



Twin Towers HOA Newsletter

September 9, 2021

Fall, 2021



LIGHTS OUT! TURTLE SEASON HAS BEGUN

Inside this issue:

Spectrum Services	2
Unit Maintenance	2
Welcome New Owners	3
Property Rules	3
Missing Movies	3
In Memoriam	3
Laundry Equipment	3
Maintenance Due Date	4
Board of Directors	4
Office Contact	4
Website Update	4

Letter from the President:

With the Champlain Towers South partial collapse this past summer, the Association has received calls and questions regarding the structural integrity of our Twin Towers buildings.

We have an engineering firm, Existing Structures, that has been on property continuously since 2008 working on different projects...the A/C condensing room facing, the west stairwell facade, balcony restoration, and the parking structure replacement/repair just to name a few.

Existing Structures inspected all unit balconies in 2013 and have been on-site at least monthly with each of our balcony restoration projects. They have been in over half of our condominium units, have walked our hallways and stairwells, and continue to inspect the outside walls in areas which balcony restoration takes place. Should they have identified anything concerning, they would have brought it to our attention.

There are very significant differences in our buildings' design. The construction of the Champlain Towers was beam & column. Our construction is a more solid concrete structure. In addition, we have been and continue to make important concrete repairs to our buildings. We have no reason to believe that a similar situation will occur here at Twin Towers.

The terrible tragedy that occurred in Miami is heart wrenching. We sympathize with the families and friends of the residents of Champlain Towers South and the community as they move forward with the investigation into the cause of the collapse.

We will continue to follow the investigation and review any engineering recommendations that result to determine their relevance to our property.

Sincerely,

Richard Murphy, LCAM
President, Twin Towers HOA, Inc.

SPECTRUM SERVICES

The Association entered into a contract with Spectrum to provide the SIGNAL for television and internet service. We do not provide or manage the equipment.

Homeowners or residents are responsible for contacting Spectrum to receive the equipment needed to run these services. Please be aware of whose name the equipment is registered.

If you sell your unit and the equipment is in your name, you are responsible for returning the equipment—otherwise you will be charged.

If you rent your unit, you may consider having the tenant obtain the equipment for the unit. If they loose or damage the router, modem or cable boxes, they will be charged for the equipment. Once their lease expires, they can return the equipment.

Be sure to contact Spectrum's Bulk Account department when working with your unit's services:

833-697-7328

They can assist you with equipment issues or adding additional services.

Unit Maintenance:

Many of our unit owners are seasons or occasional residents; therefore, we would like to remind those of you here infrequently that there are maintenance responsibilities of ownership. We ask that you address these items during your visit or befriend a fellow resident to periodically check on your unit and/or be available if maintenance needs done or an emergency occurs in your unit:

Kitchen Plumbing —

Never pour grease down the drain. We are seeing an increase in pipe clogs from hardened grease down the drain...please be careful with the plumbing. Inspect plumbing periodically for rust stains, moisture in walls or floors, or banging pipes.

Appliances —

dishwashers, refrigerators, and ranges generally last 12 years...and many motors or other parts may freeze up if not exercised. As your appliances age, be sure to periodically check supply hose and ice maker lines and connections. Tighten any loose connections and change lines every five years. Garbage disposals are meant for "plate scraps"—not seafood shells, etc. Please be aware that our pipes are 55 years old and aging....when in doubt throw it out and save the plumbing.

Bathrooms —

Twice a year, inspect all toilet components of the toilet, such as the float, fill, supply and flush valves and the supply lines. Be sure you can turn off the supply—if older screw type valves are hard to turn or begin leaking, consider replacing them with ball valves for easier shut-off.

Water Heater —

IT IS REQUIRED THAT ALL NEW HOT WATER HEATERS HAVE A DRAIN PAN INSTALLED. Water heaters should be flushed every six months to remove sediment. Anode rod and pressure relief valves should be inspected every year. Get an annual inspection from a plumbing including the shut-off valves and all piping. Signs of broken valves and loose or wet joints and rust are a sign of upcoming damage. The life expectancy of a water heater is eight to twelve years with property maintenance...if your unit is over ten years old, we recommend the unit be replaced.

Windows & Sliders —

While well-maintained windows can have a useful life of 20-40 years, here on the Florida coast, the direct sunlight, heat, salty air, condensation and frequent wind-driven rains can decrease the life of your windows.

