

PARKSIDE POST



LETTER FROM THE PRESIDENT

~~~ Written by Janet Bley ~~~

The most significant issue affecting our Association presently is the large number of units in a delinquent assessment status. As of April 28, 2009 we have 15 units that are delinquent for a total of \$94,276.33 in assessments due. Of those 15 units, 10 owners for a total of \$89,541.26 are so seriously delinquent that they have been turned over, in accordance with our Collection Policy, to the Association's legal counsel for collection, lien placement or foreclosure proceedings. The annual budget for 2009 was developed with only \$10,000 reserved for Bad Debts (unpaid assessments). Unfortunately, owner delinquency has risen sharply over the past several months. The failure of unit owners to pay their required assessments results in a shortage of funds needed to pay the operating expenses of the building. The Board of Directors continues to monitor this situation closely, but unit owners should be aware that the Association may be required during this year to levy a special assessment on all unit owners to acquire the funds needed to maintain building operations through the end of the year.

The second issue that the Board wishes to bring to your attention is the need for owners to volunteer for positions on the next Board of Directors. A new Board will begin service to the Association at the October 2009 Board Meeting. All owners have a financial interest to protect by virtue of their equity interest in Parkside of One Bayshore. Volunteering for the Board of Directors, as well as attending monthly Board meetings, is an excellent way to not only protect your investment, but also to ensure a positive living environment. Please consider offering your talents to the Association by submitting your name for a position on the next Board of Directors. There is a critical need for owner involvement in our Association.

Once again, I would like to remind all residents that due to liability issues, unit keys maintained by the Association for Fire, Police or emergency maintenance are not allowed to be used by the Association Manager, Supervisor of Maintenance or any Board member to provide access to a unit for a resident. All residents, owners and renters, should provide a key, and possibly an access fob, to a friend, relative or neighbor for the resident's use should they be accidentally locked out of their unit.

Finally, the Board has received several questions regarding the requirement by local water restriction ordinances to cease operation of the East Tower lobby fountain during the current severe drought condition. We are required to comply with the City of Tampa and the Southwest Florida Water Management District water restriction ordinances. We do have reclaimed wastewater (treated sewage and ground water runoff) as the source for our ground level exterior irrigation for the lawn and landscaping. However, local government authorities and industry literature advises that while this water source is suitable for exterior irrigation use, interior usage of reclaimed water could present human and animal health risks, possibly damage interior surfaces or could generate a foul odor within the enclosed area. Since there are possible health and building safety issues and their corresponding liabilities to the Association surrounding the interior use of reclaimed wastewater, I believe it would not be in the best overall interests of the Association to use this questionable water source in our lobby fountain as an alternative during the current water use restrictions. We will continue the operation of the lobby fountain as soon as local ordinances permit.

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## Letter From The Association Manager

~Written By Debbie Sainz, CAM, CMCA~

**A/C SERVICING:** The warm summer weather is quickly approaching us. And with that comes a reminder to everyone to plan on having your air conditioning units get their annual service. Each year our air conditioner maintenance company, Climate Design, prepares an estimate for individual condo owners at Parkside to service their unit a/c's at the same time Parkside of One Bayshore performs the annual maintenance on the common area a/c units. We will begin the sign up sheet for owners some time in June. Please remember that the payment to service your unit a/c units is your personal financial liability. Due to the large number of owners that have signed up in the past, Climate Design has typically provided Parkside owners with a low estimated cost for the servicing. As soon as the sign up sheet is published, please call, email or stop by the office to put your name on the listing.

**POOL & POOL DECK:** Because of the warmer weather, we've also noticed an increase in activity at the pool and pool deck. As a courtesy to others on the pool deck, please be sure to extinguish your cigarettes and cigars in the proper receptacles. We also ask everyone to remember to close the umbrellas when leaving the pool deck. One strong wind can easily lift the umbrellas out of the bases. Don't forget to clean the gas grill when you are done cooking. Proper cleaning will ensure a longer life on the grills parts for other to enjoy.

**RECYCLING:** I'd like to take a moment to thank those residents that are actively involved in the recycling program. We have noticed an increase in the usage of the bins located on the 7th floor garage level and also those located at the service entrance of the east tower. Changes by the City have made it easier for everyone to participate. No longer do we have to separate paper from plastic from steel cans. Just toss it all into one bin and the City will do the rest.

**INSURANCE RENEWAL:** Many owners have been calling requesting a copy of the insurance certificate for Parkside's renewal policy which was renewed on April 15, 2009. You can request a copy online at [www.eoidirect.com](http://www.eoidirect.com) and follow the instructions. As always, if you have any trouble, please do not hesitate to call the Association Office for assistance.

**SMOKING ON BALCONIES:** Tony, our maintenance tech, has been picking up an unusual amount of cigarette butts from the property. As a courtesy to your fellow neighbors, PLEASE DO NOT throw your cigarettes off the balcony. Not only does it litter the balconies of your neighbors, but it also causes a potential fire hazard if it lands on their furniture. If someone's sliding door is open, it can possibly land inside their unit on their carpeting and cause damage. When smoking on your balcony, use an ashtray and then properly dispose of the cigarette butts so they don't blow onto a neighbors balcony.

*Have a Happy Mother's Day, Happy Father's Day & a safe and fun Fourth of July.*



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

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## MAINTENANCE TIPS FOR YOUR HOME

~Written By Tony Pagan, Maintenance Supervisor~

**HOT WATER HEATER TIP:** When leaving your unit for an extended period of time, turn off your hot water heater at the breaker. This will help save on your cost of electric. Also, in the spare bathroom, periodically run the water (once a week). This will prevent the hot water cartridge from freezing up due to lack of use. Once it freezes up, your only option is to call a plumber.

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

**\*\*BE A GOOD NEIGHBOR\*\***

**\*\*GET INVOLVED\*\***

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



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

### Grilled Turkey Burger



- 1 pound ground turkey breast
- 1/4 cup dried bread crumbs
- 1/4 cup chopped onion
- 1 1/2 tblsp Worcestershire sauce
- 4 whole grain buns
- 4 Slices of tomatoes & red onion
- Lettuce leaves

Combine the ground turkey, bread crumbs, chopped onion and Worcestershire sauce. Mix well. Divide into 4 patties.

Lightly coat grill rack or broiler pan with cooking spray.

Grill burgers until nicely browned on both sides, about 7 minutes each side.

*Recipe recommended by Mayo Clinic as heart healthy & diabetes friendly.*

## 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.

## Odd Bits of Information

- If you stretch a standard Slinky out flat it measures 87 feet long.
- If you were to spell out numbers, you would have to go to 1,000 until you would find the letter "A".
- Antarctica is the only continent without snakes or reptiles
- The first Ford vehicles had engines made by Dodge.
- Peanuts are one of the ingredients in dynamite.
- The state of Florida is bigger than England.
- Dolphins sleep with one eye open.
- Recycling one glass jar saves enough energy to watch TV for three hours.
- "Q" is the only letter in the alphabet that does not appear in the name of any of the United States.

## Important Dates:

- 05/10 Mother's Day
- 05/16 Armed Forces Day
- 05/19 Monthly board Meeting 6:30PM
- 05/25 Memorial Day
- 06/16 Monthly Board Meeting 6:30PM
- 06/21 Father's Day
- 07/04 Independence Day
- 07/21 Monthly Board Meeting 6:30PM



