

VILLA DORADA

AT AVENTURA

Volume 12 Issue 3

A Monthly Newsletter for the Residents of Villa Dorada Condominium

July 2024

IMPORTANT NUMBERS

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Comcast / Xfinity.....800-934-6489
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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.

VDCA 2024-2025 REVISED BUDGET

The Villa Dorada Board of Directors approved revision of the 2024-2025 Budget at the Board of Directors Meeting held on July 3, 2024. The reduction is effective July 1, 2024. All owners currently on ACH (auto debit) will have payments automatically adjusted. For those owners not on ACH (auto debit) new coupons have been ordered.

New monthly maintenance fees:

2 bedroom units- \$909.78/month
3 bedroom units- \$1,091.25/month

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

VDCA SPECIAL ASSESSMENT

The Villa Dorada Board of Directors approved a Special Assessment at the Board of Directors Meeting held on July 3, 2024, to address repayment of the \$2.6M Valley Bank Loan modification. The Special Assessment is effective July 1, 2024, and payable over 60 months.

2 bedroom units- \$141.73/month
3 bedroom units- \$170.00/month

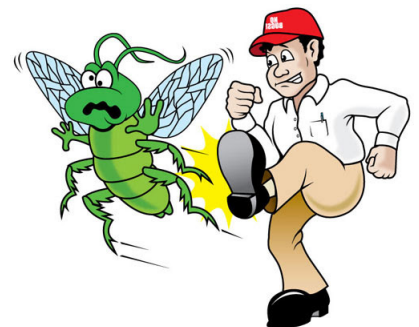
All owners currently on ACH (auto debit) will have payments auto debited. For those owners not on ACH (auto debit) coupons have been ordered.

July payments already submitted, will be applied accordingly by the Campbell accounting team.

Payments by check are accepted in the Management Office. Payments can also be made at www.CampbellPortal.com. Please contact the Management Office for assistance at VillaDoradaAdmin@CampbellProperty.com.

MONTHLY PEST CONTROL

Monthly Pest Control will take 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.



HURRICANE SEASON IS HERE. ARE YOU PREPARED?

Hurricane Season is June 1 to November 30

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 to receive an application. Applications are available in Creole, English and Spanish and can be downloaded from the OEM website: <http://www.co.miami-dade.fl.us/oem>.

Communications:

- **Assign** someone in your home the job of a checking the weather everyday during Hurricane Season.
- **Develop an emergency communication plan.** In case family members are separated from one another during

Continued on page 3

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Hurricane (cont. from page 2)

a disaster (a real possibility during the day when adults are at work and children are at school), have a plan for getting back together.

- Ask an out-of-state relative or friend to serve as the “family contact.” After a disaster, it’s often easier to call long distance. Make sure everyone in the family knows the name, address, and phone number of the contact person.

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. Remember to mark which board fits which window. Pre-drill holes every 18 inches for screws. Do this long before the storm.





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THUNDERSTORM SAFETY

Along with summer’s warm days come thunderstorms. Lightning is one of nature’s most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there’s lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:



- If you can hear thunder, you’re close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you’re caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there’s no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.

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