

Sunset Islands 3 & 4

October 2008

ASSOCIATION NEWSLETTER

We are delighted to be starting our Newsletters once again!

Sunset Islands 3 & 4
Association
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*VP & Island
Beautification*

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Dennis Richard
Bill Taylor
Beth Teller (Honorary)

Amy Rabin
Executive Director

UPDATE: Gas Line

Our island Board recently sent in a deposit and signed a contract with Teco, the company responsible for expanding our gas lines. Currently a small section of Sunset Island 4 has gas, but this project will extend the gas lines for all areas of both islands 3 & 4. Teco is working on the gas line design and engineering drawings. Once completed, they will apply for permits, then begin construction. Construction should begin August 2009 or earlier.

Underground FPL

FPL is currently working on Palm and Hibiscus Islands' design and engineering plans for underground utilities. Sunset Islands 3 & 4 are next in line. Once construction begins on the other islands, they will begin working on our binding estimate (pricing) and engineering drawings - estimated to begin in early 2009. Our construction could begin as early as late 2009; however, this will depend on Palm and Hibiscus' progress and FPL's willingness to move these projects along.

[Orange] Markings in your Yard or on the Street

Over the last two months, AT&T has been seen around the island digging. They are making repairs to their system. They use orange spray paint to mark the areas where they are working. If you see other colored markings in the future, they represent various types of repairs and projects. For example: White – proposed excavation; Pink –survey markings; Red –power lines & cables; Yellow – gas, oil; Orange – communication; Blue – potable water; Purple – reclaimed water, irrigation; and Green – sewer and drain lines.

Mosquitoes

Mosquito Control of Miami-Dade sprays our islands on a regular schedule; however, if they receive more complaints about a mosquito problem, they will make extra visits to our islands. Also, you may request to be notified before spraying if you have allergies or a reaction to their chemicals. Mosquito Control # 305.592.1186.

Beautifying our Entranceway and Guardhouse



Current view of Mark's Cleaners at entranceway.

The Landscaping Committee of your Board of Directors is working with a Landscape Architect to fully renovate the landscaping at the front entrance. The final project will not only beautify the entranceway, but will also screen the delivery and sanitation section of Mark's Cleaners. Included in the plan will be lighting, new landscaping and a maintenance program to ensure the new landscaping will be properly maintained and cared for.

Our Guardhouse, an historic building, is getting a facelift inside and out. The Board has approved the changes and improvements and the permits are being pulled. Stone on the façade, new wood details around the windows and door, and new awnings will update our look. In addition, the interior will be painted and cleaned up. The Board's goal is to create an entranceway each resident can be proud of and enjoy on their return home.

Security

We have been with our new security company for almost two years now. As you may notice, guards are replaced on an as-needed basis to ensure we have the most competent team available at the current rates. In addition, our new camera system has been very helpful and our investment in security from last year has paid off. In the very near future, our entranceway transponder system will be replaced, improving the efficiency of the system and taking the guesswork out of guard work. Reminder: Please ask friends and construction crew to continue to use Guest gate. This will also give residents easy access and ensure that our security is maintained.

Recycling on Miami Beach

We have received word that a new recycling program will begin soon on Miami Beach. Currently, there are no details regarding when or what new items may be recycled, but we do know that our two-bin system will be replaced to a one 65-gallon blue bin with wheels. All items to be recycled will no longer need to be separated. We will give you all the information on how to get the new bins in our next newsletter. For now, we thought we'd list what can and cannot be recycled – you'll be surprised that not everything can be....

What goes in the GREEN BIN:

- ❖ Newspapers and color inserts (without their plastic delivery bags).
- ❖ Small pieces of flattened corrugated cardboard no larger than 2 ft. x 3 ft.
- ❖ Household batteries, including AA, AAA, C, D, 9-volt, button and rechargeable batteries. For first recycling day of each month only and they must be in a plastic zip lock bag on top of the papers.
- ❖ Phone books can be recycled anytime from August-November. No plastic bags.

What goes in the BLUE BIN:

- ❖ Aluminum food and beverage cans. Please CLEAN – no lids.
- ❖ Clear, brown and green glass food and beverage containers. Please CLEAN - no caps.
- ❖ Plastic containers with the "1", "2", or "3" recycling number on the bottom of the item. MUST have number.
- ❖ Drink boxes, milk and juice cartons and "gable-top" type cartons. Do not include the caps.

Do NOT recycle the following:

- ❖ Aluminum pie tins or foil.
- ❖ Pizza and cereal boxes.
- ❖ Bubble wrap, foam or other packaging material.
- ❖ Window glass, ceramic glass or drinking glasses.
- ❖ Aerosol spray cans.
- ❖ Tin can lids & bottle caps.
- ❖ Medicine and pesticide containers.
- ❖ Medical waste including needles, IV bags and tubing.

