

# VILLA DORADA

AT AVENTURA

Volume 11 Issue 8

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

December 2023

## IMPORTANT NUMBERS

**Managed By** .....  
Campbell Property Management  
**Management**..... 305-935-1454  
**All Ways Towing** .....954-496-6810  
**Aventura-Code Compliance**.....  
305-466-8941  
**Aventura Police-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  
**Emergency After Hours** .954-427-8770  
*For Plumbing, Elevator & Water Intrusion*  
**Security Execupro**... 786-660-5771  
**Security Main Dispatch**..305-225-0095

## IMPORTANT EMAILS

**Parking Boss (Guest Parking Pass)**....  
Villadorada.parkingattendant.com  
**Service Requests (Work Orders)** ..  
Villadoradaadmin@campbellproperty.com

## OFFICE HOURS

**Monday - Friday** ..8:30AM - 5:30pm  
*Office closed for lunch 12-1pm daily*



Published monthly at no cost for Villa Dorada Condominium by Coastal Group Publications. Contact CGP at 305-981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

## HAPPY HOLIDAYS

We wish all Villa Dorada residents and their families Happy Holidays and a Prosperous New Year. We would like to thank you all for your support during the Campbell Property Management transition. We wish the entire community continued success in 2024. -- Villa Dorada Board of Directors & Management



## Villa Dorada Special Assessment Information

The Villa Dorada Condominium Association Board of Directors approved a Special Assessment at the Special Board of Directors Meeting held on November 28, 2023, to address budget shortfalls, unbudgeted expenses, and operating funds.

The total cost of this special assessment is \$900,000.00.

The assessment is payable in three (3) payments.

2 Bedroom Units- Total \$2,143.68 or 3 payments of \$714.56

3 Bedroom Units- Total \$2,571.26 or 3 payments of \$857.09

**The first payment is due December 1, 2023.** Be on the lookout for coupons to make your payments. Owners will also be receiving additional coupons for the balance of monthly maintenance and insurance special assessment payments.

### Payment Options

Check payments are being accepted in the Management Office. For those owners using Bill Pay from their financial institution, please submit payments to: PO Box 621117 Orlando, FL 32862-1117. Payments can also be made on the online portal at: [https://portal.campbellproperty.com/Home\\_v2/Login](https://portal.campbellproperty.com/Home_v2/Login)

Owners interested in ACH (auto debit) payments please contact [AR@CampbellProperty.com](mailto:AR@CampbellProperty.com).

**Late fees for the new Special Assessment will be waived for the month of December.**

Please contact the Management Office at 305-935-1454 or [VillaDoradaAdmin@CampbellProperty.com](mailto:VillaDoradaAdmin@CampbellProperty.com) with any questions.

## SIDEWALK REPAIRS

Sidewalk repairs are underway throughout the community. Please be mindful of workers and watch your step. Thank you for your patience and cooperation while sidewalk repairs take place. Please be aware of the work areas around the community and be sure to keep children away from these sites for their own and the workers' safety. Please contact the Management Office with any questions.

## POOL UPDATE

The Small Pool is temporarily closed due to repairs. The Large Pool is open and heated for your enjoyment. The South/West Large Pool entrance door has been repaired and is ready for use. Our team is working diligently to keep the pool area clean. Please place chairs and tables back in their place and ensure that umbrellas are closed before leaving.

Please keep in mind the Association does not provide a lifeguard in the pool areas. All residents are responsible for their safety and that of their families and guests.

## PEST CONTROL

Pest Control will take place the 1<sup>st</sup> Thursday of each month. Inside service is available for \$5.00 (cash or check only). If any resident would like inside services, please contact the Management Office at [VillaDoradaAdmin@CampbellProperty.com](mailto:VillaDoradaAdmin@CampbellProperty.com)



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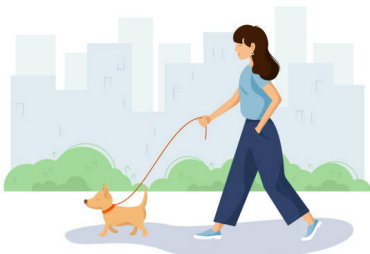


## Please be Considerate of Your Neighbors

Abide by the Rules & Regulations and practice pet etiquette.

- 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.
- Dogs must be walked in designated areas. (West side of 30<sup>th</sup> 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.

Thank you for your cooperation.





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