

💡 Crystal Court Manor Building 14

Holiday Newsletter • December 2025 💡

Dear Unit Owners and Residents,

As 2025 comes to a close, your Board of Directors would like to extend our warmest holiday wishes and deepest gratitude. It has truly been a privilege to serve our community this year. While we know that everyone has different perspectives and preferences, we always strive to make decisions that benefit the building as a whole—with transparency, care, and the best interests of all in mind.

🎉 2025 Accomplishments & Community Updates

Plumbing & Landscaping Projects Completed

This year, we tackled two major undertakings—the **plumbing project** and the **landscaping beautification project**. Thank you all for your patience, humor, and resilience along the way! We hope you are enjoying the refreshed outdoor areas and the new greenery.

A Reminder: We Are Volunteers

Your Board is made up entirely of volunteers who dedicate time to keep our building running—**so we can avoid hiring a management company and raising maintenance fees**. Speaking of which...

💰 Good News for 2026

We are delighted to share that **there will be *no increase* to the monthly maintenance fee for 2026**.

To help keep costs low, we ask for your cooperation and your community spirit—just a little bit from everyone makes a big difference!

🌱 Volunteers Needed: Watering the New Plants

Our new hose reels are installed and ready for action! Since none of the Board members live on-site, **we rely on residents who do** to help water the plants and keep them looking beautiful.

If you are willing to adopt a hose and become one of “Building 14’s Garden Guardians,” please let us know—we would be eternally grateful (and so will the plants!).

Keeping the Grounds Clean: We Need Everyone’s Help

Yes, it truly *does* take a village! Here are a few friendly reminders to keep our community looking wonderful:

- **See a palm frond? Don’t walk by like it’s going to bite—please pick it up.**
- **Taking out garbage? Make sure it's not leaking.**
If it drips, please clean up after the spill.
- **Do NOT leave garbage outside your door or next to the bin.**
- **At the dumpster, close the bin with the rail** to keep rodents and raccoons away.
- **Indoor furniture may NOT be placed outdoors** due to insurance requirements.
Leaving it outside can jeopardize our building’s policy and raise insurance costs for everyone.
- **If you see trash or items that don’t belong, kindly help by picking them up.**

We also plan to hire a **new lawn service company** soon—better service, cleaner grounds, happier residents!

Laundry Room Etiquette (aka Laundry, Our Favorite Adventure!)

Please **DO NOT adjust or alter the washer timers.**

If a washer or dryer is not working:

 Email: **crystalcourtmanor@gmail.com**

 Call or text the Board Secretary: **786-374-9265**

Also, if something is broken, please **post a quick sign** so your neighbors don’t discover it the hard way. Since the Board does not live on-site, **your notifications are the ONLY way we know when something needs attention.**

Smoking Courtesy Reminder

While we do not have a formal smoking policy, we depend on **common courtesy**:

- Please **do not smoke outside your apartment door**, as smoke (like noise) travels and affects others.
- You may smoke **inside your unit** or in the **newly landscaped outdoor area on the side of the building**.

No resident should have to walk through smoke to reach the laundry room.

Thank you for your thoughtfulness.

Upcoming Projects

We're not done yet! In 2026, the Board will be focusing on:

- Updating the **laundry rooms**
- Replacing the **mailboxes**
- Installing a new **bike rack**
- Continuing to improve the cleanliness and look of our common areas

More details are on the way.

New Condominium Website Coming Soon

To comply with **Florida Statute 718.111**, we are developing an official **Building 14 website**. It will include:

- Governing documents
- Budgets
- Meeting minutes & videos
- Contracts
- And other required materials

Access will be secure for unit owners only. We will share instructions as soon as it is ready.

Save the Date: Annual Unit Owners Meeting

Monday, February 16, 2026

4:00 p.m. • Recreation Center

A separate email will follow as the *official notice*.

Want to Help?

If you'd like to volunteer to:

- Water the plants
- Pick up around the property
- Clean under the stairwells

...please reach out! Every act of kindness adds up, and we truly appreciate it.

Warm Holiday Wishes

May the simple things—**peace, joy, love, and community**—fill your hearts this holiday season. Thank you for your cooperation, your patience, and your contribution to making Crystal Court Manor Building 14 a wonderful place to live.

With gratitude and holiday cheer,

Your Board of Directors

Crystal Court Manor Building 14