



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

10:00 a.m. – 4:00 p.m. Monday thru Friday
(closed for lunch 12:30 p.m. – 1:00 p.m.)

Clubhouse and Game Room

8:00 a.m. to 10:00 p.m.
Access cards will not work before opening or after closing.
(Please turn off lights and tv’s when leaving)

Pool/Spa

5:30 a.m. – 10:00 p.m.
Access cards will not work before opening or after closing.
Anyone jumping the gate or fence to gain entry or exit the pool area is subject to a fine.

Gym

5:30 a.m. – 10:00 p.m.
Access cards will not work before opening or after closing.
(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, paint colors, Rules & Regulations.

Utilities

Cable TV/Internet

All units are pre-wired for Frontier and Xfinity. These services are not included by the Association.

Frontier	833-849-3024
Xfinity	800-934-6489

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 flattened prior to depositing in a recycling bin.
 - All recyclables must be removed from plastic bags prior to depositing in a recycling bin.
 - Place shredded paper in a paper bag prior to depositing in a recycling bin.
(Waste Management will not pick up bins if plastic bags are mixed with the recyclables.)
- IF RECYCLING BINS ARE FULL, PUT IN TRASH COMPACTOR.**
- Furniture or large items are to be placed along the far back wall. Inform 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 trash/recycling area is monitored. Anyone not disposing trash or recyclables 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 Responsibilities

- door bells
- windows/screens
- air-conditioning unit
- front door

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 alarm will sound and send a signal to the fire department. All units are equipped with audible alarms that will sound in an emergency. Be aware, the alarms are very loud.

Telephone Entry System for Guests

The name and telephone number of residents 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. (e.g. 123)

Granting or Denying Access:

Once you have answered 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. To deny access, hang up your phone.

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 levied.*

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