

PARKSIDE POST



LETTER FROM THE PRESIDENT

I would like to begin by thanking our new Community Association Manager, Debbie Sainz, for her dedication and outstanding performance relative to the events of the last few months. We have completed the year-end holidays, two weeks of Super Bowl events in Tampa, and two weekends of Gasparilla parades. A great deal of planning and preparation was required to address issues of resident safety and protection of property for these events. Thank you, Debbie.

My largest concern at this time is the increasing number of owners that are not paying their monthly assessments. We are working diligently with our legal counsel to pursue collection of these past due assessments in strict compliance with our debt collection policy. With the current state of the economy, this may continue to grow as a problem. Our annual budget for operating expenses is based upon all unit owners paying their monthly assessments in a timely manner. If the unpaid assessments rise to the level that the Association does not have the funds available to maintain the operation of the building, a special assessment to all owners would be required to meet the operating needs of the property.

With regard to unit keys, all residents should maintain a backup key to their unit and key fob or access card for building entry with another individual. In the event you lose or forget your unit key and/or access device, you should contact that individual for assistance. **Management, maintenance and Board Members will no longer provide the unit keys to any resident.** Owners have not opted to incur the cost associated with 24 hour concierge service for the building.

I would like to remind everyone of proper procedures for emergencies. If a resident was required to call 911 for a medical emergency, in the event of a fire or for a disturbance, Emergency Dispatch for all 911 calls should provide the emergency responder with an access code that would allow the responder entry into our facility. In addition, if you encounter individuals on our common property that do not belong, you should contact the police. Be mindful of your own safety before confronting such individuals. As the economy has declined we have had an increasing problem with homeless individuals in particular.

Likewise, in consideration for the safety of our neighbors, you should not allow an individual to enter the building unless you know they are a current resident. Even previous guests of a neighbor may not be currently invited to a resident's unit. In an effort to protect the safety of all residents and property, all guests should be admitted only by the resident they are visiting.

As a reminder, we have a website (www.1bayshore.com) where you can access condominium documents and other important information for residents. If you need to contact management, you may do so at manager@1bayshore.com. You may contact Board members at webmaster@1bayshore.com or president@1bayshore.com.

Letter From The Association Manager

~Written By Debbie Sainz, CAM, CMCA~

Wow, another year is behind us. Year 2009 is already looking like a busy one here for Parkside. I hope everyone had a wonderful holiday season and a safe New Years.

I'd like to outline a few items of importance to everyone at Parkside:

Recycling Program: As all of you should be aware, Parkside currently utilizes several recycling bins. Two are located on the seventh floor garage level next to the entrance door of the pool. Two more are located at the service entrance of the East tower. In the past, there were very few items that could be recycled. The County has now authorized all of the following to be recycled WITHOUT you having to separate them into individual containers.

- Glass, bottles, jars (caps removed)
- Steel cans; empty aerosol cans, aluminum cans, foil
- Newspapers; magazines; catalogs
- Brown paper bags; corrugated cardboard
- Junk mail
- Plastic bottles
- Gable top containers (i.e. orange juice, milk)
- Paperboard (cereal boxes, paper towel rolls,...)
- Office paper
- Phone books

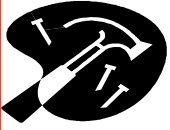
If everyone would recycle their recyclables, Parkside of One Bayshore could potentially save several thousand dollars in one year due to a reduction in normal trash pickups by the County.

Since we are on the topic of trash, we kindly ask everyone to properly close their trash bags before placing them in the trash chute. Also, do not leave any cardboard boxes in the corridors, lobby or in the service hallway. Boxes must be broken down to a size no larger than 11 x 17 and placed in the recycle bins. Another problem is glass bottles. When they are placed in the trash chute and fall into the container, they explode upon impact leaving glass fragments everywhere.

