

Casa ♡ Della

MANUAL OF IMPORTANT INFO
Daniella Sforza - 305 308 0802

Safety

- 2 Fire extinguishers - one in laundry room and one under grill to be removed and ready for use while grilling and returned to storage afterwards. Know instructions for use beforehand.
- Gas shut off outside kitchen wall where the silver gas tank is
- Water shut off is to the left of gas tank, outside kitchen wall - 2 red levers about 5 ft apart.
- Electrical box is inside laundry room.
- A/C units are next to stairwell up and downstairs.
- Nest thermostats shouldn't be adjusted. If needed phone 305 308 0802 for temperature.
- Smoke detectors and fire & security alarms are connected to PROTECT AMERICA. Phone number is on pad. See below under Security

Lighting

Lights at gate and at front door outside come on automatically.
Flood light switches are in kitchen and in office and must be turned off during the day.
Most of interior light switches have dimmers.

Cooking

Gas Stove has a self igniter. No matches needed.
Grill is propane gas (under grill) and is self igniting (check battery).
Grill should be cleaned with product and drip pan must always be in place before grilling and cleaned after grilling to prevent rodents, etc.

Propane refill delivery

Javier
786 273 2901

Maintenance Personnel

- Cleaning personnel come Tuesdays
- Pool personnel come every Tuesday & Friday at 6pm.

Carlos & Claudia Talledo C&C Pool & Home Co.
Pool And House maintenance (CPO 477054)
786 474 0614 | 786 641 2188 | Fullneteg@gmail.com
1585 NE 127 Avenue , North Miami, FL, 33161

Storage Shed

The front storage shed is for your personal use and is waterproof though not acclimatized.

Pool and Grounds

- The net to clear leaves from pool is located to the left of Pergola and right off and below the deck floorboards next to bushes. Please keep pool leaf free for your enjoyment between cleanings.
- It is best to avoid the use of glass in and around the pool area.
- Children should know how to swim.
- The blower is cordless and is powered for 3 hours only to maintain battery life. It is stored in the shed and convenient if leaves accumulate.
- Please no insecticides other than mosquito prevention or bothersome pests. Refer always to maintenance personnel if you have a problem.

Jose Alfonso
Jose Landscaping
305 888 7690 | 305 546 4772

Garbage/Recycle Schedule

Bins are located near the front storage shed.
Blue are for recycling. Green for garbage.

MONDAY - bulk pick up (leaves, large pieces)
EVERY OTHER TUESDAY - recycle (blue bins)
MONDAY & THURSDAY - regular trash (green bin)

Miscellaneous Information

- Manuals for appliances are found in the den credenza on the right hand side.
- Washer / Dryer are self explanatory. Please follow directions.
- Any issues with appliances contact the corresponding customer service center and Casa Della Maintenance personnel.
- Linens are in the master bedroom.
- Cleaning products, blower, and tools are in the Storage Shed.

PROTECT AMERICA SECURITY SYSTEM INFO

Arming/Disarming:

1.) You will be given a personal password and pin for the use of the security system. Here are the main points in how to using the main control panel (Simon X.T):

- To arm in Away Mode press the doors/windows button once and the motions button once. (This will give you 45 seconds to leave out of the door(s) we set a entry/exit delay on).
- To arm in Stay Mode press the doors/windows button twice. (This will take off all entry delays).
- To Bypass any door/window, simply open the door/window before arming the system and the system will automatically bypass the opened door/window, while arming all other areas.
- To Disarm type in the master code or any other user code programmed in your panel. (Within 45 seconds).

Note: The **Duress Code** is only to be used in case of an emergency. If you use the duress code; it will silently dispatch the police.

2.) Using a key-chain remote:

- To arm Door(s), Window(s) and Motion(s) press the lock button twice.
- To arm Door(s) and Window(s) press the lock button once.
- To send a Panic Signal press the lock and unlock button down simultaneously and hold for 3 seconds. (This will sound the siren and dispatch the police).
- To Disarm press the unlock button once.

Note: Once a panic is triggered with the key remote, the remote is deactivated and can only be disarmed using the master code on the main control panel.

Additional Information:

Simon X.T user manual: <http://www.simonxt-install.com/>
<http://www.protectamerica.com/support/customer-service/troubleshoot>

Customer Support Hours of Operation:

- Monday - Friday 8:00am – 9:00pm CST
 - Saturday & Sunday 9:00am – 7:00pm CST
- Protect America monitors - Fire, Theft, CO2, Medical
800-482-9800