Windows should be inspected at least annually. Check for leaks, cracks in paint, sealant cracks or problems with the sashes. Clean and/or coat your windows at least quarterly. Caulk windows to ensure that they are watertight. Clean and lubricate window tracks. Ensure weep holes are open and allowing water to flow from the window track. Many leaks suspected to be concrete cracks are actually window frames that are pitting and just plain falling apart.

Air Conditioners —

we continue to ask residents to put bleach down their condensate drain line to keep it cleared. Simply open up the drain line clean out or T on your inside unit and pour a half cup of 50/50 warm water and bleach mixture OR warm water and vinegar solution through the line once every other month.

If you are going to enjoy the benefits of seasonal living on the beach, you must expect some maintenance costs and upkeep — just like you do at your other homes. For those of you that reside year-round and/or do perform routine maintenance — WE THANK YOU! Many of these maintenance items like plumbing, window maintenance, etc. do not just affect your unit, but can affect other units as well!

Welcome New Owners:

Please join the Board in welcoming the newest members of our Twin Towers family:

Michael Miller 207S
Bob and Debby Jones 109N

We hope you enjoy your time with us!

Property Rules:

Every few newsletters we have to again address the rules of the community and the reasons for them. Each of our rules has been created with the purpose of protecting:

- (1) the common areas, (for instance—hanging on the rope in the pool frays the material and gets into the pumps, costing hundreds in repair/replacement costs,)
- (2) upholding local, state, or federal policies, (ie. — no glass in the pool — everyone walks barefoot in the pool area, if glass is broken, it may cause serious injury) and
- (3) to respect other residents' use of the property. (i.e. —not everyone has the same taste in music —use headphones when listening to music at the pool!)

It is our residents' responsibility to read the rules and regulations as provided by the Association and to adhere to them. The Association sends notices when we are able to clearly define infractions and the resident; however, we cannot possibly monitor all areas of the property and all residents for adherence. So again, read the rules and recognize that, even if you do not know why, there are usually reasons for the rules we have in place....

Building permits are required to ensure proper materials and designs are used in areas that affect common piping, electric and structure. As mentioned in our last newsletter, the office will call the building department if we identify work being done without the proper permits.

Animals on the property — Please be aware that any animal that falls outside of the parameters of our rules has been vetted by our legal counsel. We continue to receive requests for accommodation for "assistance" animals. Any animal (or multiples in a single unit) that you see on-site, has been through the Board's approval process of legal review. The Association cannot restrict the size, number, or movement of these animals.

Rental units — if you are renting your unit, please review the requirements and documents needed by the Association. We should not have to contact you when we see a new person on property....be prepared and get us the materials before a new tenant arrives!

Parking area — please be sure to obey the signs, look carefully & take it SLOW!

We are all adults and should be able to consider the needs of the community and other residents as they relate to our behavior. Please be AWARE of your actions, be KIND to others and be CAREFUL to reduce injury!

MISSING MOVIES

**WE ARE MISSING 70
MOVIES FROM OUR
CLUBHOUSE MOVIE
LIBRARY.**

**PLEASE CHECK YOUR
UNIT AND RETURN ANY
MOVIES SO OTHERS MAY
ENJOY THEM TOO!**

Fall, 2021



Cherishing the memories of our time together with dear friends!

Andrew Kestler

LAUNDRY

EQUIPMENT

As we get new equipment, please be aware that washer lids must remain closed for the machine to work. Opening the lid will stop the machine from filling, agitating and spinning.

Dryer lint drawers are checked periodically. Please be sure they are closed to start the equipment.

**THE WEBSITE IS DOWN FOR MAINTENANCE—WE
APLOGIZE FOR THE INCONVENIENCE!**

Twin Towers Homeowners Association, Inc.
2020 N. Atlantic Avenue
Cocoa Beach, FL 32931

REMINDER

**PAYMENTS ARE DUE ON THE
FIRST....IF NOT RECEIVED BY
THE SEVENTH OF THE MONTH,
A \$25 LATE FEE WILL BE
ASSESSED. NO EXCEPTIONS!**

BOARD OF DIRECTORS

President:	Richard Murphy
Vice President:	Mike Naumann
Treasurer:	Tony Jorge
Secretary:	Lyn Parsons
Director:	Karen Patrick

Management Office

The Twin Towers HOA office is located at
the main entrance to the
North building.

Office Hours are Monday through Friday
from 9:00 AM - 3:30 PM

Launa Young
Community Association Manager

Phone: (321) 783-2435

Fax: (321) 783-2040

After Hours Emergency (321) 537-2020
no text please

E-Mail: twintowersmanager@yahoo.com

Visit us at www.twintowershoa.com