# VILLA DORADA

### AT AVENTURA

Volume 12 Issue 11

A Monthly Newsletter for the Residents of Villa Dorada Condominium

March 2025

#### **IMPORTANT NUMBERS**

Managed By..... Campbell Property Management Management...... 305-935-1454 All Ways Towing ......954-496-6810 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 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 began 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 2025 payments.

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

### **Residents' Responsibility of Air Conditioners**

#### 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.

### **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.



# 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.



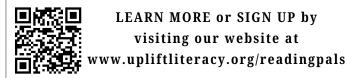


# Join our ReadingPals community, and give the gift of literacy!

Uplift Literacy is recruiting dedicated volunteers who want to make a **meaningful difference** in your area!



ReadingPals commit just one hour per week to help children build early literacy skills while fostering meaningful relationships.



### Miami- Dade County Condominium Special Assessment Program

In preparation of the upcoming 50 Year Recertification Project the 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\_ service=ser1689262443911730 or contact: Shawn Topps at 786-469-2209.

Applications are available at the Management Office.



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# 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.





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# THINKING OF SELLING OR BUYING?

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### **KITCHEN & BATHROOM REMODELING** SATISFACTION AND QUALITY GUARANTEED **NO JOB TOO SMALL**

### **REMODELING & INSTALLATIONS**

Kitchens | Bathrooms | Interiors Cabinets | Vanities (New & Resurfaced) Baseboards & Crown Molding | Mirrors Quartz, Marble & Granite Countertops Popcorn Ceiling Removal | Interior Doors & Frames Impact Windows & Doors Ceramic Tile & Marble Installed Plumbing & Electrical Service

### PAINTING

House, Condo, Apt. | Interiors & Exteriors Roof Painting | Pressure Cleaning

### **MINOR REPAIRS**

Exterior Wood | Facia & Soffit Stucco | Drywall & Framing Design & Management Services Free Estimates Service & Quality Commercial & Residential





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