

VILLA DORADA

AT AVENTURA

Volume 12 Issue 10

A Monthly Newsletter for the Residents of Villa Dorada Condominium

February 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



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.

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.

EXCESSIVE NOISE & NUISANCE

Please always be courteous to your neighbors and exercise care to ensure that you are not responsible for excessive noise.

No loud noise is permitted from 11:00pm to 8:00am such as music, loud conversations or yelling, use of musical instruments, radios, televisions or amplifiers, dogs barking and horn honking from cars.

No use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents will be permitted.

Violators may be subject to a fine.

Thank you for your cooperation.



PLUMBING EMERGENCIES!

The Association is incurring unnecessary & unbudgeted plumbing expenses. Avoid clogged pipes and costly repairs with these tips on what to stop flushing down toilets & drains.



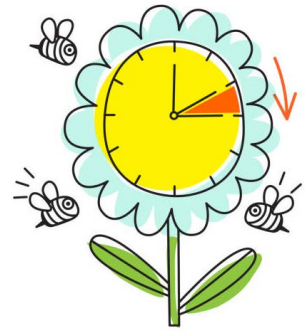
Items You Should Never Flush Down Your Toilet:

1. Flushable Wipes are NOT Flushable
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.

Don't Forget...Spring Forward

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 ahead one hour at 2 a.m. on Sunday, March 9th.**



SPRING FORWARD
Change Your Clocks

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

Strawberry Cheesecake Bites

- 2 tbs graham cracker crumbs
- 1 (8 oz) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 tsps vanilla extract
- 12 large fresh strawberries
- 2 (1 oz) squares semisweet chocolate (Optional)
- 1 tsp canola oil (Optional)

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. Cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe the filling into each strawberry, making sure the filling overflows a bit out of the top. Dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until smooth, 1 to 3 minutes Dip strawberry tips into melted chocolate, then place onto the baking sheet and refrigerate until set.





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

TWO CONVENIENT LOCATIONS



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(D0210, D0150, D1110)

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