

## Palm Aire Condo #4

Website: [PalmAireCC4.com](http://PalmAireCC4.com)

Campbell Property Management  
3500 Gateway Drive Suite 202  
Pompano Beach, FL 33069

Office Number: 954-968-4481  
Maintenance: 954-968-4484  
24 HR Emergency: 954-968-4484

Property Manager: Jorge Villalon  
Jorge's Email: [jvillalon@campbellproperty.com](mailto:jvillalon@campbellproperty.com)

## PACC #4 Board of Directors

### President

Beverly Joseph

### Vice President

Judy Nigoghossian

### Treasurer

Darlene Smith

### Secretary

Barbara Stahura

### Board Members

Terry Colaiacovo

Connie McKeag

Jack Leniart

Pasquale DeMarco

Carmela Ciniglio

## Internal Building Fire Alarms

If this alarm goes off, you need to immediately evacuate the building and then **call 911**

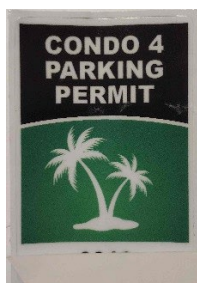
**This alarm can only be  
Deactivated by the Fire Dept.**

**DO NOT CALL CAMPBELL**

## Palm Aire Country Club CONDO #4

## NEWSLETTER MAY 2025

### OUR COMMUNITY



Parking Permit  
DECAL

### SECURITY

Terry Colaiacova	Security Chair	631-672-7388
Security North	Bldgs 46-51	954-676-9059
Security South	Bldgs 38-45	954-682-4910

*Please help maintain our community's safety by securing your vehicles and your apartment doors.*

**Lock IT!**

**All vehicles must have a Condo 4 Parking Permit on the back window. Cars without a permit or a guest pass, will be ticketed. Unauthorized vehicles will be towed at the owner's expense.**

## Condo 4 Building Reps

- 38 Phil Freidenn
- 39 Connie McKeag
- 40 Dennis Rock
- 41 Nick Caraganis
- 42 Ray Wasserman
- 43 Scott Dolinsky
- 44 Scott Dolinsky
- 45 Scott Dolinsky
- 46 Terry & Janice Colaiacovo
- 47 Terry & Janice Colaiacovo
- 48 Terry & Janice Colaiacovo
- 49 Karen Webb and  
Charlie Deangelis
- 50 Jack Farrow and  
Carlo Vellucci
- 51 Primary:  
Joanne & Paul Valenti
- 51 Alternates:  
Missy & Lennie Sansone

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## Condo 4 REC Reps

- 9 Connie McKeag
- 10 Steve Lipscher
- 11 Lennie Sanson

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## IMPORTANT PHONE NUMBERS

### Florida Power & Light

954-321-2179

800-468-8243

### HOTWIRE SUPPORT DESK

800-355-5668

### BROWARD NON EMERGENCY

954-764-4357



## **PACC #4 POOL and Gazebo Furniture has arrived!!**

**A special thanks to our Rec Representatives**

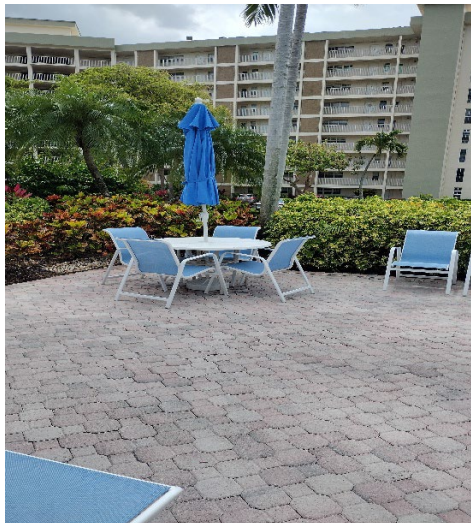
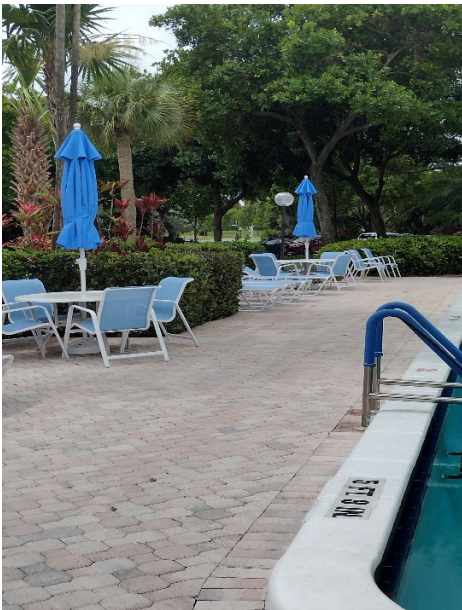
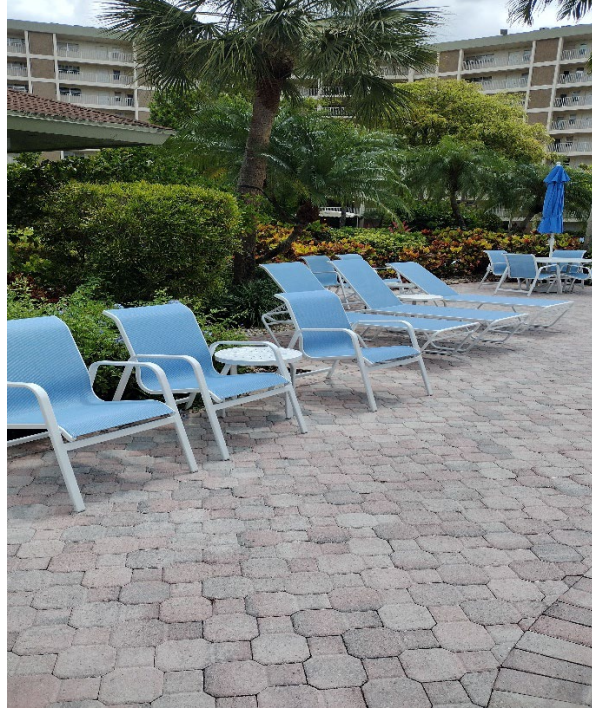
**Rec 9      Connie McKeag**

