

VILLA DORADA

AT AVENTURA

Volume 12 Issue 6

A Monthly Newsletter for the Residents of Villa Dorada Condominium

October 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.

Single Stream Recycling

Beginning October 1st Waste Management has provided new recycling containers for single stream recycling. Please break down all boxes before inserting. No Plastic Bags are permitted. Please remove all recyclables & throw plastic bags in the trash. Please remove all containers of any liquids.

RECYCLING RULES

1. RECYCLE ALL BOTTLES, CANS AND PAPER

2. KEEP ITEMS CLEAN AND DRY

3. NO PLASTIC BAGS

Always recycle:



Plastic Bottles & Containers
Plastic bottles, jars, jugs and tubs



Food & Beverage Cans
Tin, aluminum, steel food and beverage cans



Glass
Bottle, Jars



Paper
Cardboard, paper, newspaper, paperboard, magazines



Flattened Cardboard & Paperboard
Flatten all boxes (do not bundle/tie up)

KEEP THESE ITEMS OUT OF YOUR RECYCLING CART.

You have heard the saying, "one bad apple can spoil the bunch." The same goes for recycling. We need your help to keep these items out of the recycling cart.



NO Food, Food-soiled Paper, Waxed Cardboard



NO Plastic Bags & Film



NO Cords/Wires & Hoses



NO Food Wrappers Broken Dishes



NO Electronics & Batteries



NO Yard Waste & Grass Clippings



NO Foam Cups & Containers



NO Diapers & Pet Waste



NO Clothing & Shoes



NO Hazardous or Medical Waste

STRUCTURAL INTEGRITY RESERVE STUDY

REQUIRED

The Florida mandated Structural Integrity Reserve Study (SIRS) has been conducted. SIRS is mandated to help Associations safeguard the structural integrity of their buildings and protect their residents and investments.

The report is expected in the coming months. Owners will be notified when the report is available on the Homeowners Portal.

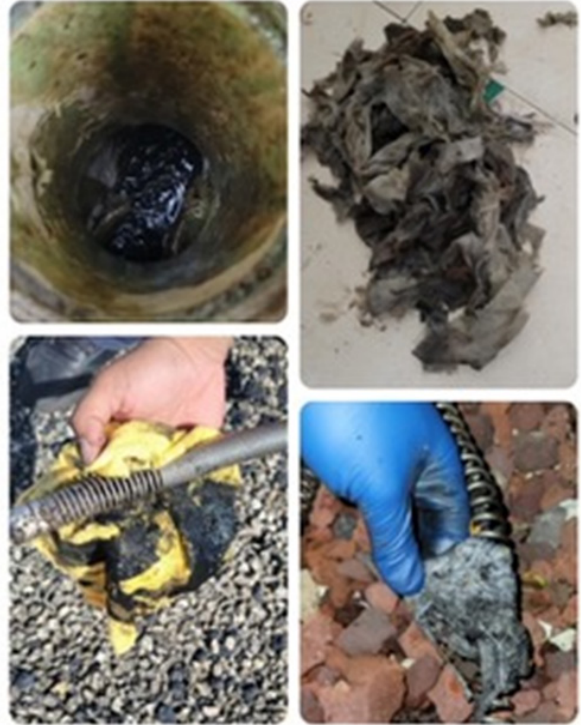
PLUMBING EMERGENCIES!

The Association is incurring unnecessary & unbudgeted plumbing expenses on a weekly basis. Avoid clogged pipes and costly repairs with these tips on what to stop flushing down the drain.

Items You Should Never Flush Down Your Toilet:

1. 1.Flushable Wipes are NOT Flushable
2. 2.Feminine Products
3. Hair
4. Fats, Oils, or Grease

If it is determined that the cause is linked to an individual unit, the cost of repair will be added to the unit's ledger.



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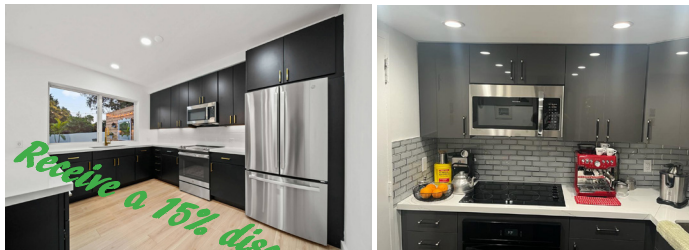
REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
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Don't Forget...
Spring forward...
FALL BACK...

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 3, 2024.



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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PATRICKJAIMEZ PA



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FEATURED PROPERTIES

 <p>10261 E Bay Harbor Dr #301 <i>(Boat slip inc.)</i> 2 B / 2.5BA, 1960 sqft \$2,850,000</p>	<p>9341 E. Bay Harbor Dr #PH 7-D 2B/2.5BA, 1510 sqft \$670,000</p>
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THINKING OF BUYING OR SELLING?
TRUST THE ADVICE OF A PROFESSIONAL.

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford

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.

COASTAL GROUP PUBLICATIONS, INC.

305-981-3503 www.cgpnewsletters.com

7441 Wayne Ave
PARKVIEW POINT - #15B






Call Now!
Rosa Jacquelin
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Video Tour: www.SignatureHomesOfMiami.com

Have you checked your A/C filter recently?

Dirty filters interfere with the performance of your A/C unit. The maintenance staff recommends that you change your 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.

CONDOMINIUM SPECIAL ASSESSMENT PROGRAM

In preparation of the upcoming 50 Year Recertification Project Miami-Dade County 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_service=ser1689262443911730

or contact: Shawn Topps at 786-469-2209

Applications are available at the Management Office.

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CONTACT MARC *(the newsletter guy)*

cgpimarc@earthlink.net

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