

# Winston Park Community Newsletter

The Winston Park Web Site is at: [WWW.WINSTONPARKMIAMI.COM](http://WWW.WINSTONPARKMIAMI.COM)



November 2010

8100 S.W. 132 Avenue, Miami, Florida 33183 (305) 386-3854 or (305)386-2783

## BOARD MEETING NOTICE

Winston Park's Board of Directors Meetings are held the first Thursday of each month at 8:00 p.m. All meetings are open to all homeowners.

Winston Park Clubhouse phone numbers 305-386-3854 or 305-386-2783

## COMMISSIONER SOUTO'S MONTHLY TOWN HALL MEETING

Commissioner Javier Souto's meetings will be held as follows:

January 27, 2011

February 24, 2011

The meetings are open to all homeowners. Please join us, mark your calendar.

## CLUBHOUSE HOURS



The clubhouse facilities changed to the fall-Winter Hours.

We will be open at 10:00 a.m. and close at 8:00 p.m.

The fitness room and tennis courts will open from 8:30 am to 10:00 pm. Swimming pools opens at 10:00 am and closes half an hour before sun down.

## HOLIDAY REMINDER

The clubhouse facilities will be closed all day and evening on Thanksgiving Day, November 25, 2010.

All facilities will be closed at noon Christmas Eve and will remain closed all Christmas Day. We will also close at noon on New Year's Eve and all New Year's Day.

Have a Safe and Happy Holidays !!

## GUEST FEE FOR ALL NON-RESIDENTS

All day visitors must be accompanied by the Homeowner, who must stay with them in the facilities.

The guest fee is \$3.00

Out-of-town guests must be registered at least 24 hours ahead of the time you plan to use the club; otherwise there will be a guest fee of \$3.00 for that day for everyone five years and older. In addition, please be informed out-of-town guests are not allowed to enter the facilities, unless a guest pass has been issued or with the homeowner. House guests must present out-of-town identification. Charge for local guests is \$3.00 for everyone five years and older.

## NEW HOMEOWNERS AND RENTERS

Homeowners: If you are a new homeowner it is necessary for you to bring in your Warranty Deed or closing papers. Only the Deed or closing papers are acceptable.

Renters: Please bring in your leases or updated ones if you have been a renter for a long time. Please be informed that unless we have your new leases or updated ones, you will not be permitted to enter the clubhouse.

IT IS IMPERATIVE TO HAVE OUR FILES UPDATED FOR YOUR CONVENIENCE AND OURS

## DISCOUNT FOR YEARLY PAYMENT OF MAINTENANCE FEES

The board has, once again, passed a yearly discount of \$15.00 for the payment of the total maintenance fee for the year 2011, if paid in full, for the year by January 31, 2011 which is the deadline for the discount. The total amount of the payment for the year would then be four hundred fifty three (\$453) with the discount of \$15.00.

Happy Holidays  
& Prosperous  
New Year

## WELCOME New Homeowners

BACALLAO  
LOPEZ, A.  
O'BRIEN/HERNANDEZ  
LOPEZ, R.B.  
FREIRE/DIAZ  
RUIZ  
NAVARRO, N.  
DUQUE  
QUANT  
MILONE/GALANTE  
TRUEBA JR./ZURINAGA  
QUINTANA/MARENCO  
MON HERNANDEZ/MIRANDA  
RIVERO  
GANDULFO

## TO ALL RESIDENTS

Visit our web site at  
[WWW.WINSTONPARKMIAMI.COM](http://WWW.WINSTONPARKMIAMI.COM)

## EXCERPTS FROM THE BOARD MEETING OF OCT 7, 2010

### Manager's Report:

...**Roof Repairs:** John Helve from Morton Roofing was present and gave the Board an update on status with the manufacturer of the aluminum roof; the manufacturer has agreed to supply new roofing material: Mr. Helve is disputing and wants the manufacturer to pick up the cost for labor also; Mr. Helve informed the Board that he will keep them update to date whenever new information is available.

...**Holiday Party:** Management informed the Board that Lynn Sargent has requested \$1,250.00 to cover the cost of the upcoming Holiday Party. It was motioned to approve spending up to \$1,300.00 on said party. Motioned passed unanimously.

...**Main Water Line:** The property manager informed the Board that the main water line that fills up the pools has rusted out and need to be rerouted with a new two (2) inches feed. He has received two (2) proposals N. Plumbing @ \$4,600, and Falcon lumbing@\$13,960.00. He will also get one (1) more estimate. Motion approved for up to \$5,000.00 on said repairs. Motion passed unanimously.

