

VILLA DORADA

AT AVENTURA

Volume 12 Issue 4

A Monthly Newsletter for the Residents of Villa Dorada Condominium

August 2024

IMPORTANT NUMBERS

Managed By
Campbell Property Management
Management..... 305-935-1454
All Ways Towing954-496-6810
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 to advertise in one of our newsletters or to get a free newsletter for your property.

RESIDENT PARKING REMINDERS

Residents must register vehicles with the Management Office and display their Villa Dorada (VD) parking decal before parking in Villa Dorada premises. The decal fee is \$10.00.

- Up to two (2) decals will be granted to the residents of a two-bedroom unit.
- Up to three (3) decals will be granted to the residents of a three-bedroom unit.

Documentation necessary for registering each vehicle:

1. Copies of each resident's vehicle's registration and insurance.
2. Copies of each resident's Valid Driver's license of the owner of the vehicle.

UP TO THE MAXIMUM ALLOWED PER UNIT. IT IS PROHIBITED TO RENT OUT ASSIGNED SPACES.



GUEST PARKING REMINDERS

Vehicles without decals must park in guest yellow spaces and must be registered in the Villa Dorada Parking Boss to get a digital parking permit in order not to be stickered or towed. If parked in the assigned space of the unit they are visiting, the vehicle must also be registered with the parking boss.

<https://my.parkingattendant.com> or Scan at Posts throughout the property.

If parked illegally in an assigned space, the space owner may have the vehicle towed at the vehicle owners' expense without any notice. Resident vehicles with decals need not register.

All residents and guests must observe the rules within Villa Dorada Condominium parking, and anyone violating a parking rule is subject to having their vehicle STICKERED AND/OR TOWED at the resident or owners' expense without any notice:

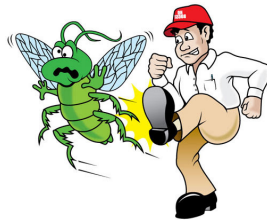
1. Only authorized vehicles are to be parked on Villa Dorada Condominium premises. By decal or digital permit.
2. All unregistered, unidentified vehicles or unauthorized illegally parked vehicles, are subject to being stickered and/or towed from the premises at owner's expense.

BULK TRASH REMINDER

Bulk trash services are scheduled quarterly. No bulk items are to be placed in garbage or dumpster areas. Any resident found disposing of bulk items will be subject to a fine & charged for removal. Thank you for your cooperation.

MONTHLY PEST CONTROL

Monthly pest control takes place The first Thursday of each month. Inside service is available for \$5.00. (cash or check only payable at the time of service). If any resident would like inside service, please contact the Management Office at VillaDoradaAdmin@CampbellProperty.com.



HOMEOWNER PORTAL

The Campbell Property Management Homeowner Portal serves as an information resource for your community and a resourceful tool for communication with your management company.



The Campbell Property Management Homeowner Portal can be accessed at: https://portal.campbellproperty.com/Home_v2/Login

Please contact the Management Office at VillaDoradaAdmin@CampbellProperty.com for log in assistance.

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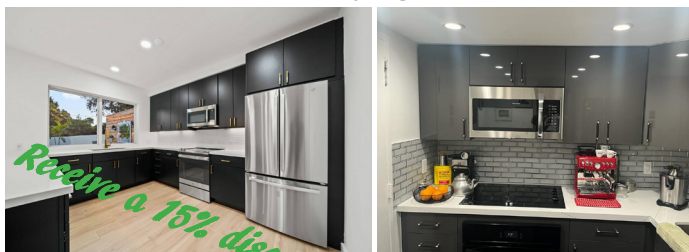
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Sheet Pan Chicken with Mozzarella, Pesto, and Broccoli

- 2 pounds boneless chicken breasts
- 2 teaspoons garlic salt
- ground black pepper to taste
- 6 tablespoons pesto
- 2 medium Roma (plum) tomatoes, thinly sliced
- 1 ½ cups shredded mozzarella 1 head broccoli, cut into florets
- 2 tablespoons olive oil
- salt to taste

Preheat the oven to 425 degrees F. Lightly grease a large sheet pan. Season chicken with garlic salt and pepper; place onto the prepared sheet pan. Spread pesto over chicken, then top with tomatoes and mozzarella. Toss broccoli and oil together in a bowl; season with salt and pepper. Scatter around chicken on the baking sheet. Bake in the preheated oven until broccoli is tender and chicken is no longer pink in the center and the juices run clear, 15 to 20 minutes. An instant-read thermometer inserted into the center should read at least 165 degrees F.





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GET AN INSURANCE CHECKUP

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company.

To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.



Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you’ve talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you’ve already paid.

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