



RENAISSANCE TIMES

Spring 2016

MANAGER'S CORNER

Phase III: The third and final phase of the three-year design project will begin April 11, 2016 with the installation of new flooring in the service hall and employee bathroom and breakroom. This will necessitate the closure of the service hall for the week of April 11 – 15. Dog walkers, contractors and staff will have to use the passenger elevators during that week. The recycle bins will be emptied and moved from the area early Monday morning, April 11th. For that week, please keep recycles in your home. There will be one additional shorter 24-hour closure of the service hall on April 18-19 to seal the new flooring.

Other areas to be improved in Phase III include the media room, the conference room, the business center, locker rooms and the fitness room. Primarily, the work will consist of new flooring and paint. Residents will be notified when closure of those areas is scheduled.

Before You Leave: There are a few important things that need to be done before you leave for the summer. Inform the desk of your departure date. Bring everything in from your balcony so that those items do not become missiles during a storm. Turn the water mains off. Check your A/C over to make sure it's in good working order and set the temp to at least 79 degrees. Hire home watch to check on your home in your absence and let staff know who you've hired. Leave a key to your car on the kitchen counter, in a drawer or with your home watch person in case there is an emergency that would necessitate it be moved.

Verizon: The conversion from the old infrastructure to the new fiber optic infrastructure is going...well, it's going. There have been more than a few bumps along the way. Add to those the fact that Verizon in our area was sold to Frontier and that transition is in the works. Fortunately, we have made a connection with a Verizon/Frontier representative who has been very good at solving the order and installation problems, so progress is being made. The telephone number to call for conversion to the new infrastructure is: 844-660-0648. Let Courtney know if you have a problem making an appointment for installation.

Verizon continued ...

Soon, it will be necessary for some utilities buried in the roadway just outside the north garage exit to be moved as a part of the Valencia Townhomes project. Verizon wiring will have to be moved as a part of that project. When Verizon comes in to move their wiring, they will do it at midnight. There will be an outage of all services for about 4 to 5 hours. As soon as we have solid information related to that outage, we will pass it along.

Association Fees: The quarterly Association fees are due on the first day of each quarter: January 1, April 1, July 1 and October 1. The second quarter fees are due now. Any payments not **posted** by the 15th of the month result in late fees and interest being levied – there are no exceptions to this. Anyone over 90 days late is subject to the Association demanding the entire assessment fees for the balance of the year and other legal action. If you have a problem with your payment coupons or need help with setting up auto pay, please contact Courtney – 941-957-3957 or csilverstine@rencondo.com.

Valencia Project: The building of 30 townhomes behind the Renaissance is well underway. As mentioned above, at some point in the next two weeks, the construction crew will be moving some utilities – including Verizon wiring. This will necessitate digging up the road just outside of the north secured parking exit. The north garage exit will be closed until the work in that area is complete. The road will be covered with gravel until a permanent surface is installed.

If you'd like additional information about the homes being build, visit their website at www.valenciasarasota.com.

May Lane Gate: The May Lane access control gate will be installed within the next 4 to 6 weeks. Your key fob will open the gate. Stricter parking rules will be implemented and enforced.

Board of Directors Meeting: The next meeting of the Renaissance Board of Directors is April 21st and all unit owners are invited to attend. Watch for the meeting notice to be posted.

BUILDING MAINTENANCE

Drains & Backups: This was mentioned in the last newsletter, but it bears repeating. There was a sewage backup in a unit on one of the upper floors late last year. It appears to have been caused by a blockage in a main pipe.

Please be very careful about what you put down your drains and flush down your toilets. No grease should be put down any drain ever. No female sanitary products, diapers, paper towels or kitty litter should be flushed down the toilets. In fact, we have learned that Charmin toilet tissue can also block a sewage system because it doesn't break down as well as other tissues do. A garbage disposal recommendation by plumbers is that if you cannot eat it, it should not be run through the garbage disposal. It is the homeowner's responsibility to maintain your drains and toilets.

Please seek professional help if you believe you have a blocked drain, garbage disposal or toilet. Your good friend who helped you with that plumbing project may do more harm than good, costing you far more than the price of a professional plumber. There are many microbial products available that are safe and effective in keeping drains clean and deodorized. They do not harm the pipes or fixtures. They are usually liquid and are poured into drains periodically. The friendly bacterial cultures adhere to the drain pipes and continually eat away at the organic residue left in the line. Check online for a product and consider using it in your home.

A/C Maintenance: Have you had the air handler in your unit checked lately? It's recommended that you have it checked and maintained at least once a year and ideally, twice a year. The pan beneath the unit in your utility closet is there to collect condensation that isn't draining as it should. If all is functioning properly, the unit will turn itself off if water is detected. Otherwise, the pan will overflow causing all sorts of problems in your home and/or the homes of your neighbors - beside you and below you. The repair of these problems can be costly. It's much less expensive to have regular A/C maintenance.

