

VILLA DORADA

AT AVENTURA

Volume 7 Issue 10

A Monthly Newsletter for the Residents of Villa Dorada Condominium

February 2020

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IMPORTANT #'S

General..... 305-935-1454
Security 305-401-5100
Emergency After Hours .. 561-393-1107

OFFICE HOURS:

Monday - Friday9:00AM - 5:00pm
Office closed for lunch 12-1pm daily

NEWSLETTER EDITOR

Gaby Resnik..... 305-935-1454



Published monthly at no cost for Villa Dorada Condominium by Coastal Group Publications. Contact CGP at 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

Announcements

DUMPSTER CLEANING

The Maintenance team has performed the bi-monthly pressure cleaning of the dumpsters and dumpster rooms in buildings 7, 8, and 9. This prevents rodents, roaches, and odors from entering the building. Please do your part in maintaining our community and trash areas clean and well kept.

LANDSCAPING

Our Newest Maintenance personnel is a skilled landscaper and has removed over 42 stumps throughout the property which allows us to address most of the current issues in-house resulting in savings.

Management is currently researching and receiving proposals for the exit arm between buildings 7 and 8. Additional information will be provided once confirmed.

In the upcoming weeks you will notice additional parking lot lighting being installed. The Association is adding to the illumination for the overall appearance and safety of the property.

BOOTING

Booting is in effect 24 hours a day, please make sure that your guests are registered prior to leaving their vehicle. If you are unfamiliar with your pin number please check in with the Management Office. The association has been making an effort to control the unauthorized vehicles from using the Villa Dorada parking spaces. As a result, there has been an increase in available parking on the property. Last month 62% of the vehicles booted were from the neighboring properties.

A third-party booting company scans the parking lots 24/7. This booting company has no relationship with the association nor does the association gain any monetary benefits from the booting company.

To ensure your vehicle or your guest do not receive a boot please adhere



Continued on page 2

Announcements (cont. from page 1)

to the items below.

- All cars must be registered even in assigned parking spots.
- Parking decals must match license plate and registered vehicle within the Management Office.
- All guests must be registered through Parking Boss. Villadorada.parkingattendant.com (Please have your PIN number ready to register your guest(s) as soon as they arrive on property. If you do not know your PIN number, please contact Abraham in the office at 305-935-1454 or Admin@VillaDoradaCondo.net.
- It is the responsibility of the vehicle owner to come to the office for worn, peeling, or damaged decals.



AR Booting can be reached at 866-440-2668.

No Smoking

It has been reported to the Management Office that there are large amounts of cigarette butts lying in the courtyards and in the parking lots each day. Per the rules and regulations of the association, no residents or guests can smoke on the common property. This includes the courtyards, walkways and parking lots. As a reminder, Residents and guests can only smoke on the city sidewalks either on W. Country Club Dr or NE 30th Ave or within your unit.



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Rule Reminder

You cannot walk your pet on the property. Areas to walk your pet are on the west side of NE 30th Avenue and on West Country Club Drive. Below are some pet rules for pet owners to abide by:

Pet Regulations

- Any loud barking or other disturbances are strictly prohibited. If you are experiencing this problem, call the police.
- All dog stool MUST be picked up, securely bagged and disposed of in a proper container as per pooper-scooper ordinance #97-01.
- All pets must be registered with Miami-Dade County. A current vaccination record as well as a current picture of your pet must be kept on file in the management office.
- Dogs must be walked in designated areas. (West side of NE 30th Ave., or on the swale between the sidewalk and West Country Club Drive.) No dogs are permitted to be walked on Villa Dorada property. ALL PETS MUST BE ON A LEASH AT ALL TIMES.
- No pets are permitted within the pool area fence or recreation building.
- All pets owned by unit owners are considered INDOOR pets.
- Renters are not allowed any kind of pets. (NO EXCEPTIONS) No visiting pets.



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VILLA DORADA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	20291 NE 30 Ave 116	3/2/1	1,130	\$317,000
Active	20381 NE 30 Ave 324-7	3/2	1,380	\$308,000
Active	20300 W Country Club Dr 112-3	3/2	1,330	\$295,000
Active	20291 NE 30 Ave 104	2/2	1,130	\$275,000
Active	20200 W Country Club Dr PH10	3/2	1,380	\$239,790

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 01/1/2020 through 02/04/2020.

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Calendar Reminders



PAYMENT INFORMATION - As of January 1, 2020, The Management Office will no longer be accepting payments. Please be sure to set up direct deposit with the Management office or set up payment with your bank online. The mailing address for the monthly maintenance is: **BB&T Association Services P.O. Box 628207 Orlando, FL 32862-8207**. Please make out the Monthly Maintenance check to Villa Dorada Condominium Association and include your Building and Unit Number. The mailing address for the Special assessment is: **Valley National P.O. Box 163435 Miami, FL 33166-3435**. Please make out the Special Assessment check to Villa Dorada Condominium Association and include your Building and Unit Number.

BULK TRASH - Bulk trash pickup is on the last Thursday of every month. **Violators will be fined** if bulk trash is found any other day other than the prior day to Bulk trash pickup. **This month's pickup will be on Thursday, January 30, 2020.** You can put out the bulk trash in front of the large dumpster within the designated area indicated by orange cones the day prior to Bulk trash pickup.

LAWN MOWING - Sunny Greens landscaping next grass cutting day is on **January 27th**. The schedule for February has not been released.

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