

VILLA DORADA

AT AVENTURA

Volume 7 Issue 5

A Monthly Newsletter for the Residents of Villa Dorada Condominium

September 2019

2019 BOARD OF DIRECTORS

Building 1.....**Elena Beck**
Building 2.....**Christian Faut**
Building 3/Pres. **Gabriela Resnik**
Building 4/Secretary ... **Vera Dirnfeld**
Building 5.....**Goldie Wigutow**
Building 6.....**Anita Silver**
Building 7..... **Veronica Cohen**
Building 8..... **Barry Gross**
Building 9.....**Alejandro Morgante**
At Large.....**Edith Garcia**
At Large/Treasurer .. **Franklin Cortes**
At Large..... **Melina Gordon**
At Large/Vice-Pres. **Rosemarie Camas**

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.

Pest Control

Please make note that we have a new Pest Control company servicing our property. We are happy to introduce Henry from: **Friendly Eco Pest**
Control Phone Number: 954-226-1121

He is a licensed and insured service provider and charges a \$25.00 fee for a Basic Visit to your unit. Please contact him for additional information for Pest Control services.

Thank you

Parking Boot Notice

As you know parking within the community has always been a challenge. Management is aware that non-residents are using our parking spots without permission, making matters worse.

In an effort to correct this issue, the Association will be implementing a Parking Boot solution. Anyone who is a non-resident or is not registered with the community will have their car booted at their expense.

- ALL CARS MUST BE REGISTERED EVEN IN ASSIGNED PARKING SPOTS
- ALL GUESTS MUST BE REGISTERED THROUGH PARKING BOSS <https://parkingboss.com/guest-parking>
- (Please have your PIN number ready to register your guest as soon as they arrive. You can direct any questions regarding Parking Boss to the office)
- PARKING DECAL MUST MATCH LICENSE PLATE AND VEHICLE

Booting will begin on September 23, 2019. Please make sure that your car is registered with the office to avoid any issues.

The Board is working diligently to eliminate all non-residents abusing our open community's parking. Villa Dorada and the Board of Directors are committed to the safety of the residents and believe this solution will benefit our Community.

We thank you in advance for your cooperation with these efforts.

Emergency & Evacuation Assistance Program (EEAP)

Residents who require evacuation assistance should register for the Emergency & Evacuation Assistance Program (EEAP) before hurricane season to ensure help will be given following an evacuation order. Assistance may also be provided after an emergency.

This program is for individuals with functional and access needs who live alone or with families who:

- cannot evacuate on their own due to medical or specialized transportation needs
- ii are homebound or bedridden, unable to walk and do not have transportation options
- are on life-sustaining medical equipment that requires electricity
- require assistance with daily living activities

Specialized transportation, safe shelter, medical monitoring and wellness checks are among the services provided for eligible residents. A caregiver or companion should accompany the evacuee throughout the emergency period to ensure the evacuee's needs are met in a timely manner.

Pre-registered residents in the EEAP will receive priority. Visit the Emergency & Evacuation Assistance section at www.miamidade.gov/hurricane or call 311 to receive an application and learn more about the program.

Residents in nursing homes, assisted living facilities or group homes must follow their own facilities' emergency plans. Facilities implement their mutual aid agreements should they need to evacuate.

Certificate of Insurance

8:30am – **Is your mortgage asking for Certificate of Insurance?** Email a copy of the letter to certificateofinsurance@advancedins.com or call 305-625-9867.

Maintenance Payments March 2019 – February 2020

The new monthly payments are:

2-bedroom \$421

3-bedroom \$505

If you did not pay the correct amount in March, please include the difference with your June payment. Mail payments to:

BB&T Association Services

P.O. Box 628207

Orlando, FL 32862-8207



(A coupon is not needed only the bill pay #. If you do not have your bill pay number please email admin@villadorada.net).

