

Royal Park Newsletter

Volume 1, Issue 1

September & October 2015

President's Notes:



Special Articles of Interest

- **President's Notes**
- **Property Manager's Report**
- **Quote of the Century**



I am happy to see that the Royal Park Newsletter is again being published. This effort by Naim Naqi separates Royal Park from many other communities that lack a newsletter. Yvonne Hepler and I requested Naim to see if he would again take on this project. He was happy to do this despite his own busy schedule. Our community owes him a huge thank you. The publication of the newsletter will provide a central means of factual communication between the Board and the community.

I want to take this opportunity to bring you current about our ongoing projects:

GENERAL

1. As of July we remain in Black.
2. Our seawall had a partial washout but has now been redone.

3. New security cameras have been installed and provide much better coverage of common areas that previously were unreliable.

4. Repairs have been made to exposed wires to elevator phones to improve their functioning.

5. James Steele returned to Royal Park to resume his position as Handyman/cleaner. The Board and owners welcomes him back to Royal Park.

6. New lighting has been placed along the clubhouse pool to eliminate cited electrical hazards.

7. Maintenance staff is busy replacing many damaged trash room , electrical room and storage room doors.

8. Our Clubhouse has been fumigated for termites this month and dry-wall repairs will be made soon.

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CAPITOL IMPROVEMENTS

1. 40 year inspection projects are on target with estimated completion dates of December 2015. All permits from the City have been obtained and extensions for these projects granted.
2. The railings project which did not get started until April of this year is moving at a steady pace. Buildings 101-103, 113, 114 & 117-121, completed.
3. Stucco, concrete and joint expansion repairs have been completed for buildings 101-103, 108-121. Next in line will be 104 through 107.

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Royal Park Notice Board

Insurance Agency for Royal Park

Owners Please note that our Insurance Agency is
Mack, Mack & Waltz Insurance Group

Through EOI Direct, they provide around-the-clock on-line access to insurance information to homeowners and other professionals in need of Master Policy data for Community Associations

Toll Free: 1-877-456-3643

Or online at

www.eoidirect.com

Please Note that you can also get copies of Master Policy for your Building and Unit through Royal Park website at

www.rpcondos.com

Here you can click on Documents and you will find Flood Insurance & Wind Mitigation Policies. You can print or save directly from this page.

URGENT PLEA

As a result of trash (such as plastic bags, bottles, cups, mop heads, rags, rubber gloves, pieces of carpet) being continuously thrown into apartment toilets, the condo association must spend several thousand dollars each quarter to maintain our sanitary water disposal system. With the above in mind, all residents are here-by urged not to throw trash of any kind in their apartment toilet, instead, to dispose in the building's trash chute.

NOTICE BOARDS

The Notice Boards in each building are for the residents personal use and benefit to advertise for items for sale or for services provided like baby-sitting and cleaning etc.

Please make sure your ad not to exceed the size 3"x5" otherwise it will be removed by the building representative.

BUILDING REPS NEEDED

Volunteers Needed for many of the 21 buildings.
Duties include...

Distribute Newsletter to units in your building
Remind Owners to return mailed ballots to office
Vote for the candidates running in February Elections
Attend Board Meetings when possible to stay informed
Keep a pulse on the happenings in your building
Assist in a positive way with any questions from neighbors
Post informative info on your cork bulletin board
Alert the office with needed repairs etc. Thank you.

Pat Blank (102-3F) 954 485 7695



Royal Park Newsletter

September & October

2015 issue - Volume 1 Issue 1

Editor: **Naim Naqi**

Articles, Graphics & Ads: **Naim Naqi**

For ads & articles: **rpnewsletter@outlook.com**

Royal Park Newsletter, Royal Park Condo Association and the Editor assume no responsibility for statements made by their advertisers, nor do they assume responsibility for statements/opinions expressed or implied in this Newsletter.

Property Manager's Report

I've completed my first year as your property manager and I must say it was a challenge. Certain aspects of these properties have been neglected for a long time. I hope you noticed all the activity that has been happening at Royal Park.

We have filed for an extension with the railing project associated with our 40 year re-inspection certification.

To summarize some of the projects we've done:

