6:30PM

08/21 First Notice of Annual Board Meeting Mail Outs

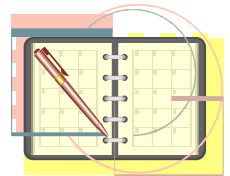
09/07 Labor Day—Office Closed

**09/11 Notices of Intent to Run For Board Due**  
Candidate Certifications Due

**09/16 Board Candidate Information Sheets Due**

**10/20 Annual Board Meeting:**

- Election of Directors
- Approval of 2010 Budget



## Association Website

The Declaration, By-Laws and Rules & Regulations of Parkside of One Bayshore, in addition to the Lease Application and guest registration forms, may be found on the Association's website at [www.1bayshore.com](http://www.1bayshore.com). You can also find the approved Board Minutes, current year budget, additional policies & procedures and previously published newsletters.

