



# Twin Towers HOA Newsletter

March 15, 2018

Spring, 2018

**AUTOMATIC  
DRAFT OF  
MONTHLY  
MAINTENANCE  
FEES IS  
AVAILABLE!  
STOP THE WORRY  
OF WRITING  
CHECKS AND  
POSTAL  
DELAYS!  
SIGN UP WITH THE  
OFFICE TODAY!**

## Board of Directors:

Please join me in welcoming your 2018 Board of Directors as elected at the Annual Owners' Meeting on February 15, 2018:

Richard Murphy — President  
Anthony (Tony) Jorge — Vice President  
Jesse Westburgh — Director  
Jeff LaFleur — Treasurer  
Susan (Sue) Howden — Secretary

We appreciate your service to the Twin Towers community!

A very special "Thank you!" to our outgoing Board of Directors who worked so diligently on behalf of the property for these past years! Your dedication to our community is very much appreciated!

## Balcony Restoration:

We're disappointed to report that the concrete work scheduled for 2018 has been delayed. Unfortunately, we had not gotten to the point of signing a contract for the work and all of the concrete vendors have scheduled other jobs for the upcoming summer. Our goal now is to combine the work originally scheduled for 2018 & 2019 into one project and get a contract signed to begin May 2019.

We do still have some individual balconies that require immediate attention and are working to get these scheduled as soon as possible.

## Unit Guests:

For safety purposes, owners are required to advise the Association of visitors arriving to the property **PRIOR** to their arrival.

A Visitor Information Form is available for your ease in providing the dates your visitors will be on-site, the vehi-

cles that will be parked here, and the names of your visitors. Forms are available on the website or at the office.

Please print and complete the form in its entirety, then scan & return to the office via email, in person, or via regular mail at least

four days before the arrival of your guest.

In addition to ensuring that individuals on-site are authorized to be here, this information allows us to understand which units are occupied in the event of an emergency.

### Inside this issue:

Fire Protection	2
2017 in Review	2
Welcome	3
Pets	3
Thank You	3
In Memoriam	3
Unit Renovations	3
Board of Directors	4
Office Contact	4

## FIRE PROTECTION

Each unit is equipped with a smoke detector:



The detectors do "beep" if the batteries are low. Please let the office know if you hear this type of sound and we will change the battery for you.

Each unit is also equipped with a siren/horn:



These horns are hard-wired to the fire system and cannot be disconnected or removed.

Devises are provided in each unit to ensure the safety of our homeowners. In addition to paying for the new devise, homeowners can be fined by the Fire Department for disconnecting any fire safety equipment.

If you have any questions regarding safety devices, please call the office.

## 2017 – The Year in Review:

The last 12 months have been very busy, with a lot happening on the property!

We began our long-term concrete restoration program and finished the first 24 balconies plus two of the roof overhangs in the North Building. There were some hiccups but we learned a lot during the project—which should help future restorations go more smoothly.

For safety purposes, extra exit lights have been added in the hallways (at the request of the Fire Marshal).

Hurricane Irma kept us extremely busy before & after the storm. The staff moved balcony furniture off a number of balconies before the storm. **OWNERS NEED TO BE SURE TO CLEAR THEIR BALCONIES EACH TIME THEY LEAVE THE PROPERTY...**this effort took away from time the staff should have been using to prepare the common areas and get home to their personal property.

We repaired the elevators and fire system in addition to replacing light fixtures

in the hallways and stairwells—all of which were damaged by power surges as the electric was restored. We also updated the exterior lights in the courtyard and picnic area.

The dumpster fence material is on back-order, but we are on schedule to have the area restored!

Our old generator didn't make it through the storm and requires replacement. The Board voted on a new generator, which should be installed by the end of April.

The main lobby areas have received new ceiling stucco and paint. New light fixtures have been ordered for this area as well.

We have replanted the main walkway landscape material and added new mulch to create a more beautiful courtyard!



The Association took on a part-time helper to assist in hurricane recovery and special projects. To date, Craig has painted the west end stairwell floors & walls, all common doors, the main lobby areas, all elevator lobby areas, and all first floor chair rail, baseboards & accent wall. Craig is currently working on stripping and re-sealing the beach walkway.

The Atlantic Room wall mural was freshened-up by the original painter and looks beautiful!

And, finally, both water heaters for the pool were replaced within the last four months!

We so appreciate your patience as we've worked through this last year...its been a challenge, but we accomplished a lot!

Our first update of 2018 is new carpet on the 1st floors of the buildings which was installed last week. We think the end result looks great!



## Emergency Assistance:

The office will maintain a record of persons needing special assistance in the event of a fire, evacuation, or other emergency. It is your responsibility to notify the office if you or a guest staying with you may require special assistance.

Should an emergency arise, we can provide this information to the authorities to ensure the proper assistance is provided.

**Welcome New Owners:**

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

Patricia Ellington & Michale Hill	Unit 517N
Jesse & Rhonda Westburgh	Unit 503S



**Pets:**

We have seen an increase in the number of pets within our community...and an increase in the number of pet rules not being followed.

Owners are allowed one dog and/or one cat per unit. Multiple pets are not allowed.

**ALL PETS MUST BE REGISTERED WITH THE OFFICE.**

**VISITORS TO THE TWIN TOWERS PROPERTY ARE NOT ALLOWED TO BRING PETS.** The homeowner will be put on notice and asked to prohibit visitors that cannot adhere to Association policies.

As a reminder, all dogs should be on a leash when not in your unit.

The dog walk is in the middle of the visitor park-

ing...no other areas are designated for pets.

All pet excrement is to be picked-up and properly disposed of in the container provided. Bags are provided.

Dogs and cats are not allowed to roam the hallways! Please be sure to monitor your pets.

Cherishing the memories of our time together. Our condolences to the friends and family of the Twin Towers residents recently lost:

Martina White  
Robert Spiers  
Tom Mandros  
Ruth Young

**CONSIDERING UPGRADES OR WORK IN YOUR UNIT?**

**CHECK WITH THE OFFICE FIRST**

Homeowners must communicate their request to perform unit work or renovations before they begin.

New air conditioners, kitchen & bath remodels, new windows/sliders (just to name a few)— these items may have an effect on the common elements of the property and require APPROVAL before they can be completed.

**Please do not put the staff in a position to have to STOP work and/or turn away a vendor until you get the proper approval!**

**Thank you...**

To each of the Men's & Women's club members who helped schedule and host such great events this season!

The Christmas Dinner, Valentine Dinner, and Italian Nights were well attended and lots of fun!

The Trash-to-Treasure was a great success...we look forward to continuing this on an annual basis.

Thank you to Tina for incorporating Water Arobics into our weekly activities schedule—it was a big hit!



IMPORTANT INFORMATION PROVIDED...PLEASE READ

Cocoa Beach, FL 32931

2020 N. Atlantic Avenue

Twin Towers Homeowners Association, Inc.

**REMINDER**

Please keep the personal information on file with the office current...update addresses, emergency contact, and vehicle information as needed.

**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

E-Mail: [twintowersmanager@yahoo.com](mailto:twintowersmanager@yahoo.com)

**BOARD OF DIRECTORS**

President:	Richard Murphy
Vice President:	Anthony Jorge
Director:	Jesse Westburgh
Treasurer:	Jeff LaFleur
Secretary:	Susan Howden