### JAZZERCISE CLASSES

Come and join us for Jazzercise classes on Mondays thru Thursdays from 6:30 p.m. – 7:30 p.m. and Saturdays at 9:00 a.m. For more information, please call Jo Ramirez at 1-800-348-4748 or log at Jazzercise.com.

### REMINDER ABOUT LOOSE DOGS

There is a Miami-Dade County Leash Law which requires all dogs, outside of an owner's home or outside of a fenced in area to be on leashes. If found they may be picked up and taken to the animal shelter. If this happens to one of your pets, the number to call is (305) 696-0800.

### FREE TENNIS CLINIC AT WINSTON PARK

The Free Tennis clinic will be held every Tuesday evening for adults from 7:00 p.m. to 8:00 p.m. juniors free clinic is every Wednesday from 6:00 to 7:00 p.m. for beginners and advanced 7:00 p.m. to 8:00 p.m. For more information, call Reiner Heinser at (305) 380-9332.

### LOLLIPOP PRESCHOOL FALL SESSION

Registration is now open for the 2010 – 2011 School year.

• Ages: 2 through 5

• Tuition:

- \$350.00 Winston Park Residents

- \$365.00 Non Residents

Registration and Supply fee: \$300.00 (once a year)

**Free VPK Program  
Space is limited.**

### NEW AT LOLLIPOP PRESCHOOL

Three (3) Day Program: Monday, Wednesday, Friday

9:00 am – 12:00pm \$200.00 monthly

9:00 am – 1:45 pm \$250.00 monthly

### IMPORTANT NOTICE

Remember that the Association maintenance fees are due on the first of the month. Please include your coupon slip with your payment, and remember to write your account number on the check.

### CODE ENFORCEMENT-GARAGE SALE SIGNS TEAM-METRO

Special notice: Illegally placed "GARAGE SALE" Signs are being ticketed. Code Enforcement is cracking down on signs which are placed on median strips and other places on the "right of way". ONLY TWO garage sale is allowed per year, per homeowner. Signs may be placed ONLY ON YOUR OWN PROPERTY. Signs must be removed immediately after the sale, before the next day, or fines will be levied.

## Give your kids the benefits of Martial Arts, Fitness & Life Skills!

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12302 SW 128 Ct. Unit 103 . Miami, FL 33186

[www.DragonsMartialArtsMiami.com](http://www.DragonsMartialArtsMiami.com)

## WINSTON PARK COMMUNITY FLEA MARKET

Winston Park Homeowners Community Flea Market will be held on Saturday, December 4, 2010, in the field next to the tennis courts on SW 132 Avenue. It will start at 8:00 am - 2:00 pm. Please be informed that it is not allowed to sell food or refreshments. For more information, please call Lee Claps at (305)386-2232.

RESIDENTS ONLY!

### SAFETY TIPS WHILE SHOPPING

Never display or carry large amounts of cash. For women, carry a purse under the arm and close to your body. For men, keep in an inside pocket. Stay alert to your surroundings and walk in well lighted areas. Children should never be permitted to go to the parking lot by themselves or stay in the car alone. Store all gifts and packages in the trunk. Nothing of value should be left in plain view. When returning to your car, have your key ready and lock your doors immediately after entering.

### SUGGESTIONS TO BE SAFE WATCH OUT FOR CAMERA PHONES

Keep a watch out for people standing near you at retail stores, restaurants, grocery stores, etc., that have a cell phone in hand. With the new camera cell phones, they can take a picture of your credit card, which gives them your name, number and expiration date.

### ATTENTION TO ALL RESIDENTS

As of September 15, 2010, Winston Park new policy is that any Homeowner that is delinquent in Association payment in arrears of more than 90 days, will not be allowed to use the recreational facility.

If you need to make a payment agreement, you may call the office at (305) 386-3854.

### FOR YOUR INFORMATION

The monthly maintenance fee of \$39.00 will not be increased for the year 2011. Miami Management, Inc. will be mailing your maintenance coupon book for the year 2011, on or shortly after December 15th.

If you do not receive them before the end of December, please call the clubhouse at (305)386-3854.

# Holiday Party!



JOIN US FOR THE HOLIDAYS ON SATURDAY!

December 18<sup>th</sup>



- Hay Rides
- Games
- Crafts
- and Prizes



7:00pm-9:00pm