Consider purchasing a water alarm. They cost roughly \$12 and can save you hundreds to thousands of dollars in costly repairs. They are small, battery operated and easy to install. They emit a very loud alarm when in contact with water. You can put one

near your air handler pan, under a sink, near your washing machine and near a toilet. Even if you are not home, your neighbor will hear the alarm. Courtney has a supply of water alarms for sale in her office and will be glad to show you how easy they are to use.

Completed Projects:

Building Wash: The building was pressure washed at the end of the year. There were some areas on the building that did not clean up very well, but for the most part, it looks pretty good.

Fire & Safety Inspection: The annual safety and fire sprinkler inspection went well. As usual, some sprinkler heads had to be replaced but not as many as in past years.

Hot Water Repair: Some residents on the north end of the building have experienced lengthy wait times for delivery of hot water to their homes. After much research, a method to resolve the problem was devised. The plumbing aspect of the project went well. Affected residents report greatly improved hot water delivery. The Association sees a difference in the water bill since this repair was made. The finish work in the refuse rooms and hallways has been going slowly. We're working on what we hope is the final punch list.

Thank you for your help: As always, the staff appreciates having all of your eyes looking out for maintenance and housekeeping items that may need attention. Please contact the office to report things you feel need attention and we'll assign them to the right person for the job. While staff makes rounds every day in the course of their daily work, it's difficult to get to every task each day. Your help is greatly appreciated.

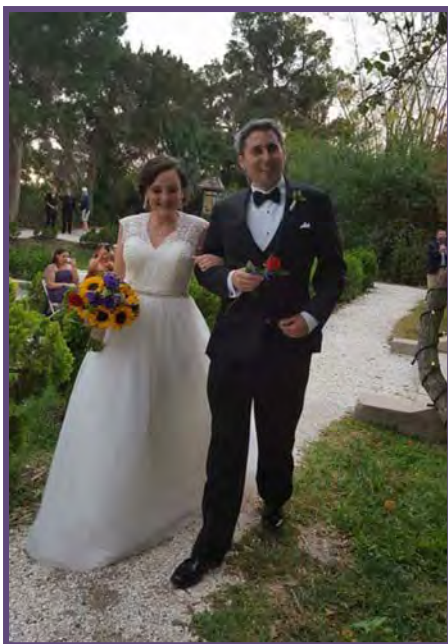
SOCIAL COMMITTEE

The Renaissance Social Committee Team has been serving an increasing number of residents in its social events this year. The season started with a “Back to School” Tuesday night social, a Lido Beach Sunset dinner, and a bus tour to Cape Coral for Oktoberfest.



Great buffet at the cocktail party

In November, the committee hosted a “Welcome Back” cocktail party, followed by two lawn-bowling Saturdays, and our annual “Trim-Our-Tree Party”. Those who have attended these events report that each event has been a wonderful opportunity to spend some quality time with their Renaissance friends and neighbors.



Courtney & Jon Silverstine

The Social Committee hosted a bridal shower for Courtney and her fiancé Jon on February 15th. It was attended by nearly 100 guests and was a beautiful event. Courtney and Jon were married March 12th at Historic Spanish Point.

Every Tuesday residents meet informally in the clubroom at 6:30 pm for drinks, appetizers, and conversation. Come join the fun. All Residents are welcome! Bring your own beverage and an appetizer or snack to share.

Additionally, the first Thursday of each month is movie night in the Media Room. Movie announcements are displayed on the 2nd & 3rd floor tables by the elevator doors during the first week of each month. If you'd like to receive email announcements of Renaissance social events and of events in town, please give your email address to Courtney Silverstine in the office and she will pass it along to the social committee communications coordinator.

Watch for information about the annual “End-of-Season” cookout on Sunday, May 15th.

PETS

With the building of the Valencia project underway, areas to walk dogs have become scarce. The Alinari owns the green space beside and behind that building and would appreciate you not walking your dogs on their property. That leaves just the common master association areas. Those include the center area on May Lane and the green space around the pond in front of both buildings, as well as the bit of grass at the southwest end of the Renaissance.

Please clean up after your dogs. There are doggie bags in a dispenser on the wall right next to the service door and a convenient trashcan outside of the door. Please grab a bag on your way out. Also, prevent your dog from relieving itself on the columns, walls and plantings around the ground floor of the building exterior. Your neighbors will greatly appreciate this consideration.



All pets must be registered. Please visit the front desk and bring a photo of your pet.

