

VILLA DORADA

AT AVENTURA

Volume 7 Issue 1

A Monthly Newsletter for the Residents of Villa Dorada Condominium

May 2019

2019 BOARD OF DIRECTORS

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PROPERTY STAFF

manager@villadoradacondo.net
 Manager.....Karen Castro
 admin@villadoradacondo.net
 Assistant.....Sujey Perez

IMPORTANT #'S

General..... 305-935-1454
 Fax 305-466-5532
 Security 305-401-5100
 Emergency After Hours 305-935-1454

OFFICE HOURS:

Monday - Friday8:00AM - 1PM
 By Appointment:....2:00pm - 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.

2019 City of Aventura Go Green Award Recipients

Villa Dorada's efforts to preserve, protect and sustain the environment earned the Go Green award for energy efficiency, after replacing all the roof and parking lights with LEDs. Property was recognized at the Earth/Arbor Day Ceremony on Thursday, April 25, 2019 at 9:30AM. The ceremony took place at the Aventura Arts & Cultural Center located at 3385 NE 188 Street. Plaque on display at Management Office.



Community Beautification

A visually appealing community increases property values, attracts businesses, and the neighborhood's image. Your home's exterior surfaces accumulate dirt, grime, mildew and other bacteria that are wise to avoid, as some can be harmful to us. Having a pressure washing done yearly helps ensure that you are removing these contaminants, keeping you and your pets safe from getting sick. Keeping Villa Dorada Community Beautiful by Pressure Washing It.



All the building entrance are being repainted.



Maintenance is painting the mailrooms and sealed the roof of Building 5.



Jetting

Jetting was successfully completed throughout all the buildings in our Community and out to the City. Sewer systems need regular cleaning, especially during storms when an abundance of debris tends to collect in sewer drains. Sewer jet cleaning uses high-pressure water nozzles to flush effectively out dirt, litter, sludge, and any other form of garbage from pipelines.



Rule Reminders

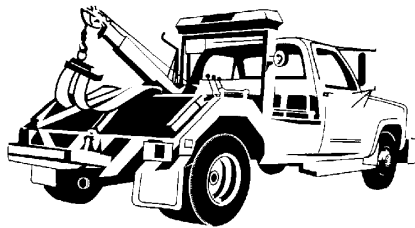
ALL ATRIUMS AND COMMON ELEMENTS IN THE COMMUNITY ARE SMOKE FREE.

Management is receiving recurring complaints of cigarette butts being disposed of in the atriums. Incorrectly disposed of cigarette butts pose a serious fire hazard. As a reminder, this is a clean-up **violation** which has an automatic \$100 fine.



EVERY VEHICLE ON PROPERTY MUST BE REGISTERED

Regardless to if - parked in guest or assigned parking.



HAVING GUESTS OVER?

Register the vehicle and tag at: villadorada.parkingattendant.com

NEED A DECAL? AN OWNER OR RESIDENT MAY REGISTER 1 CAR PER BEDROOM. VISIT THE MANAGEMENT OFFICE AND TAKE THE FOLLOWING:

- Driver's License (with Villa Dorada address)
- Vehicle Registration
- Vehicle Insurance
- \$10 Check or Money Order (No Cash)

NEW CAR? Remove decal from old vehicle and bring it to the Management Office for a new decal (see above).

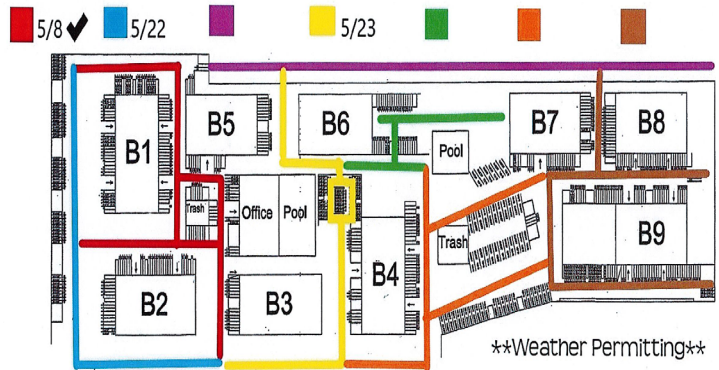
GOING OUT OF TOWN? 7+ DAYS IN A GUEST PARKING? Contact the Management Office for an extended parking pass and let us know who has keys in case the vehicle needs to be moved.

SOMEONE PARKED IN YOUR ASSIGNED PARKING? OWNER calls towing company. Not Security or Management. Boulevard Towing: 305-365-5227

VEHICLE GOT TOWED? 2150 SW 58th Way, West Park, FL 33023 Boulevard Towing: 305-365-5227

Tree Trimming Resumes

In preparation for the 2019 Hurricane season, we will continue tree trimming next week. For the equipment to make it near the trees and prevent damage to your vehicle(s), we urge you to pay close attention to the map below and the date your area is scheduled.



****Weather Permitting****

Don't Get Towed. Make sure you relocate your vehicle by 8:00 am.

The schedule is weather permitting. Stay up to date with email reminders. If you are not receiving our email sign up at www.AssociationVoice.com/40381

Should you have any questions, please contact the Management Office at admin@villadoradacondo.net or 305-935-1454.

Thank you for your anticipated cooperation.

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).

Hurricane Preparedness

Tree Trimming will begin on May 6th, 2019. Look for the posted signs of where not to park so that Landscaper may Trim above and around your parking space.



There's no stopping the rain, and there's no such thing as a flood-proof home. There are plenty of things we can do to make flooding less likely, but in efforts to prepare - and that means having a way to quickly remove excess water. A Water pump has been installed by Building 4 parking lot in order to prevent flooding



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VILLA DORADA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	20401 NE 30 Ave 108-8	3/2	1,380	\$349,776
Active	20381 NE 30 Ave 324-7	3/2	1,380	\$308,000
Active	20301 NE 30 Ave 318-5	3/2	1,380	\$249,900
Active	20301 NE 30 Ave 112-5	3/2	1,380	\$249,888
Active	20381 NE 30 Ave 304	2/2	1,175	\$225,000

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

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stellar

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DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Roof Leaks



Water Damage



Vandalism Damage



Loss of Income



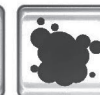
Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

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

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