Xfinity at Villa Dorada Condominiums

Villa Dorada Condominium Association is Happy to Announce that we have teamed up with Xfinity to bring you're the best in entertainment and reliably fast Internet. Starting June 1, 2019. To set up call 1-800-934-6489 1-800- Xfinity or stop by a Xfinity Store. Residents of Villa Dorada Condominiums are eligible to receive the services listed below.

YOUR COMMUNITY'S SERVICES INCLUDE:

XFINITY TV

Digital Starter and HD

1 X1 HD DVR and 2 X1 HD TV Boxes

XFINITY INTERNET

Blast! Internet with download speeds up to 150 Mbps Wireless Gateway

ADDITIONAL DETAILS FOR VILLA DORADA CONDOMINIUMS:

- Get a **FREE Professional Installation**, valid through 9/1/2019.
- Get Xfinity Voice Unlimited for only **\$25 more per month!**

UPGRADE AND ENJOY EVEN MORE FROM XFINITY:

- **Xfinity Mobile.** A new wireless network designed to save you money. Ask how you get Xfinity Mobile included with Xfinity Internet, so all you pay for is data.
- **Xfinity Voice Unlimited.** Get unlimited nationwide talk and text, Caller ID, and more.
- **Xfinity Home.** Protect your home and get peace of mind with 24/7 professional monitoring.



First Day of Fall

We may not be experiencing the signs here in South Florida, but throughout the country the first leaves have started turning colors, and the air is growing cooler and crisper, signifying the start of the Fall season. And it's Football Season – what better signal that Fall is here? Hope you enjoy the beautiful nights and days this season is sure to bring.



PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

www.patrickjaimez.com

Hablo Español/Falo Português
Selling Villa Dorada for over 20 years!

VILLA DORADA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	20381 NE 30 Ave 214-7	3/2	1,380	\$238,900	\$225,000
Active	20341 NE 30 Ave 101-6	3/2	1,330	\$325,000	
Active	20341 NE 30 Ave 103-6	3/2/1	1,130	\$319,955	
Active	20381 NE 30 Ave 222-7	3/2	1,380	\$289,000	
Active	20381 NE 30 Ave 304	2/2	1,175	\$215,000	

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

**GOT PROPERTY DAMAGE?
GET HELP NOW!**

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**



Roof
Leaks



Water
Damage



Vandalism
Damage



Loss of
Income



Fire
Damage



Flood
Damage



Hurricane
Damage



Mold
Damage

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224

BLINDS & SHADES

**FREE
SHOP AT HOME
SERVICE**

**WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS**

**FREE
MEASURING &
INSTALLATION**

FAST SERVICE, LOWEST PRICES GUARANTEED!

**20% OFF
Motorized
Shades**
exp. 2/29/20
must present coupon

MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

**WE ALSO DO
REPAIRS**
VERTICAL TRACKS
REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

LIFESTYLE
INTERNATIONAL REALTY

**Fernando A. Rizzo, MBA
REALTOR®**

☎ (352) 256-2203
✉ Fernando@RizzoTheRealtor.com

"Work with a Professional"



DAVILA CONSTRUCTION GROUP LLC.
State General Contractor CGC1521462

CALL FOR FREE ESTIMATES

305.974.2628

Contact@Davila-Construction.com



24 Years in Construction
Bathrooms | Kitchen | Floors
General Remodeling

ASK FOR OUR CONDO UPGRADE PACKAGES!

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



*Meet Your
Neighborhood Dentist
Dr. Edy A. Guerra*

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave.
Surfside, FL 33154

4011 W. Flagler St.
Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa

305-865-9005

www.diamondremodelers.com

jeff@diamondremodelers.com



Painting & Services Unlimited Lic. CC94BS00437 • Lasorsa Enterprises, Inc CGC031497
Licensed & Insured General Contractor

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced
Handyman"*

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**

*any
remodeling
job!*

**10%
OFF
Any
Service**

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 10/31/2019