

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 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.cgpgnewsletters.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 VillaDoradaPM@CampbellProperty.com 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.

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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Website:
www.lerasartstudio.com

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@lerasartstudio

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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PATRICKJAIMEZ PA

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Announcements • Posters-Banners • Vehicle Wraps

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

TWO CONVENIENT LOCATIONS



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

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305-866-2626 305-643-1444
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