

VILLA DORADA

AT AVENTURA

Volume 13 Issue 5

A Monthly Newsletter for the Residents of Villa Dorada Condominium

September 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.

SPECIAL ASSESSMENT 2025

As you are likely aware, the Board of Directors for Villa Dorada Condominium Association held a Special Assessment Meeting on August 5th, 2025, where a special assessment for the 50-year recertification, roof replacement, related expenses, and Popular Bank Loan Repayment was unanimously approved.



Below are the payment options for the special assessment:

- **Check & Coupon**
 - Please include the coupon with your special assessment payment and ensure the check is made out to Villa Dorada Condominium Association, Inc. with your Account Number (located on your coupons) in the memo.
- **Online Bill Pay via Your Bank**
 - If you prefer to set up bill pay through your bank, please ensure the payment details are populated with the information included on your coupons.
- **One-Time E-Check or Credit Card**
 - Pay each month through the **homeowner portal** using an E-Check or credit card.
 - *A third-party processing fee will apply.*
- **Auto-Draft (ACH) – Recommended**
 - Special Assessment payments are NOT automatically included in ACH, and ACH is only offered for your Special Assessment if you are already enrolled in ACH for your regularly scheduled maintenance assessments.
 - If you are enrolled in ACH for your maintenance assessments and have already authorized Campbell Property Management via email to include your Special Assessment payments in ACH, coupons can be ignored.
 - If you would like to enroll in ACH for both your Maintenance and Special Assessment payments, please contact ar@campbellproperty.com for assistance.

VDCA Roof Replacement

The roof replacement project is underway on Buildings 1, 2, 3, 4 & 5. To continue the roof replacement project on schedule Best Roofing will be working select Saturdays. (weather permitting). Please stay tuned for important updates and instructions. Please contact the Management Office at 305-935-1454 or VillaDoradaPM@CampbellProperty.com with any questions. For after-hours emergencies, please contact 954-427-8770.

Financial Audit

Pursuant to Section 718.111(13), Florida Statutes, this is to notify you that the 2024-2025 Year End Financial Report (Audit) for Villa Dorada Condominium Association is completed and available. You may request a copy of the report in writing at the Association office and it will be mailed, emailed, or hand delivered to you. You can immediately access the report on the Association's website at: <https://portal.campbellproperty.com>

Window & Door Replacement

Owners wishing to replace their windows & doors and maintain the safety, value, and appearance of the community will have the opportunity to do so while the 50-Year Recertification process is underway.



These units may benefit from insurance discounts available to their individual Homeowner policies.

If you are interested in more information regarding the installation of impact windows & doors, please send your contact information to the Management Office at VillaDoradaAdmin@CampbellProperty.com.



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Rami Boaz License #P11924



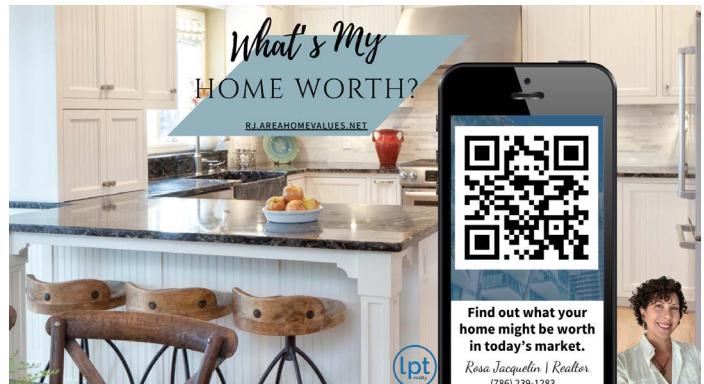
TWO CONVENIENT LOCATIONS




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(D0210, D0150, D1110)


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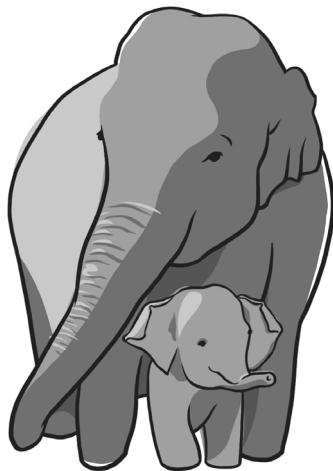
Elephant Appreciation Day, September 22

Elephant facts

An adult Asian or African elephant is about 10 feet high, weighs between 10,000 and 15,000 pounds, is herbivorous, eats from 16 to 18 hours a day, and drinks 30 to 60 gallons of water daily.

Elephants use their trunks to scoop up water into their mouths. The scooped-up water is also used for bathing and cooling off. Those trunks have more than 40,000 muscles divided into 150,000 units. The human body has 639 muscles. Trunks not only used for drinking, but also for gathering food, greeting family and friends, caressing, and emitting communication sounds, like trumpet calls.

The back of an elephant's trunk can detect and distinguish smells several hundred times better than any breed of dog, and dogs' sense of smell is up to 100,000 times better than humans.



No Smoking!

The following rule was approved by the Board of Directors and added to the Villa Dorada Rules & Regulations.



“In clear recognition of the negative impact upon health and the environment caused by second-hand and third-hand smoke, as well as its annoying odor, smoking of any kind is not permitted within 25 feet of the condominium buildings.”

Any resident found in violation of the Rules & Regulations may be subject to a fine.

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.



REMINDER

Monthly pest control takes place the first Thursday of each month. Inside service is available for \$5.00. (cash or check only payable at the time of service). If any resident would like inside service, please contact the management office at villadoradaadmin@campbellproperty.com

Mobile (786)-277-7355
patrickjaimez@gmail.com

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ON SEPTEMBER 22-24 ... CELEBRATING ROSH HASHANAH, JEWISH NEW YEAR

Jewish Americans are celebrating Rosh Hashana, which is also known as the Jewish New Year. It begins on the first day of Tishrei (or Tishri), which is the seventh month in the Jewish calendar, and may last for two days. The celebration begins at sundown on the previous day. It is sometimes called the Day of Remembrance.

Many celebrate the event for two days, while others celebrate the event for one day. It is a time of family gatherings, special meals and sweet foods. A popular treat is eating challah bread and apples dipped in honey.

It's the time of judgment and remembrance, during which God reviews and judges a Jewish person's deeds in the past year, and also a time of prayer and penitence. By tradition, debts from the past year are settled before Rosh Hashanah.

Before the event, reverent Jewish people in the United States may decide to seek forgiveness from friends and family they may have offended during the year just ending.



Rosh Hashanah Begins
September 22

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