Admirals Walk

5751 Soldier Circle · Sarasota, FL 34233
Office (941) 921-4119 Fax (941) 921-4001
After Hours Emergency (941) 951-4034

New Owner/Resident Information

This information is designed to help ease the transition of moving into your new residence.

Operating Hours

Office
Monday – Friday 10:00 AM – 4:00 PM
(closed for lunch 12:30 PM – 1:00 PM)

Clubhouse & Pool/Spa Area
7:30 AM – 10:30 PM
Swipe cards will not work after closing.
Anyone jumping the gate or fence to gain entry or exit the pool area is subject to a fine.

Gym
5:30 AM – 10:30 PM
(Please turn off lights, fans and tv's when leaving)

Website

Please refer to our website at www.awcondos.com for forms, applications, mailbox numbers, alarm instructions, paint colors, Rules & Regulations.

Utilities

Electric Florida Power & Light 941-917-0708

Water & Sewer Included and maintained by the Association.

Trash The trash compactor is located along Clark Road on the west corner of the property. All trash and recyclables are to be brought to this location.

- Cardboard boxes must be broken down and placed in the bins labeled paper/recyclables. **IF BINS ARE FULL, PUT IN COMPACTOR**.
- Glass and plastic bottles are to be placed in the marked bins, no plastic bags. *(Waste Management will not pick up bins if plastic bags are mixed with the recyclables.)*
- Furniture or large items are to be placed along the far back wall. Inform~~ing~~ the office of any large items being brought to the trash compactor area so we may schedule a special pickup.
- Contractors are not permitted to use the trash compactor area. No carpets, padding, paints, etc…

The recyling area is monitored. Anyone not disposing trash or recylables properly is subject to a fine.

Who is responsible?

Generally, anything inside the unit or items that service only one unit is the owners responsibility. Please refer to Sections 10.5 & 10.6 of the Declaration for clarification.

Examples of Unit Owners Responsibilites

- cleaning dryer vents
- door bells
- air-conditioning unit
- windows/screens
- front door

Dryer Vents

Dryer vents should be checked on a quarterly basis to ensure the vent is free from lint buildup. Keeping the vents clear of lint helps maintain the useful life of the dryer. Blocked vents are a fire hazard for everyone.

Smoke Detectors

These are hard wired with a battery backup. Changing the batteries is the responsibility of the owner/resident. Batteries should be changed once a year.

Fire Alarms

In case of an emergency, the building will alarm sending a signal to the fire department. All units are equipped with audible alarms that will sound in an emergency. Be aware the sound of the alarms is very loud.

Alarm Systems

Signing a contract with a service provider to have your system connected to the appropriate emergency services is your decision. The Association does not have information regarding service providers.

There is a battery for the alarm system located in the master closet (tan box). This needs replacing approximately every three years. On top of the box is a phillips head screw that will need to be removed to open the box.

If your system alarms and will not stop, you will need to change the battery. Replacement batteries can be found at Batteries Plus on Bee Ridge Road in Sarasota. If you do not want to use the system, simply unplug the cord and remove the battery.

Telephone Entry System for Guests

Your name and telephone number have been programmed into the system. Each resident has a specific 3 digit directory number next to their name.
When guests come to visit, they will look up your name using the A for *(up)* and Z for *(down)* on the panel; when your name is displayed, press call.
If your guest knows the directory code assigned to your name, simply enter the directory code on the keypad and press call. (e.g. 123 call)

Granting or Denying Access:

Once you have anwered the phone, you have a choice to either grant or deny access.
To open the gate, PRESS 9 on your phone. A confirmation tone will indicate the gate is opening and you will be disconnected. Some newer phones emit very short tones. If your phone does this, you may have to PRESS 9 twice, in rapid succession, to open the gate.

Note: *If a resident swipes an access card at the same time you press 9, the gate operator will only recognize one, not both. Occasionally this does happen – DO NOT TAILGATE; your car could get scratched by the bar coming down and/or a fine may be imposed.*

Use good judgement to avoid any mishaps. The Association is not responsible.