THE LATEST NEWS/ SPECIAL NOTES...

- ❖ **Fresh Market** is proposing a new store on West Avenue at 19th Street. They actively sought input from our Board over the last 10 months to ensure that their project complements our neighborhood and the needs of the neighbors. Overall, the Board is in support of their project and Fresh Market was very conscious of noise, parking and potential traffic issues. The project was approved by the Planning Board of the City of Miami Beach on August 29 and construction permits should begin soon. Following are details of the project:

The new Fresh Market store will be 22,000-square-feet of retail space with a 133-space parking garage. There will also be a 20-seat outdoor cafe, which will front on 18th Street. To ease certain traffic concerns, Fresh Market will limit deliveries by 18-wheelers between the hours of 5 to 10 a.m. The new building will have self-contained trash disposal and take deliveries at an inconspicuous loading bay on West Ave.
- ❖ Last year, our Association had a new Sunset Island 3 & 4 sign made for our entrance. We are working on **new signage** as a part of the front entrance restoration described in this Newsletter. See picture.
- ❖ **Sea Wall** - We are working with the City to repair the seawall in the park. This is not high on the priority list of the city and we are doing everything we can to move this up the list as there are safety concerns in addition to the aesthetic issues.
- ❖ **Island Association Dues** – All island homeowners' Association dues were due in March 2008. If you are behind, please send your dues in this month. Drop off your dues at the guardhouse in a sealed envelope to Ricky. Please put on envelope: ATTN: Amy Rabin.
- ❖ **New public WIFI:** As of this newsletter, the free City WIFI is not available yet to the public. They are finalizing several details and we should have an update soon.
- ❖ **Our neighborhood** is growing with new restaurants, a Fresh Market, lovely retail and terrific services (liquor store, nail salon, hair salon, dry cleaners, etc), all within walking distance. Keep your eyes out for new restaurants opening soon.
- ❖ Our **Annual Homeowners Association Meeting** for the residents will be held in mid-December. Date and Agenda to be announced.
- ❖ City of Miami Beach updated their Resident's Guide at www.miamibeachfl.gov. Go to for information on upcoming elections, [hurricane preparedness](#), local activities and updates on City projects that affect our community and even pay your utility bill.

Halloween 2008

As most of you know, we organize a neighborhood party the night of Halloween for our families to mix and mingle. We usually include a rock climbing wall or another fun activity for the kids as well as light food and drinks. **This year, we want your input.**

Join our new Halloween Committee, which will meet at the beginning of October to decide any remaining details for the evening. Please contact Amy at amyr923@bellsouth.net to be included in this meeting.



New island signage

Sunset Islands 3 & 4 Association Newsletter

We welcome you to send in neighborhood announcements and other items of interest that you would like to see in our upcoming newsletters.

To send information please contact:
Amy Rabin at
amyr923@bellsouth.net

Our newsletters are sent out by email. Copies are also available at the Guard Gate. If you do not have email, please let Amy know.

Consider Your Neighbors

- ❖ DOG POOP! Your neighbors are asking you to please carry bags with you and pick-up after your dogs. We have more and more children on the islands and we would hate to think that they would run through a pile left by your dog! In addition, please be understanding that not everyone feels comfortable with dogs being off leash! If your dog can't walk next to you, then please keep them on a leash - it is not only considerate, it's the law.
- ❖ CONSTRUCTION WORKERS: If you are doing construction at your home, please talk with your contractor and workers to ensure they are being respectful of your neighbors' landscaping and sprinkler heads. Also, please ask them to pick up all of their trash and dispose of it properly on a daily basis. If your workers need to park on your neighbors' swales, please remember that you are responsible for replacing any damaged landscaping when the construction is finished. Also, remember that the city has specific codes, which limit during which days and hours workers are allowed on the islands. Your neighbors will greatly appreciate it and the islands will remain beautiful.
- ❖ BE UNDERSTANDING...If your neighbor is remodeling or under construction, please be patient and understanding that it can often take a long time. Remember their improvements better the island for all of us.

ISLAND Announcements/Neighbor News:

(please send any announcements & news to Amy Rabin at amyr923@bellsouth.net.)

- ❖ One of our Island residents, Michael Capponi, generously donated his company's workers to assist with the flagpole refurbishing & guardhouse improvements. Thank you Michael!
- ❖ Over the last two years, we have been fortunate to have 11 new families move onto our islands. We welcome them and look forward to everyone meeting again at our Halloween neighborhood party or at least our Annual Association Meeting in December. Welcome!
- ❖ Our neighbors, Lisa and Jeff Akin, had a healthy and very cute baby boy on August 17, 2008, Luca Akin. Big sister Alessia is thrilled!

