

VILLA DORADA

AT AVENTURA

Volume 9 Issue 2

A Monthly Newsletter for the Residents of Villa Dorada Condominium

June 2021

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305-466-8941
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305-466-8989
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For Plumbing, Elevator & Water Intrusion

IMPORTANT EMAILS

Association Voice (Email updates) ...
www.associationvoice.com
Parking Boss (Guest Parking Pass)....
Villadorada.parkingattendant.com
Service Requests (Work Orders) ..
Admin@villadoradacondo.net

OFFICE HOURS:

Monday - Friday 9:00AM - 5:00pm
Office closed for lunch 12-1pm daily

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Villa Dorada Hurricane Preparedness Guide

Dear Villa Dorada Resident:

The Hurricane season has just started on June 1 and will end on November 30, here are some recommendations and guidance in case we have a threat of hurricane in our area:

Please find below our recommendations for Hurricane Preparedness for you to review so that you are aware of the procedures the Association has in place if a major storm threatens our area. Take a few moments to read this guide so that you are prepared. There is helpful information inside this guide and we strongly recommend that you also watch your local television news which will provide even more beneficial information to you.

If you have any questions regarding Hurricane Procedures at Villa Dorada, please do not hesitate to contact the Management Office at 305-935-1454 or email me at manager@villadoradacondo.net or our Admin Assistant at admin@villadoradacondo.net.

Thank you.

Sincerely,

Mirko R. Morales CHA. LCAM
Property Manager

VILLA DORADA HURRICANE PREPAREDNESS GUIDE

The staff at Villa Dorada will begin to prepare the property once a Hurricane Watch is given. The staff will put away all the pool furniture, umbrellas, and trash cans 48 hours prior to landfall. All loose objects around the common areas will be put away by the Staff.

Elevators will be protected by parking them on the second floor of each building and locked in place. This will be done if a Hurricane Warning is issued for our area, sometime within the 24 hours before the hurricane is expected to strike. There will be no elevator service 12 hours prior to the storm, during the storm, and will not resume until the storm has passed and roads are passable. Please plan accordingly.

In the event of the property losses power the Villa Dorada does not have a generator therefore there will be no power going to the buildings. The loss of power will affect power to each unit, no common area lighting, no power to the AC handlers, no elevator service, and power to the domestic water pump will not work.

Continued on page 2

Hurricane Guide (cont. from page 1)**What should residents do to prepare?**

1. Have a set plan in place on what you would do if you had to evacuate this area or shelter in place.
2. Close hurricane shutters and secure the unit. **NO PLYWOOD**
3. Make arrangement with family members or friends to help prepare your unit as the Villa Dorada staff will be preparing the property for the hurricane and will not be available to assist you.
4. If you have a family, infants/small children or elderly persons to take care of, make sure you have supplies for those individuals—formula and baby food for infants, medicines and all prescriptions are filled for the elderly or anyone else in your household who requires medicine. Make sure you have enough water, AT LEAST a gallon of water per day per person for 3 weeks, along with non-perishable food for 3 weeks.
5. Make sure all your important documents are in order and in a zip lock plastic bag.
6. Secure your balcony – even though you have screens, make sure loose objects are removed from the balcony as they may become projectiles.
7. Remove ALL items you have outside your front door. Remove plants and doormats.
8. Roll up towels and place them on the windowsills and doorways

of your apartment to absorb any water that may come in.

9. Photograph your belongings within your unit prior to the storm for insurance purposes.
10. Pack your COVID-19 Personal Protective Equipment to include masks, hand sanitizer, etc.

Evacuation Centers Dade County
Dr. Michael M. Krop Senior High School, 1410 NE 215th Street, North Miami Dade, FL 33179;
North Miami Beach Senior High School, 1247 NE 167th Street, North Miami Beach, FL 33162

Evacuation With Your Pets

For Shelter options where they allow pets, please visit www.miamidade.gov/animals/disasterpreparedness.asp

Your Personal Insurance Policy

Have you reviewed your insurance policy lately? The beginning of storm season is a good time to make sure you have the proper coverage you need to repair or replace your unit in case of major damage. You need to make sure you have enough insurance, especially on contents. You want to ensure the coverage is adequate to cover any losses you may have. Call your agent today and discuss questions you may have.

Did you recently make improvements to your condo? Your agent should know that and adjust your policy accordingly.

Can you cut your premium significantly by increasing your deductible? Are you receiving all the credits you should for hurricane mitigation measures?

Please note that the Management Office has roof mitigation forms that you can present to your insurance company which could lead to an adjustment in your favor on your premium.

Hurricane Season is defined as June 1st through November 30th it is essential that we prepare in advance to ensure the safety of our residents. Below are some tasks the association is performing:



Drains have been scheduled for May 2020 for their annual jet cleaning to ensure proper draining, and to prevent flooding in parking lot.

Continued on page 3

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Hurricane Guide (cont. from page 2)

All roofs have been cleaned from debris and inspected for any loose items that may act as projectile during high winds by our maintenance staff.

Tree trimming and pruning has been scheduled for late May 2020. Please check your emails for confirmed dates as vehicles will need to be moved.

**Per City of Aventura Building Department:**

"Plywood is not considered hurricane protection." Therefore, we urge all residents to make arrangements NOW to have impact resistant windows or shutters installed.



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SUMMERTIME REFRESHMENTS

Ah, summer! Never is there a better time for a refreshing, cool drink. With these recipes in hand, you'll be sure to look forward to the next hot day.

Tea Punch

- 1/2 cup sugar
- 1/2 cup black tea
- 2 cups orange juice
- 2 cups pineapple juice
- 2 cups lemonade
- 1 liter bottle of ginger ale

Dissolve the sugar into the tea in a pitcher. Add the orange juice, pineapple juice, and lemonade. Chill for at least four hours. Just before serving, add the ginger ale and serve immediately.

Pineapple Lemonade

- 1/2 cup sugar
- 1/2 cup lemon juice
- 2 cups water
- 4 cups pineapple juice
- 4 cups club soda
- sliced lemon

Dissolve the sugar into the lemon juice and water in a large pitcher. Add remaining ingredients and serve immediately, adding a slice of lemon to each glass.

Watermelon Cooler

- 1 cup cubed watermelon
- 1 cup cubed honeydew melon
- 1 cup cubed cantaloupe
- 1 cup orange juice
- 1-1/2 cups mint tea

ice
Fill a blender with ice. Add remaining ingredients and blend well. Pour into a tall glass. Garnish with melon balls and mint leaves.

Lemon Spritzer

- 1 bottle (24 ounces) white grape juice
- 1 tablespoon grated lemon peel
- 1 sliced lemon
- 1/4 cup lemon juice
- 1/4 cup sugar
- 1/2 quart club soda



In a large saucepan, bring the grape juice to boiling. Add the lemon peel, juice, lemon slices and sugar. Stir until sugar is dissolved. Pour into a large pitcher and chill for at least 5 hours. Just before serving, add club soda. Pour into tall glasses filled with ice and garnish with mint leaves.

Iced Coffee

- 1 cup cooled coffee
- sugar
- milk or cream
- vanilla ice cream

Pour coffee into a tall glass filled with crushed ice. Add sugar and milk to taste. Top with a scoop of ice cream.

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