

VILLA DORADA

AT AVENTURA

Volume 13 Issue 10

A Monthly Newsletter for the Residents of Villa Dorada Condominium

February 2026

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.



SAVE THE DATE!

The Annual Budget Meeting is scheduled for Monday, February 16, 2026, at 7:00PM in the Villa Dorada Party Room or via Zoom (Meeting ID: 995 949 2283, Password: 1494).

The Budget Meeting on Monday, February 16, 2026, calls for your participation:
Vote on Waiving or Full Funding of Non-Structural Reserves, Yes, or No?
Vote on Pausing or Full Funding of Structural Reserves, Yes, or No?

A vote of the majority of owners (181) is required for the waiving and/or pausing of reserves.

Proxies can be signed, scanned & emailed, mailed, or dropped off at the Management Office prior to the meeting. Proxies will also be available at the Membership Meeting.

A Voting Certificate is required if your unit is owned by a corporate entity or more than one individual.

Should you have any questions or need additional assistance, please contact the Management Office at VillaDoradaPM@CampbellProperty.com.



VDCA ROOF REPLACEMENT

The roof replacement project is underway on Buildings 1, 2, 3, 4, 5, 6, 7, 8 & 9.

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.

PARDON OUR DUST...

50-Year Recertification building repairs performed by FBS are underway on Building 4. Please stay tuned for important updates and instructions. Please be mindful of workers. Thank you for your cooperation while work is underway.

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.

EXCESSIVE NOISE & NUISANCE

Please be courteous to your neighbors and exercise care at all times 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.

What's My HOME WORTH?
RJ.AREAHOMEVALUES.NET



Find out what your home might be worth in today's market.
Rosa Jacquelin | Realtor
(786) 239-1283



stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM



RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

GOT PROPERTY DAMAGE? GET HELP NOW!

MENTION THIS FLYER FOR FREE POLICY REVIEW

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boaz, License #17524

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

dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM

WANTED
PRINT JOBS anything that puts ink on paper

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding

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

PLUMBING EMERGENCIES!

Avoid clogged pipes and costly repairs with these tips on what to stop flushing.

Items You Should Never Flush Down Your Toilet:

1. Flushable Wipes are NOT Flushable
2. Feminine Products
3. Hair

If it is determined that the cause of a back-up is linked to an individual unit, the cost of repair will be added to the unit's ledger.

SLOW DOWN!

Please be mindful of your speed while driving through the Community. We have many children and elderly residents walking throughout, and it's essential to ensure everyone's safety. Let's work together to keep our community safe and prevent any accidents. Thank you for your cooperation and attention to this important matter.

RESIDENT PARKING REMINDERS

Residents must register vehicles with the Management Office and display their Villa Dorada (VD) parking decal before parking in Villa Dorada premises.



The decal fee is \$10.00.

- Up to two (2) decals will be granted to the residents of a two-bedroom unit.
- Up to three (3) decals will be granted to the residents of a three-bedroom unit.

Documentation necessary for registering each vehicle:

1. Copies of each resident's vehicle's registration and insurance.
2. Copies of each resident's Valid Driver's license of the owner of the vehicle.

UP TO MAXIMUM ALLOWED per unit. IT IS PROHIBITED TO RENT OUT ASSIGNED SPACES.



Family owned & operated, providing our clients with quality service and work, for over 20 years

CALL US TODAY for a no obligation assessment and quote and be sure to mention this ad!

305-322-2652

www.bbconceptdesigns.com

To us, it's not just about the outcome, it's about the total experience



PATRICKJAIMEZ PA

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



Hablo Español / Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.

When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

Published monthly at no cost for Villa Dorada Condo 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.

BLACK HISTORY MONTH MARKS 100 YEARS

This year, Black History Month will mark 100 years of educating Americans about the history of the African-American community. During the past century, Black History Month has evolved from an observance into an American institution -- and it all started with Carter G. Woodson, a determined historian with an idea.



Born in 1877 to formerly enslaved parents in Virginia, Woodson's early schooling was sporadic at best, and had to delay his high school education until age 20 to work in a coal mine. He went on to earn a bachelor's degree in literature in 1903, and graduate degrees from the University of Chicago in 1908. And in 1912, he became the second African-American student (after W.E.B. DuBois) to earn a doctorate from Harvard University.

Disappointed with the limited career opportunities for African-American history scholars and the absence of any structured Black history research program in higher education, Goodson decided to create his own. He founded the ASLNH, now known as the Association for the Study of African American Life and History. And in 1926, Goodson promoted a new big idea -- Negro History Week, which grew into today's Black History Month.

The celebration has evolved and expanded over the years, but the central idea remains unchanged: that African-American history is inseparable from the American story, and a scholarly pursuit worth fighting for.

NO JOB TOO SMALL
PAINTING AND MINOR REPAIRS
SATISFACTION AND QUALITY GUARANTEED

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

Design & Management Services
 Free Estimates
 Service & Quality
 Commercial & Residential

Specializing in condo & apartment interiors, we enhance your home's value with expert remodeling—kitchens, bathrooms, full renovations & additions. Family Owned for 40 years.

DIAMOND REMODELERS

KITCHEN AND BATHROOM SPECIALISTS
GARAGE CONVERSIONS & ROOM ADDITIONS

JEFFREY DIAMOND
 Lic# CC94BS00437

ANTHONY LASORSA
 Lic# CGC031497

Licensed & Insured General Contractors

305-865-9005

www.diamondremodelers.com
jeff@diamondremodelers.com



 @diamondremodelers  Diamond Remodelers

Special Discounts will be applied for mentioning this ad