Leased Units: The Association documents allow for unit rentals of no less than a 12 month term **with Board approval**. Upon expiration of the lease, a renewal request is required to be submitted to the Board for an additional 12 month minimum. Month-to-months and terms less than 12 months are not permitted. In addition, if a unit is leased without Board approval, a fine will be assessed to the owner.

Building Access Devices: On January 15th all six digit access codes were disabled. The only form of access to Parkside is by use of a proxy card, key fob or direct access by the unit via the phone keypad at the front entry doors. If you have not picked up your key fobs yet, please contact the management office.

Evidence of Insurance: Several weeks ago notices were sent to all owners requiring proof of condo unit insurance via a copy of the declaration page. Thank you to those that responded to our request. There are still many that have not provided a copy of the declaration page. It is imperative you do so in order to avoid a much higher premium should the association be required to purchase the insurance for you. If anything were to happen to the interior of your unit, your neighbors or to the common areas due to fire, flood or damages caused by you, your tenant or another unit owner, you will not be covered. For yourself and your fellow neighbors, please be sure to purchase the insurance as soon as possible if you have not already done so. Thank you.



MAINTENANCE TIPS FOR YOUR HOME

~Written By Tony Pagan, Maintenance Supervisor~

If you occasionally hear water running in your toilet tank, look at the flapper inside the tank. It should be lying flat at the bottom of the tank. If not, then water will leak under the flapper causing water to run which will increase your water bill. Simply remove and replace the flapper.

Another toilet problem is if the tank doesn't refill. The seal on the fluid master becomes clogged and prevents the refill. You would need to replace the seal, not the entire fluid master.

DON'T FORGET TO TURN OFF THE WATER SHUT OFF VALVE BEFORE REPAIRS!

**** Recipe of The Month****

Szechuan Marinade



- 4 tblsp honey (preferably orange blossom)
- 1 tblsp soy sauce
- 1 tblsp Szechuan sauce
- 2 tblsp Thai chili sauce
- 1 tsp ginger paste
- 1 tsp apricot jam

Combine all ingredients at once and mix thoroughly.

Makes enough marinade to coat 3 large chicken breasts or several steaks. Allow meat to marinate at least 2-3 hours.

ADVERTISEMENTS:

Want to place an ad in our newsletter? Looking to sell furniture, advertise your business, or selling/renting your unit? At the January 2009 Board of Directors Meeting, the Board of Directors authorized the posting of ads by Parkside residents at no cost to the resident. If you wish to advertise in the next newsletter, email your ad to the association manager at manager@1bayshore.com.

Odd Bits of Information

- One car out of every 230 was stolen last year.
- Every day 20 banks are robbed.
- Almost half of the newspapers in the world are published in the US and Canada.
- Most lipsticks contain fish scales.
- A "jiffy" is an actual unit of time for 1/100th of a second.
- Ancient Egyptians slept on pillows made of stone.
- You are born with 300 bones, but when you become an adult you only have 206.
- Over 10,000 birds a year die from smashing into windows.

Important Dates:

- 02/01 Superbowl Weekend
- 02/07 Gasparilla
- 02/17 Monthly board Meeting 6:30PM
- 02/26-03/08 Strawberry Festival
- 03/08 Daylight Savings Begins
- 03/17 Monthly Board Meeting 6:30PM
- 04/21 Monthly Board Meeting 6:30PM

ADVERTISEMENTS:

For Sale - Unit 1007 - 2BR/2BA Waterfront view - \$465,000 or Lease

For Rent - Unit 1007 - 2BR/2BA Waterfront view - \$2,600 month/Unfurnished - \$2,800 month/Furnished

For Rent - Unit 1607 - 2BR/2BA Waterfront view - \$3,500 month Furnished or Unfurnished

Call Greta Meeks/Meeks Realty, Inc. 813-251-1850

For Rent at 275 Bayshore Unit 1102..... Available March 1, 2009

2 Br / 2 Bath; Washer Dryer; City View

\$2,300 monthly

Alan Frankel

leblanc@tampabay.rr.com

727-647-2001