**Rec 10     Steve Lipscher**

**Rec 11     Lennie Sansone**

**And Terry Colaiaacovo**

**Our rec reps worked diligently and were dedicated in finding quality products at reasonable prices. Thank you again for all your efforts! The chairs, loungers and umbrellas make our pool and gazebo look like a resort!**



## IMPORTANT REMINDERS

- The Management Office must have a copy of the key or the door code to the Front door of the unit at all times for pest control and/or for an emergency. If you have an alarm monitoring service, we must also have the alarm code. Please drop off the key and provide the Alarm or door code to Charmaine Slingsby Code to Charmaine Slingsby at Campbell Property Management. Any questions please call the office at 954-968-4481.
- Owners who Rent their Apartments Yearly or Seasonal for 3 months minimum, without a Real Estate Broker must complete and submit the Rental Lease Packet found on our website [PalmAireCC4.com](http://PalmAireCC4.com) located under forms or you can pick up a packet at Campbell Management. Please note that our Assoc #4 Requires a [Minimum Credit Score of 700](#). All Tenants must be approved by the Association.
- Please note that [Dogs are not allowed in PACC #4](#). This includes Seasonal Owners, Seasonal Leases, Visitors and Guests. If you have an ESA or Support dog that has not been approved by the Association, please contact Campbell to start the vetting process or refer to the Rules and Regulation regarding completing the application for Accommodation. See our website: [PalmAireCC4.com](http://PalmAireCC4.com) [All ESA and Support dogs must be approved by the Association](#).

### Other Items to Remember:

- Plants of any kind are not permitted on the catwalks. They will be removed by the property manager.
- Cats are not permitted to roam on the catwalks. The animal is to be contained within the unit.
- With Hurricane and Tropical Storms weather ahead of us, please be sure to keep your balcony clear
- of any items that could cause damage.
- Obtrusive Doormats are not permitted in front of any doors of the unit on the catwalks. This includes the 1<sup>st</sup> floor units.
- Lock boxes are not permitted. They will be removed by the Property Manager.
- [Please follow Recycling procedures](#). Cans, bottles and jars need to be washed and dried prior to placing in the Blue Recycling bins. PLEASE DO NOT PLACE THESE ITEMS IN PLASTIC BAGS!
- Cardboard boxes, i.e., delivery boxes, cereal boxes and container boxes must be flattened before putting into the Blue Recycle Bins.
- Owners who are doing any renovations to their Unit including Flooring bathroom and Kitchen remodeling, must submit an [ARC Architectural Review Request for Modification](#) To Campbell Property Management. (please see rules and regulations #40)





**Chrissy Bruce**

Account Manager

[Chrisian.Bruce@hotwiremail.com](mailto:Chrisian.Bruce@hotwiremail.com)

## Hi there, I'm your dedicated Hotwire Communications Account Manager!

It is my pleasure to serve your community and uphold our commitment to white-glove, concierge-style service. At Hotwire, we take pride in delivering prompt, personalized support whenever you need us.

I look forward to working closely with you and your property management team to ensure we consistently provide the highest level of customer service.

If you ever have questions or need assistance, please don't hesitate to reach out—I'm here to help!

## Meet Your Hotwire Leadership Team



**Brian LaTorre**

General Manager  
and Regional Vice  
President



**Michelle Castro**

Regional Manager of  
Account  
Management

Want to know more about the beyond state-of-the industry products and services Hotwire Communications offers? Ask your Account Manager today!



**fision**  
Fiber Optics by Hotwire



**RESIDENTIAL**  
Services



**COMMERCIAL**  
Services



**HOSPITALITY**  
Services



**SENIOR & ASSISTED**  
Living Centers



**SMART CITY**  
Services



**STUDENT HOUSING**  
Services

# Help & Support



**Questions? We've got answers and multiple ways you can contact us, 24/7/365**



Call Customer Care  
800.355.5668



Visit [gethotwired.com](https://gethotwired.com)  
and login in to your My  
Hotwire online account



Chat via mobile  
app or online



**Get the most from your Fision services  
with the Hotwire Fision mobile app**

**Features at your fingertips.**

Download the Hotwire Fision app to your tablet, mobile device or BOTH! Our app provides easy access to tons of awesome features and information. Use your phone as a remote, check your balance, learn about new features, and more.

# **PALM AIRE HAPPENINGS**

## **Pompano Beach Parks and Recreation**

**Herb Skolnick Community Center**

**800 SW 36<sup>TH</sup> Avenue**

<https://parks.pompanobeachfl.gov/facilities/herb-skolnick-community-center>

**Contact Information:**

**954-786-4590**

[Ron.Upshaw@copbfl.com](mailto:Ron.Upshaw@copbfl.com)

**Hours of Operation**

**Monday – Thursday: 8:30am – 9:00pm**

**Friday: 8:00am – 4:00pm**

**Saturday: 8:00am -4:00pm**

**Sunday: closed**

Please see <https://parks.pompanobeachfl.gov/events> for local happenings including these upcoming events:

**Small Biz Saturdays with Artisan Marketplace**

**Herb Skolnick Center | 800 SW 36th Ave**

**May 24 | 10:00 am - 3:00 pm**



**May 22 | 6:00 pm - 8:00 pm**



**May 19 | 12:00 pm - 2:00 pm**