Only unit owners may have pets in the Renaissance. There is a 30-pound weight limit. No pets may visit or travel via the passenger elevators.

VEHICLE REGISTRATION

Beginning April 18, 2016, we will begin issuing vehicle ID stickers. You'll need to re-register your vehicle to be issued the ID sticker. All vehicles in the garage will have to have the sticker by September 1, 2016. If you'd like to register your vehicle now, please see Courtney in the administrative office.

GUEST SUITES



There are two, newly redesigned guest suites on the first floor. Residents are encouraged to reserve them for their overflow guests. Each is outfitted like a small hotel room with a queen-sized bed; full, handicap-accessible bathroom; microwave; small refrigerator, and other necessities common in a hotel room. Ask about the reasonable fees when you call to make your reservations. The resident must currently be in residence at the Renaissance in order to utilize the suites

THIS 'N THAT

- **Use of Bleach:** Please refrain from using bleach in your units where there is the possibility of it getting tracked into the hallways. Along with its toxicity, bleach ruins the carpets necessitating an expensive repair. White vinegar is an excellent alternative to bleach.
- **Fobs:** Please do not give building entry devices, such as fobs or entry cards, to contract workers. Doing so compromises the personal security of everyone. There is a key release program that can be utilized to permit contractors to gain entry to your apartment. Please call the desk for details. All private contract workers, including housekeepers and in-home care providers, must sign in at the desk.
- **Smoking:** of any kind is not permitted in common areas, including residential hallways. Also, if you smoke on your balcony or terrace, please do not dispose of smoking debris such as butts, ashes and cigarette or cigar wrappings over the railings.
- **Battery Recycling:** Our sources for disposal of batteries have informed us that they will no

longer take the batteries. The can in the recycle area has been removed for this reason.

- **Doors:** Please do not prop open your unit door to the common hallway. It is both a fire code violation and interferes with the proper pressurization of the hallways.

Never open the door to the hallway if you've burned food in your unit. Doing so can set off the fire alarm which summons the fire department. A false alarm call such as that can cost anywhere from \$500 to \$1500 in fines. That cost is borne by the unit owner involved.

- As you and your guests return to the building from the pool/spa, please do so via the door near the fitness room or the door near the kitchen. Please do not use the clubroom door to access the pool. Make sure no one is dripping wet when entering the building. Those little puddles on the marble floors create a serious slip and fall hazard. Please wear a cover up of some sort and shoes at all times when in the public areas of the building.

Water Facts

- The average individual uses 78 gallons of water a day.
- 5-7 gallons of water is used every time a toilet is flushed.
- A small drip from a worn faucet washer can waste 20 gallons of water per day. Larger leaks can waste hundreds of gallons.
- In an average home, showers are typically the third largest water use after toilets and clothes washers. The average American shower uses 17.2 gallons and lasts for 8.2 minutes at average flow rate of 2.1 gallons per minute.
- Hand washing dishes uses 20 gallons compared to a dishwasher that uses 9-15 gallons.
- The earth's surface is 80% water. 97% is ocean or seas. 2% of the earth's water is frozen and unusable. 1% of the earth's water is fresh and available for use.



To conserve water:

- Run only full loads in the dish and clothes washing machines – saves 300 to 800 gallons per month.
- Fixing leaky faucets and plumbing joints saves 20 gallons of water per day for every leak stopped.
- Shortening your shower by even 1 or 2 minutes can save up to 700 gallons per month.
- Turning off the water while brushing your teeth can save up to 3 gallons per day.
- Don't use the toilet as an ashtray or wastebasket. Every time you flush a cigarette butt, facial tissue or other small bit of trash, five to seven gallons of water is wasted.
- Don't defrost foods with running water. This will save 200 to 300 gallons a month.
- And, my personal favorite – let pots and pans soak instead of letting the water run while you clean them.

Random facts about bottled water:

- It takes 3 times the amount of water to produce the bottle as it does to fill it.
- Only 1 in 5 bottles is recycled. The others contribute to the 3 billion pounds of waste from plastic bottles.
- 17 million barrels of oil are used in the production of water bottles yearly. Enough to fuel 1 million cars for a year.
- Americans drink 8.6 billion gallons of bottled water yearly, paying 10,000 times the cost of tap water. On average, bottled water costs \$10 per gallon compared to tap water which costs about a tenth of a penny.
- Americans buy, consume, and throw away the equivalent of nearly 100 billion 12-ounce plastic bottles of water every year. That translates into roughly 300 bottles for every man, woman, and child. Laid end to end, these bottles would circle the earth more than 600 times.
- Bottled water brand names can be misleading. We get “Arctic Spring Water” from Florida, “Everest” water from Texas, “Glacier Mountain” water from Ohio and New Jersey.