1. We have roof maintenance, the maintenance consist of clearing all of the roof scudders so rainwater can properly drain from the roofs. Some roofs have had additional work which required some patching, repairs to the A/C goosenecks and we will continue the roof maintenance to avoid having to replace the entire roof. If we continue to follow basic maintenance procedures we can preserve our roofs for possibly several years.
2. Stucco work has been completed on most buildings; we have 6 more to go. We will continue this work for all the buildings. This action in tandem with the roof work should seal all cracks and eliminate leaks that have caused damage to several units.
3. The railings are being installed. Our contractor is working diligently and is working fast to complete all of our buildings.
4. Trash room doors have been repaired or have had new doors installed when repair was not possible.
5. Elevator electrical doors have been replaced or repaired on many buildings.
6. Garbage rooms have had fire preventative guillotines installed as required by fire code.
7. New ramps have been completed in buildings 108, 109 and 111.
8. Approximately 25 unit balconies have been repaired throughout the complex that posed dangers to unit owners.
9. Concrete restoration on the catwalks is being done as required by our forty year inspection on scheduled buildings.
10. All of the garbage rooms have been repaired and painted, all 21 buildings.
11. Posted tow away signs, so that we can tow cars, those don't belong at Royal Park.
12. FPL Transformer = battled FPL for a couple of months and finally had them replace 3 transformers including lifting the tilted transformer between 105 and 106.
13. Replaced several elevator electrical room doors, and documenting all of the others that need to be repaired or replaced.
14. Replacing storage and electrical room doors, and documenting all of the others that need to be repaired or replaced.
15. Repaired seawall by the main clubhouse.
16. Trimmed all of the trees including the ones touching the buildings.
17. Changed all of the laundry room locks.
18. Repaired the main halls water lines.
19. Updated all of the building directories
20. Updated all of the office files.
21. Repaired all of the A/C disconnect boxes on the roofs.
22. Removed unwanted trees.
23. Replacing the entire irrigation system, including new pump and electrical panel.
24. Replaced glass on 5 laundry room windows.

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President's Notes

- 4. Catwalk concrete repairs have been completed for most of the buildings.
- 5. Final contract for painting the complex was signed and painting started this month and each building is estimated to take one and half weeks to complete.

There are many other areas that staff has been addressing and progress is being made in every aspect of our Association while keeping our borrowing low and maintaining a balanced budget. I congratulate our Property Manager, office manager, bookkeeper, maintenance and cleaning staff for all their efforts for Royal Park.

Rick Blake,
President
Royal Park

LETTER FROM THE EDITOR

As most of you know I Edited the Newsletter from 2007 till 2010. I am honored to be asked again and hope to publish it once every two months.

Like before, the Newsletter will be non-political and a venue for exchanging news, upcoming events and ideas for enhancement of the community. Please submit any suggestions, ads or articles (in word format) to **rpnewsletter@outlook.com**. The Newsletter will be printed & distributed to each unit plus a color copy in pdf will be emailed to residents & owners if requested. If you like to receive by email also, please send your email address, name and building/apt number to above.

You can also view in color on condo website www.rpcondos.com. The website is a great source of information about our community

S. Naim Naqi,
Editor



Tips to Improve your Royal Park Condo AC Performance

If you still have the old 18" x 18" air intake a/c filter housing it's about time you stop struggling to replace the filters. With trial & error I finally found a simple do-it-yourself method of replacing the old housing for \$14.97 and 2 filters that fits perfectly for \$4.97 each. You can have this stylish filter housing from Home depot. 1) White Egg crate 4'x2' 2) Filter 23.1/2x23.1/2x1" 3) Filter 23.1/8x19.3/8x1" The plastic egg crate is 48"x24" just trim it to 44" with pliers.

Not only the false ceiling will look elegant it will significantly improve the air intake by increasing the vent twice the size helping the effectiveness of the air handler. The filter suggest to change in 90 days. My recommendation 60 days if you have animals then 30-45 days as filter catches hair. The Rheem Filters are Rated FPR#4 which is Good. You can get FPR7,9 or 10 for more money for higher or Premium quality filters.

S. Naim Naqi



..... continued from page 3

25. Installed over 30 new trash doors.
26. Repaired all of the elevators outside phone lines. They were exposed to the weather and animals creating problems.
27. Installed new Comcast lines to the guard gate, the existing old internet lines had many problems communicating with the office.
28. Filed an extension for the 40 Year Inspection, until the beginning of 2016.
29. Updated all the camera systems, recorders in the gatehouse, clubhouse and the office.
30. Cleaned off the entire maintenance area and shed, cleaned & organized both pool sheds.
31. Saved thousands of dollars on projects that were needed at Royal Park.
32. Hired a great staff for the office, maintenance and cleaning.

This is only the beginning as there is a lot of work here at Royal Park! Thank You!

Armando Meneses, LCAM
Property Manager
Royal Park Condominium
119 Royal Park Drive #1A
Oakland Park, FL 33309



Our wonderful staff at Royal Park Office

Vanessa Hernandez - Office Manager
 Armando Meneses, LCAM - Property Manager -
 Stephanie Taylor - Book Keeper



Our Secretary Harvey Ross
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Royal Park Board of Directors

- Rick Blake *President*
- Harvey Ross *Secretary*
- Yvonne Hepler *Treasurer*
- Vasile Chis *Director*
- David Kaminski *Ditrector*

Office Staff

- Armando Meneses, *LCAM Property Manager*
- Vaernandeznessa *Office Manager*
- Stephanie Taylor *Book Keeper*

Maintenance & Cleaning Staff

- Ricardo (uno) Ricardo (dos)
- James Maria Dolores

DID YOU KNOW?

