

Late Summer Edition

NEWSLETTER

August 2023 - The Grande Downtown Orlando

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Elevator Project Update

The garage elevator is back up and running with all new machinery and a fresh modern interior cab. Currently this is the only move in/out elevator. Please be patient if it seems this elevator is not calling to another floor as someone may be unloading or loading the elevator.

As soon as the pool elevator is completed and has passed inspection, the elevator closet to the office will begin immediately. Mass e-mail will be sent when the pool elevator reopens and the office elevator closes. The Board would like to thank residents for their continued patience throughout this project!

For those residents with dogs, please make sure you do not allow your dog to urinate in the elevators. We understand accidents happen and ask that you please carry towels with you just in case!



Rules - Why are They Important?

Rules. The dreaded inconvenient annoyances placed upon residents by the Association. We get it! You don't like them, and we don't like telling you that you are in violation! Contrary to popular belief, rules are created to keep the community safe and harmonious. Rules help preserve aesthetics and maintain the property as well as protect the quality of life for all residents. Please make sure you review rules on a frequent basis and you are adhering to the the rules and policies of the community. Some of the most frequently violated rules are listed below. If you are unsure of something, please reach out to Management first! For a full copy of the Rules and Regulations, please visit www.grandedowntown.com:

- **Noise.** The most complaints made to the association regard noise from someone else's neighbor preventing them from sleeping or being able to enjoy their own condo comfortably. The Grande was originally constructed as an apartment complex, the walls are thin. The floors are not made of pure concrete. As a reminder, please do not play music, television, surround sound, or other sound amplifying devices at unreasonable levels any time of the day. If it can be heard outside of your condo door, it is too loud. All noise should be kept to the very minimum between the hours of 8am and 10pm. If a unit owner is undertaking approved renovations within their condo, they must adhere to the strict work hours per the Architectural Modification Form.
- **Pets.** Unit Owners and those with medically necessary dogs, please make sure you are walking your dogs in approved dog walking zones only. Please make sure you are picking up after your dog and disposing of solid waste accordingly. It is suggested a towel be carried with you to wipe up any urine on common area hallways, elevators, stairwells or sidewalks. It is the pet owners responsibility to clean up after their dog. It is a \$100.00 fine for anyone found not picking up after their pet or following the other pet rules in place. Approved dog walking areas include those locations with a doggy waste station only. All other areas are strictly prohibited. If you would like a map of approved zones, please visit www.grandedowntown.com and click on "Contact Us". Please remember, your dog must be on a leash and under your control at all times. It is also imperative that dogs do not create a noise nuisance for surrounding units.
- **Door Lock Replacement** - Unit Owners must obtain approval from the Association prior to changing a unit's front door or balcony door lock/knob. All locks must be brushed nickel in color. Key pad locks and ring door bells are permitted but prior approval is necessary.
- **Parking.** As a reminder, residents are only permitted to park in their own parking space. Residents should not be parking in guest parking for any amount of time. Please remember to park within your painted lines of your parking space. If you are parked on or over the painted lines, your neighbor has the right to tow you as you are now impeding them from parking within their space. Guest Parking - guests may be on property for three consecutive days in any guest space. We are hearing rumors that guests are being told they cant park in the same space for more than 2 days. This information is not correct. If a guest needs longer than 3 consecutive days on property, please contact Management by visiting www.grandedowntown.com and clicking on "Contact Us".

Safety - It's Everyone's Responsibility

Safety is everyone's responsibility. If you see something, hear something or witness a situation that does not seem right and may pose a danger to the community or other residents, please call 9.1.1. This includes strange behavior of others, shouting uncontrollably whether on common areas or within a unit, what appears to be an altercation about to start, suspicious individuals, destruction of property, etc. Once OPD has been alerted, please make your property management team aware or call security after hours and on the weekends. Do not attempt to approach individuals who seem abnormally upset, in the middle of committing a crime or causing property damage. Instead, get to a safe location and call 9.1.1. Try to provide as much detail as possible.

If you are an unfortunate victim of an altercation or encounter an unruly individual, please call OPD and file an official report. Once you have the report or incident number, please share with Management so this may be documented properly.



Package Reminders

- Only USPS packages are accepted at the office.
- All packages must have known resident's name. If another name is on the package, it will be returned to sender immediately.
- Packages must be processed first before picking them up. You will receive an email or automated voice call letting you know you have a package ready for pickup.
- Packages are held for 5 days. After 5 days, another notification will be sent. If the package is still not picked up after the second notification and 3 more days, it will be returned to sender. If you leave town and need a package held longer, please contact Management!
- Perishable items are not accepted at the office.
- Security is available for package pickups between 6pm and 9pm daily. Please call them first at 321.229.6435 before attempting to obtain as they should be out on property rounds.





ARE YOU PREPARED?

Hurricane Season has begun. It is strongly encouraged to prepare now! For information on how to prepare for major storms, please visit one of the below websites:

- <https://www.weather.gov/safety/hurricane>
- <https://www.ready.gov/hurricanes#before>
- <https://www.ready.gov/prepare>
- FloridaDisaster.org - here you will find a Disaster Supply Kit Checklist.
- Mikes Weather Page: <https://spaghettimodels.com/>
- Any local news station website:
 - <https://www.mynews13.com/fl/orlando#>
 - <https://www.wftv.com/weather/>
 - <https://www.wesh.com/weather>
 - <https://www.clickorlando.com/>

Being prepared for any disaster well in advance is the best option to avoid the hectic rush that normally occurs days before a storm makes landfall. Supplies start to run out days before a storm is scheduled to hit and delivery companies may not be able to get deliveries to you in a timely manner. If you will be out of town during Hurricane Season, please make sure you bring in all loose items from your balcony and bring your front door mat inside. It is your responsibility to make sure your unit is prepared!

Upcoming City of Orlando Events

- Orlando Farmers Market - Saturday, August 6, 2023, at Lake Eola
- Wall Street Plaza Block Party - August 11th, 2023, 9pm to 2am. 7 venues, outdoor bars, DJs, bands and more!
- Electronic Waste and Textile Recycling Event - Saturday, August 12, 2023, from 9am to 1pm.
 - Discard electronics you are no longer using safely. Items such as computer monitors, television (one per household only), telephones, cell phones, fax machines, rechargeable batteries, electronic circuit boards/components, stereo equipment and games, printers, etc. You can also recycle clothes, shoes, home textiles such as towels and old bedding and stuffed toys.
 - Location: Orlando Festival Park 2911 E. Robinson St, Orlando, FL 32803
- BLK JOY Festival - Saturday, August 19, 2023, from 11AM to 4PM. This is an opportunity for the Black community and allies to center joy and create a sense of community by creating a brave space for healing. There will be fitness classes and wellness stations as well as education to support mental and physical health. In addition, there will be several local organizations and vendors providing music, food and entertainment that are primarily owned by black businesses.
- Board and Brews - Wednesday, August 30, 2023, from 5:30pm to 7:30pm. Mayor Buddy Dyer and other representatives from the Citizen Advisory Board will be hosting this meeting so City Residents can learn how they can make an impact by serving on the City Board. Please visit downtownorlando.com to RSVP for this event!

All of the above events and more may be found at www.downtownorlando.com!

Office Information:

Address: 300 E South St Office, Orlando, FL 32801

Website: www.grandedowntown.com

Office Phone: 407.835.1359

Office Hours: Monday - Friday 8am to 4pm.

Closed Daily from 12:45 to 1:30pm.

Security Phone: 321.229.6435

Security Hours: M-Sun 6pm to 6am

After Hour Package Pickup Times: 6pm to 9pm