

# Eldorado Towers

*A Newsletter for the Residents of the Eldorado Towers Condominium*



Volume 20 Issue 5

May 2024



3675 North Country Club Drive  
Unit 209, Aventura, FL 33180

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## IMPORTANT NUMBERS

**Office**..... 305 682-2100 Ext 0  
**Main** ..... (305) 682-2100  
**Lobby 3** (305) 682-2100-ext.18  
**Lobby 4** (305) 682-2100-ext.15

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## Hurricane Season is Fast Approaching. ARE YOU PREPARED?

Hurricane preparedness is a natural part of living in Miami-Dade County. Below are some key tips to include in your personal hurricane plan. Make sure everyone in your household knows what they are supposed to do.

### Have disaster supplies on hand.

- Flashlight and extra batteries
- Portable, battery-operated radio and extra batteries
- First aid kit and manual
- Emergency food and water
- Non-electric can opener
- Essential medicines
- Cash and credit cards
- Sturdy shoes

Check your insurance coverage and be sure it includes replacement coverage, especially for renters.

### Evacuation Plans:

- Rehearse your evacuation plan with your household and leave extra time for traffic.
- If you live in an evacuation zone, make plans to move inland to a friend or family member's home.
- If you are electrically dependent you should evacuate for any category of tropical storm or hurricane.
- Emergency Evacuation Assistance Program. Residents who may need assistance evacuating from disaster should register for the

Emergency Evacuation Assistance Program by calling the Office of Emergency Management at (305) 513-7700 or download and application from the OEM website: [https://www.miamidade.gov/global/service.page?Mduid\\_service=ser1470238193996672](https://www.miamidade.gov/global/service.page?Mduid_service=ser1470238193996672).

### Communications:

Develop an emergency communication plan. In case family members are separated from one another during a disaster, have a plan for getting back together.

### Water Is Life:

The most important part of your hurricane kit is water. Have 1 gallon per person per day. Your water heater can store several gallons of fresh water to use if there is no water pressure, especially in high-rise buildings.

### Protect Your Windows:

Permanent shutters are the best protection. A lower-cost approach is to put up plywood panels. Use 1/2-inch plywood--marine plywood is best--cut to fit each window.



## BOXES

All boxes must be broken down prior to disposing in dumpster. Residents that leave unbroken boxes in common areas will be subject to fines.



*Todas las cajas deben descomponerse antes de descharlas en el contenedor de basura. Los residentes que dejen cajas intactas en las áreas comunes estarán sujetos a multas.*



It is the **responsibility** of Eldorado residents to register your vehicle in the Management Office during office hours. Residents will receive a “**temporary parking pass**” that is valid 24 hours. Residents are required to see Front Desk Security of your building and ask for their **permanent parking decal**.

A Security Guard is instructed to affix the decal on the rear windshield of your vehicle. Without proper identification on the vehicle, vehicles are subject to towing **without** notification.

**Residents will be responsible for towing charges.**

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- Will contests
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- Guardianships
- Probate real estate
- Elder law
- Real estate litigation
- Probate litigation
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- Civil litigation

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# DETECT-A-LEAK WEEK

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.

One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.





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**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



## GOT PROPERTY DAMAGE?

## GET HELP NOW!

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# PEST CONTROL SCHEDULE

## HOURS OF SERVICE:

9AM-1PM

### Building 3

1<sup>ST</sup> Tuesday of the month  
PH floor – 14<sup>th</sup> floor

### Building 4

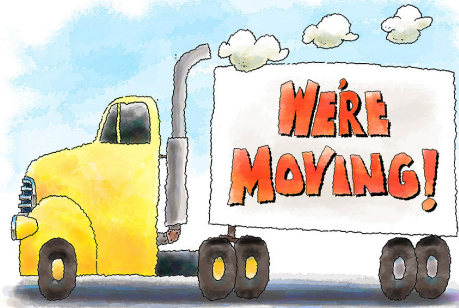
2<sup>ND</sup> Tuesday of the month  
PH floor – 14<sup>th</sup> floor

### Building 3

3<sup>RD</sup> Tuesday of the month  
12<sup>th</sup> floor to 1<sup>st</sup> floor

### Building 4

4<sup>TH</sup> Tuesday of the month  
12<sup>th</sup> floor to 1<sup>st</sup> floor



# Move Ins/Move Outs

All move ins and outs MUST be approved by management prior to scheduling the elevators. Move Ins/Outs are strictly from 8:30am to 4:30pm from Mondays to Fridays. No weekend and no Holidays.

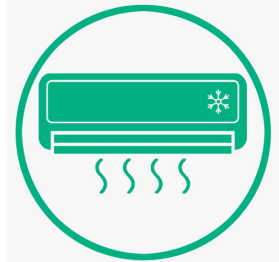
## WATER SHUT-OFF



## WATER SHUT DOWNS:

Water shut downs must be scheduled with the management office in advance. See management for fees.

AC Shutdowns may be scheduled on Wednesday's only.  
There is a \$125 charge for this.



7441 Wayne Ave

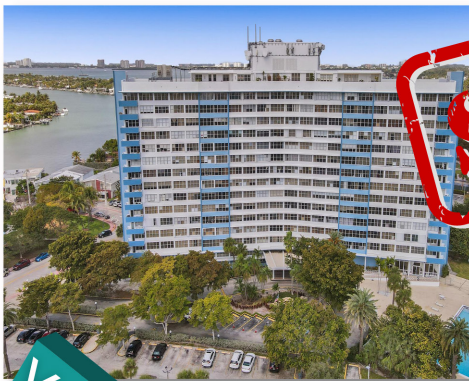
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## **Did You Know: May is Speech-Language -Hearing Month**

Untreated hearing loss is surprisingly common. People may not even realize they're missing sounds and words. A hearing examination is the first step to addressing it.



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

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