

VILLA DORADA

AT AVENTURA

Volume 12 Issue 9

A Monthly Newsletter for the Residents of Villa Dorada Condominium

January 2025

IMPORTANT NUMBERS

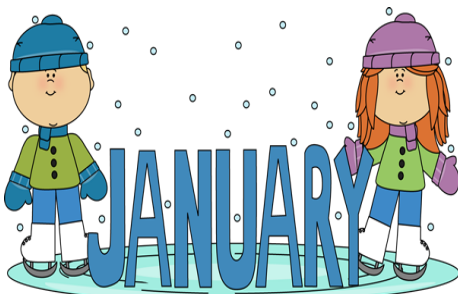
Managed By
Campbell Property Management
Management..... 305-935-1454
All Ways Towing954-496-6810
Aventura-Code Compliance.....
305-466-8941
Aventura Police-Non-Emergency .
305-466-8989
Comcast / Xfinity.....800-934-6489
FP&L (Power Outage) .. 800-468-8243
FP&L Service.....305-442-8770
Aventura Express 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



The Villa Dorada Board of Directors & Management wish a Happy New Year to all Villa Dorada residents and their families.

2025-2026 OPERATING BUDGET

The 2025-2026 Annual Operating Budget was passed on December 18, 2024, by the Board of Directors at the Annual Budget Meeting.

The collection of reserves was waived as part of this process by the unit owners. Thank you to all those who participated.

The Association's annual budget begins on March 1, 2025.

2025 - 2026 Maintenance Fees:

Two Bedroom \$964.79

Three Bedroom \$1,157.23

ACH (auto debit) users monthly fees will be updated automatically for March 2025 payments, and coupons will be ordered for all other owners.

Please do not hesitate to contact the Management Office at 305-935-1454 or VillaDoradaPM@CampbellProperty.com with any questions.

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.

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.

PRACTICE PET ETIQUETTE

Please be considerate of your neighbors. Abide by the Rules & Regulations and practice pet etiquette. Accidents happen. Please pay attention to your pets and clean up any mess they may leave behind.

- All dog stool **MUST** be picked up, securely bagged, and disposed of in a proper container.
- Any loud barking or other disturbances are strictly prohibited.
- Dogs must be walked in designated areas. (West side of 30th Ave., or on the swale between the sidewalk and West Country Club Drive.)
- No dogs are permitted to be walked on Villa Dorada property.
- No pets are permitted within the pool areas or the recreation building.
- **ALL PETS MUST BE ON A LEASH AT ALL TIMES.**



Thank you for your cooperation.

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 Person: Valeriya / 847-977-0257 Website: www.lerasartstudio.com Instagram / Facebook: @lerasartstudio

HOT SPINACH ARTICHOKE DIP

- 1 (8 oz) package cream cheese, softened
- ¼ cup mayonnaise
- ¼ cup grated Parmesan cheese
- ¼ cup grated Romano cheese
- 1 clove garlic, peeled and minced
- ½ teaspoon dried basil
- ¼ teaspoon garlic salt
- salt and pepper to taste
- 1 (14 oz) can artichoke hearts, drained and chopped
- ½ cup frozen chopped spinach, thawed and drained
- ¼ cup shredded mozzarella cheese

Gather all ingredients. Preheat the oven to 350 degrees. Lightly grease a small baking dish. Mix cream cheese, mayonnaise, Parmesan cheese, Romano cheese, garlic, basil, garlic salt, salt, and pepper together in a medium bowl. Gently stir in artichoke hearts and spinach. Transfer the mixture to the prepared baking dish; top with mozzarella cheese. Bake in the preheated oven until bubbly and lightly browned, about 25 minutes.





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PATRICKJAIMEZ PA

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Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Contact Marc *(the newsletter guy)*
cgpimarc@earthlink.net | 786-223-9417

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM



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