



# Reeves House

## COMMUNITY NEWSLETTER

VOLUME SIX ISSUE ONE

REEVES HOUSE CONDOMINIUM ASSOCIATION INC.

FALL 2006

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### **YOUR BOARD OF DIRECTORS**

Linda Doniero .....President  
 James Lyon.....Vice-President  
 Luis Diaz.....Secretary  
 Yvonne Chen .....Treasurer  
 Rod Jette' .....Director-At-Large  
 Property Manager.....Beth Palmer

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### **LET US HEAR FROM YOU!**

We have installed a mailbox in the garage for your comments, suggestions and notes on repairs.

### **AN UPDATE FROM THE BOARD OF DIRECTORS**

First, we would like to extend our congratulations and appreciation to the Nextel/Roof Committee for successfully negotiating the removal of the equipment from our roof. It was an outstanding achievement and we are very grateful to committee members Bob Doniere, Luiz Diaz, Turner Beces, and Bob Miller for all the time and effort they put into resolving this issue. We will be employing a roofing consultant to give us recommendations and provide oversight of the new roof installation when we proceed in the fall.

We will also be having repairs and improvements made to our building, including painting of the building along with the doors, decks and railings, plus a few pet projects that have been on the list for some time. You may have already noticed that the garage and storage room has been cleaned, the dumpster room has been power washed and the concrete repaired. We have also painted the lobby trim, and the damage to the building (caused by the city trash truck) has been repaired.

To bring everyone up to date, here's a review of what has taken place so far this year:

**New Management Company** – Property First Inc. is our new management company. Beth Palmer, the president, comes highly recommended, and has already made a number of suggestions on things we can do to further improve Reeves House. As an example, we are now co-signing checks, which gives us excellent oversight and helps catch vendor over billing.

**Security System** – We have installed a state of the art security system that is monitored by ADT, the largest security firm in the county. The new system will be a big improvement over what we had before.

**New Insurance Company** – Thanks to the efforts of board member Luis Diaz, we have a new insurance carrier and better coverage. After our coverage was dropped due to Allstate withdrawing from condo coverage in Florida, Luis obtained bids from five insurance companies and worked with the company we selected to ensure that we have the coverage needed.

## WHAT'S HAPPENING AROUND REEVES HOUSE



- ❖ To Susan Anastasio and Tom Cook on their marriage in April.
- ❖ To Andrew Ridge and Oxana on their marriage in February.
- ❖ To Doug Gordon on his engagement to Jennifer.
- ❖ To David McTiernen and ?? on setting the date for their trip to Amsterdam.??
- ❖ To Doug Gordon, who will begin filming his movie "Robo Doc" in Orlando in October and November. The movie will be distributed by National Lampoon. We are looking forward to the opening.

## WELCOME HOME!



We have some new neighbors. Say hello and make them feel welcome!

**Unit 101**  
Youndi Cook

**Unit 105**  
Chris Contino

**Unit 107**  
Donna Zeidler and Daughter Elizabeth

## Board Update from Page 1:

**New Landscape Company** – "Carol King" is our new landscaper, and will be improving the appearance of Reeves House with new planting, annuals and mulching. They will also be trimming all of the palm trees on our property.

**Computer** – The association now has a computer to assist with recordkeeping and correspondence, thanks to the generosity of board member Rod Jette.

**Rental Unit Updated** – Rental unit 107 has been renovated, updated and leased to a tenant.

**Elevator and Fire Extinguishers Inspection** – We have completed the required five year independent elevator inspection and had our fire extinguishers (there are two located on each floor in the fire hose boxes) inspected and certified as being operative.

Note: The fire inspector suggests that if you have fire extinguishers in your unit, make sure the arrow on the dial always points to the green area. Also, at least every six months, turn the unit upside down and shake it vigorously.

On a final note, some parking spaces may be available soon. If anyone is interested, contact Beth Palmer at Property First.

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## WE HAVE A WEBSITE!

