

 **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.

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 **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...

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 **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!

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 **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!).

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### **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!

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### **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](mailto: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.**

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### **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.

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### **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.

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### **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.

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### **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*.

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 **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.

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 **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**