If a statue in the park of a person on a horse has both front legs in the air, the person died in battle. If the horse has one front leg in the air the person died as a result of wounds received in battle. If the horse has all four legs on the ground, the person died of natural causes.

In the 1400s, a law was set forth in England that a man was allowed to beat his wife with a stick no thicker than his thumb. Hence we have 'the rule of thumb'.

Many years ago in Scotland , a new game was invented It was ruled 'Gentlemen Only...Ladies Forbidden'...and thus the word GOLF entered into the English language

The first couple to be shown in bed together on prime time TV were Fred and Wilma Flintstone.

Every day more money is printed for Monopoly than the U.S. Treasury.

Men can read smaller print than women can.
Women can hear better.

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<p>Oil Lube & Filter Includes FREE tire rotation</p> <p style="font-size: 2em; font-weight: bold;">\$18⁹⁹</p> <p style="font-size: 0.8em;">with this coupon</p> <p style="font-size: 0.7em;">Free safety check, up to 5 qts. of 10W30 for most cars. Vans & trucks extra. (disposal fee extra)</p>	<p>4 WHEEL ALIGNMENT</p> <p style="font-size: 2em; font-weight: bold;">\$49⁹⁵</p> <p style="font-size: 0.8em;">with this coupon</p> <p style="font-size: 0.7em;">4 Wheel Computerized, 20" Wheels & Larger Additional Cost.</p>	<p>TIRE SPECIAL ALL BRANDS</p> <p style="font-size: 0.8em;">Nitrogen Available</p> <p style="font-size: 1.2em; font-weight: bold;">Call For Prices</p> <p style="font-size: 0.7em;">Includes FREE tire rotation every 6000 miles w/purchase of 4 tires.</p>
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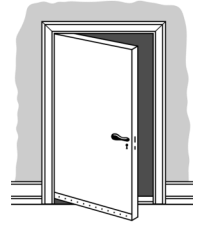
QUOTE OF THE CENTURY

"You cannot legislate the poor into freedom by legislating the wealthy out of freedom. What one person receives without working for, another person must work for without receiving. The government cannot give to anybody anything that the government does not first take from somebody else.

When half of the people get the idea that they do not have to work because the other half is going to take care of them, and when the other half gets the idea that it does no good to work because somebody else is going to get what they work for, that my dear friend, is about the end of any nation. You cannot multiply wealth by dividing it."

The late Dr. Adrian Rogers, 1931 to 2005

IMPORTANT ANNOUNCEMENT

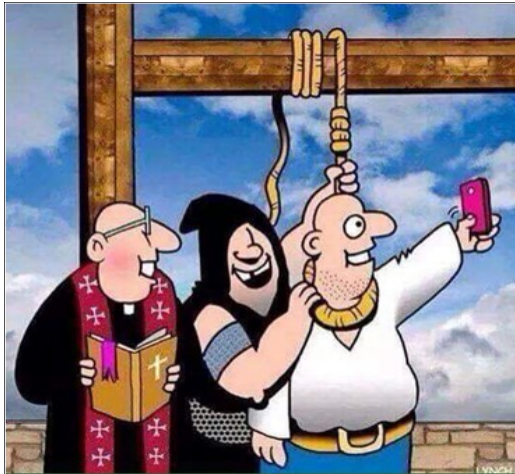


Owners Please Note:

The Paint Project is in progress and this is the perfect time to replace your front doors specially if your door is original, old or with jealousy glass panels or has termites.

The new doors are up to the hurricane code with metal on both sides and minimum or no wood, a protection from termites providing safety. Average charge for a pre-hung door is \$550-\$650 including labor.

Before long all doors will be painted white. If you recently changed your door and it has the white primer you must contact the condo office and request to paint your door.



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**HAPPY BIRTHDAY TO OUR
PROPERTY MANAGER**

ARMANDO MENESES



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1 & 2 bedroom units from \$67,500 to \$130,000
Some need TLC and others are completely upgraded

Building 117-4B Remodeled, 2/2 , \$115,900
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Building 113 2/2, corner, great views \$99.950

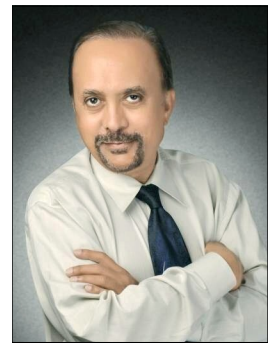
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**"The healthiest part of a donut is the hole.
Unfortunately, you have to eat through
the rest of the donut to get there!"**

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in
The Royal Park
Newsletter**



Zero Gravity

When NASA first started sending up astronauts, they quickly discovered that ball-point pens would not work in zero gravity. To combat this problem, NASA scientists spent a decade and millions of dollars developing a pen that writes in zero gravity, upside-down, on almost any surface including glass and at temperatures ranging from below freezing to over 300 C.

The Russians used a pencil. Your taxes are due again soon--enjoy paying them.



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