

# VILLA DORADA

## AT AVENTURA

Volume 9 Issue 6

*A Monthly Newsletter for the Residents of Villa Dorada Condominium*

October 2021

### IMPORTANT NUMBERS

**Management**..... 305-935-1454  
**All Ways Towing** .....954-496-6810  
**Aventura-Code Compliance**.....  
305-466-8941  
**Aventura-Non-Emergency**.....  
305-466-8989  
**Comcast / Xfinity**.....800-934-6489  
**FP&L (Power Outage)** .. 800-468-8243  
**FP&L Service**.....305-442-8770  
**Aventura Express Bus**.. 305-932-1287  
**Dade Boating**.....305-964-7911  
**National Security** .... 786-710-2762  
**Emergency After Hours** .. 305-830-2526  
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### IMPORTANT EMAILS

**Association Voice (Email updates)** ...  
[www.associationvoice.com](http://www.associationvoice.com)  
**Parking Boss (Guest Parking Pass)**....  
[Villadorada.parkingattendant.com](http://Villadorada.parkingattendant.com)  
**Service Requests (Work Orders)** ..  
[Admin@villadoradacondo.net](mailto:Admin@villadoradacondo.net)

### OFFICE HOURS:

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



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## FROM THE MANAGER

Dear Residents,

It is with a heavy heart that I write this last article for the newsletter, but I would like to take the time to thank every one of you. It was a pleasure working at Villa Dorada. During my time running the Association, I got to know a lot of you and work together with the BOD to resolve the day-to-day issues that were brought to the office's attention.

The associations and friends that I have made during my employment here will truly be memorable for years to come.

Unfortunately, in life we have to make decisions that align with our personal interests, and I have decided to take this time to go in a new direction in my professional life that will complement my knowledge in the area of management and constructions projects. This new step will also broaden my knowledge professionally. I would like to make it clear that I leave a lot of friends and will always be a phone call away if you ever need me.

I leave knowing that my replacement has the knowledge to continue and carry out the path that I got to establish during my time here. I wish her much success in taking over to guide you. I have done everything from my side to help my replacement to hit the ground running.

Thank you for the opportunity to work for you.

Sincerely,

Mirko R. Morales, CHA. LCAM

## DON'T FORGET...FALL BACK

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**. Be sure to set your clocks back one hour at 2 AM on Sunday, November 7, 2021.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

## RULES AND REGULATION REMINDERS

**Help keep the property clean by picking up after your pet, and always keep your pet on a leash in public areas, it is the law in Miami-Dade.**

Designated 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.
- 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 the management office and 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.

Under the American Disability Act (ADA), a **service animal** is defined as a dog that has been individually trained to do work or perform a task for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Animal license tags are free at the Animal Services Pet Adoption and Protection Center with the proper documentation certifying the service that the animal is providing for the owner.

**\*Emotional Support, therapy, comfort, or companion animals are not considered service animals under the ADA.**

### Sec. 5-20. - Regulations on dogs in public areas.

(a)Legislative intent. It is deemed in the best interests of the health, safety and welfare of the citizenry and visitors of Miami-Dade County, Florida, that all necessary precautions be implemented to prevent cutaneous larva migrans (a frequently severe skin disorder caused by the infective larvae of a dog hookworm which is transmitted by the contact of the human skin with soil contaminated by dog feces), and visceral larva migrans (a disease caused by the ingestion of larvae dog roundworms which commonly occurs when young children swallow dirt).(b)**It shall be unlawful for a responsible party to allow, whether willfully or through failure to exercise due care or control, a dog into or upon any public park or beach in the county; provided, however, this provision shall not apply to**

*Continued on page 3*



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**RULES AND REGULATIONS** (cont. from page 2)

parkways, wayside parks, or other park areas in which dogs are specifically authorized. (c) It shall be unlawful for a responsible party to allow, whether willfully or through failure to exercise due care or control, a dog to commit any nuisance upon: the sidewalk of any public street; the floor of any common hall in any apartment house, hotel, or other multifamily dwelling; or any entranceway, stairway or wall immediately abutting on a public sidewalk; or the floor of any theatre, shop, store, office building or other building used in common by the public. "Nuisance," for the purposes of this section, shall be defined as defecation and/or urination. If a dog defecates on the grassy swale of a public right-of-way or other such public property, or on private property without the express or implied consent of the property owner, the responsible party shall remove the defecation and deposit it in an appropriate trash receptacle, sanitary disposal unit, or other sealed container. (d) It shall be unlawful for a responsible party to allow, whether willfully or through failure to exercise due care or control, a dog to be unrestrained or to be at large in any manner in or upon: public property; a common area of a private building or development; or the private property of others without the express or implied consent of the property owner. Notwithstanding the foregoing, a dog may be unrestrained and shall not be deemed to be at large if it is supervised by a competent person and is: (i) in a park area in which dogs are specifically authorized by a municipality or by the County to be unrestrained; or (ii) engaged in the sport of hunting in an authorized area. An intact dog running at large shall be subject to higher civil penalties than a sterilized dog; provided, however, that if the dog is sterilized within 30 days of receipt of the civil violation notice, the penalty shall be reduced to the amount for a sterilized dog. An intact dog shall be sterilized if it has received more than two civil violation notices for violations of this section that, if appealed, have been affirmed. (e) It shall be unlawful for a responsible party to fail to exercise proper care and control of his dog or dogs so as to allow the dog or dogs to become a public nuisance. Chasing vehicles or persons and trespassing upon public or private property in such a manner as to damage property shall be deemed a public nuisance. (f)

Exceptions. Subsections (b) through (d) of this section shall not apply to a person using a service animal or to a law enforcement officer using an animal for law enforcement purposes. Subsection (e) shall not apply to a law enforcement officer using an animal for law enforcement purposes. (g) Notwithstanding the provisions of Section 8CC-4 governing the penalties for repeat or continuing violations, for enforcement by civil penalty in accordance with Chapter 8CC of this code, a second violation of this section shall carry a civil penalty of 2.5 times the penalty listed in Section 8CC-10, a third violation shall carry a civil penalty of 3 times the listed penalty, and each subsequent violation shall carry a civil penalty of 3.5 times the listed penalty.

(Ord. No. 08-10, § 3, 1-22-08; Ord. No. 10-27, § 1, 5-4-10; Ord. No. 12-77, § 2, 10-2-12)

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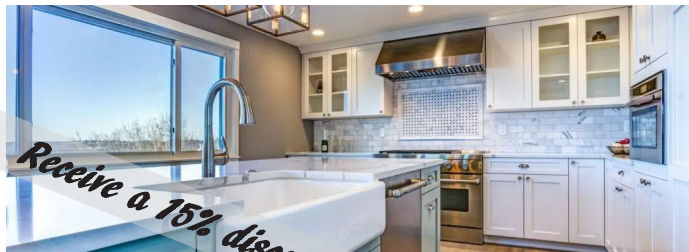
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