Thanks to our new property management company, Property First Inc., Reeves House now has a website. The address is:

**[www.propfirst.com/ReevesHouse](http://www.propfirst.com/ReevesHouse)**

The site, which is for our exclusive use, will include copies of the newsletters (this one is already posted), minutes from the board meetings, announcements, forms, our community documents and the rules and regulations, and there's even a bulletin board where you can post items for sale or services you might want to provide to other residents.

Take a few minutes to check it out. We think it's going to be a great asset, together with the newsletter, in helping to keep everyone informed about what's going on at Reeves House. If you have any suggestions for content, let Beth Palmer know! Her number and email are on the back page of this newsletter.



## CAN YOU PASS THIS TEST?

Take a clean sheet of paper, and without going from room to room, write down everything you own. When you've finished, compare it with what's actually in each room (and drawer, cabinet and closet) of your unit and storage area.

You got 100%? Good for you. If you didn't, you're like most of us. It's not something we think about. Yet making a list is exactly what you would have to do in the event fire, theft or another disaster caused the loss of your possessions. Why not get started listing and photographing your valuables today?

Don't forget to store your records in a safe place, and update your inventory and photo files frequently. If you have a computer, store the records on a CD or other portable medium that you can store in a safety deposit box or take with you in the event of an emergency.

## HOW TO LOWER YOUR GAS BILL



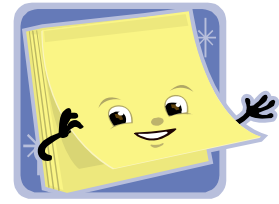
**Reduce driving speed.** Vehicles get about 21% more mileage at 55 mph than at 70 mph. Avoid sudden stops and starts. Jackrabbit starts use twice as much fuel as gradual acceleration.

**Keep tires properly inflated.** This can improve gas mileage by more than 3 %. Use radial tires to reduce road friction.

**Clean air filters can boost mileage** by as much as 10%. Using the recommended grade of motor oil improves mileage by another 1 %.

**Set the vehicle's air conditioning** as low as possible. Don't let your vehicle engine idle for extended periods; lower the windows instead.

**Ask yourself if the trip** is really necessary. Combine short trips into one to do all your errands at once. Not only will you save gas, but you'll have more time to do other things.



## FRIENDLY REMINDERS

The reason Reeves House is such a great place to live is that we all work together to make it that way. Here are a few friendly reminders to help us keep things looking great:

1. Please store all pool equipment and personal property inside your unit or in the storage lockers.
2. Return all Shopping Carts to the garage after use.
3. Please notify the management of all planned renovations so that they can be reviewed and approved by the board before work starts.
4. If selling your unit, please contact Property First, to get current move-in and application fees.



Our thanks to Luis Diaz for the Fourth of July celebration on the pool deck. It was the best party in town!

## SCHOOLS OPEN DRIVE CAREFULLY!

The schools in the metropolitan area have opened. That means that the kids and their parents will be hurrying to bus stops and elsewhere to make sure they aren't late for school.

Since some school bus pickups are exceptionally early, it is important to be extra alert when driving, especially early in the morning. Remember where the school zones are and stay especially alert for stopped school buses, both in the morning and in the afternoon.

## THINGS YOU NEED TO KNOW



### HAVING A PROBLEM?

In order to make sure problems, suggestions, announcements and/or complaints are handled promptly as well as correctly, please contact Beth Palmer at Property First Inc., our property management company.

Phone: (407) 282 6795

Fax: (407) 282 6515

Email: [beth@propfirst.com](mailto:beth@propfirst.com)  
Web: <http://www.propfirst.com>

## CREDIT CARDS LOST OR STOLEN?

The Federal Trade Commission (FTC) urges victims to quickly contact one of the three main consumer credit reporting agencies. Doing so will require creditors to contact you before a new account is opened in your name or a change (address or credit line) is attempted on your accounts. The agency contacted is required to notify the other two about the theft. All accounts impacted should be closed. The local police should also be contacted and a copy of the report attained as additional proof for creditors.