

VILLA DORADA

AT AVENTURA

Volume 11 Issue 9

A Monthly Newsletter for the Residents of Villa Dorada Condominium

January 2024

IMPORTANT NUMBERS

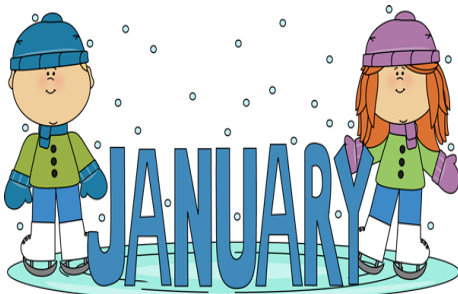
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IMPORTANT EMAILS

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 to advertise in one of our newsletters or to get a free newsletter for your property.

HAPPY 2024 VILLA DORADA

The Board of Directors, Management & Staff would like to wish all Villa Dorada residents and their families a Happy and Prosperous New Year.



MESSAGE TO VILLA DORADA OWNERS

Dear Villa Dorada Owners,

In response to owner's concerns received by the Management Office, regarding the current Special Assessment, we would like to emphasize that while there is an excessive number of delinquent units affecting the day-to-day operations of the Association, there are also numerous unbudgeted expenses which created the need for the new Special Assessment.

Daily, the Association is addressing emergency plumbing, roof leaks, exterior repairs, and ongoing pest control issues, all of which are costly and unbudgeted.

All delinquent units are sent to collections, where legal fees, late fees and interest fees are accrued. Should the balance remain unpaid a lien is placed, and foreclosure proceedings will follow.

The Board of Directors and Management understand the financial hardship that a Special Assessment places on the membership. However, the Board has a fiduciary responsibility to do what is necessary to fund the Association's operating expenses.

Please contact the Management Office with any questions at VillaDoradaPM@CampbellProperty.com.

Villa Dorada Board of Directors & Management

SWIMMING POOL UPDATE

- The Small Pool is temporarily closed due to repairs.
- The Large Pool is open and heated for your enjoyment.
- 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.



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Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences



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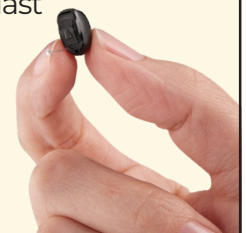
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PEST CONTROL

Pest Control will take place the 1st 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



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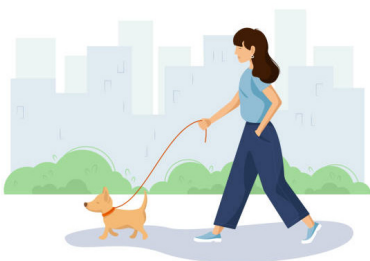
BRIAN CAITS
(954) 328-1505

PET ETIQUETTE REMINDER

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 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.

Thank you for your cooperation.



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