

VILLA DORADA

AT AVENTURA

Volume 12 Issue 5

A Monthly Newsletter for the Residents of Villa Dorada Condominium

September 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.

Miami- Dade County

Condominium Special Assessment Program

In preparation of the upcoming 50 Year Recertification Project, Miami-Dade County Condominium Special Assessment Program offers loans up to \$50,000.00 for those homeowners who meet the qualifications. The Condominium Special Assessment Program is designed to provide funding assistance to help condominium owners in Miami-Dade County pay for special assessment requirements that arise from rehabilitation and repairs due to applicable building integrity recertification requirements.



Please visit: <https://www.miamidade.gov/global/service.page?Mduid=ser1689262443911730> or contact: Shawn Topps at 786-469-2209. Applications are available at the Management Office.

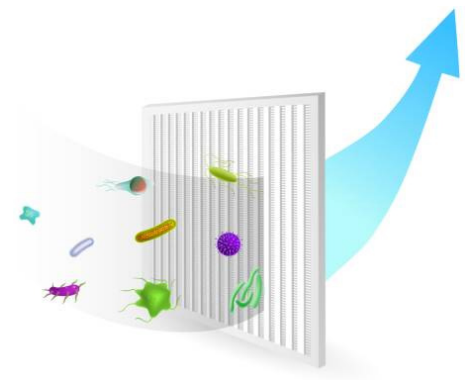
Have you checked your A/C filter recently?

Dirty filters interfere with the performance of you're A/C unit. The maintenance staff recommends that you change you're A/C filter every month for the best performance from your air conditioner.

Air conditioners are the property of the condo unit owners. Anything related to it is the responsibility of the unit owner. The replacement, repair, change of filter, cleaning of the air conditioning

unit, etc. is the responsibility of the unit owner. The most common problems associated with air conditioning units are the lack of attention given to the tray and its cleaning. This tray's purpose is to pick up the water that is produced by the condensation in the evaporator (coils). The tray's drain (rubber hose) gets clogged, and water begins to spill from the tray.

The solution to this troublesome problem is to maintain your air conditioning unit in good condition. This means making sure it is cleaned at least once a year.



VILLA DORADA PAYMENTS

Monthly Maintenance and Special Assessment payments are due on the 1st of each month. Late fees will be applied if payments are received after the 10th of the month. All delinquent accounts will be sent to collections!

Payment options:

- Physical check
- Online banking through owners personal bank
- Auto-Draft (through campbellportal.com for free)
- One-time payments (through campbellportal.com for a small fee)
 - Credit Card - 2.99%
 - E-check - \$2.99 (additional 0.1% fee if payment is over \$2,000)

For those residents using Bill Pay from their financial institution, please address payments to: PO Box 621117 Orlando, FL 32862-1117.

For additional information, contact the Management Office at VillaDoradaAdmin@CampbellProperty.com or 305-935-1454.

PLAYGROUND RULES & REGULATIONS

The following Rules & Regulations are in place for the safety and security of Villa Dorada residents and their children.



- The playground is for children nine (9) years and under and an adult must accompany them.
- Adults are not allowed on the children's equipment.
- No bikes, pets or food are allowed inside the playground area.

The above Rules & Regulations will be enforced for the safety of Villa Dorada residents and their children. All amenities are monitored by video surveillance and residents in violation may be subject to a fine.

Thank you for your cooperation.

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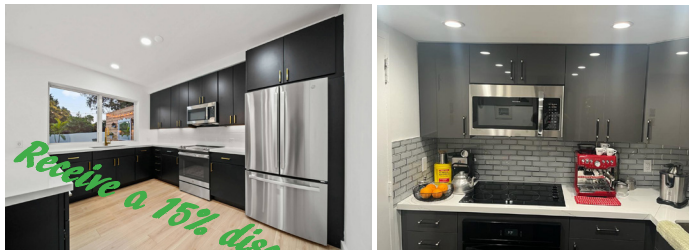
REMODELING • INSTALLATIONS

- Kitchen / Bathroom
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Buffalo Chicken Dip

Ingredients

- 2 (10 ounce) cans chunk chicken, drained
- ¾ cup hot pepper sauce (such as Frank's RedHot)
- 2 (8 ounce) packages cream cheese, softened
- 1 cup ranch dressing
- 1 ½ cups shredded Cheddar cheese
- 1 bunch celery, cut into 4-inch pieces
- chicken-flavored crackers



Directions

1. Gather all ingredients.
2. Heat chicken and hot pepper sauce in a skillet over medium heat until heated through, 3 to 5 minutes. Stir in cream cheese and ranch dressing. Cook and stir until well blended and warm, 3 to 5 minutes.
3. Mix in 1/2 of the Cheddar cheese and transfer the mixture to a slow cooker. Sprinkle the remaining cheese over top.
4. Cover and cook on Low until dip is hot and bubbly, about 35 minutes.
5. Serve with celery sticks and crackers.



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CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

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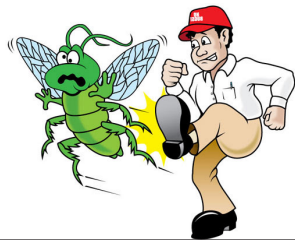
Video Tour: www.SignatureHomesOfMiami.com

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.

**TWO
CONVENIENT
LOCATIONS**



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