

VILLA DORADA

AT AVENTURA

Volume 14 Issue 4

A Monthly Newsletter for the Residents of Villa Dorada Condominium

August 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.cgpnnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

BACK-TO-SCHOOL SAFETY REMINDER

As the new school year begins next week, Villa Dorada Condominium Association would like to remind everyone that traffic in and around our community will increase, particularly during the morning and afternoon school hours.

Please help keep our community and neighboring streets safe by following these important reminders:

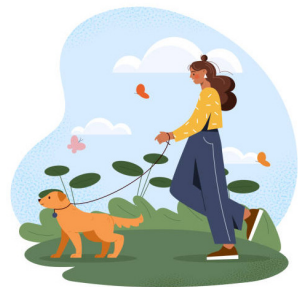
- **Drive slowly and obey all posted speed limits.**
- **Allow extra travel time** for increased traffic during school drop-off and pick-up hours.
- **Be alert for children** walking, riding bicycles, or crossing streets, especially near entrances, exits, and sidewalks.
- **Yield to pedestrians** at all crosswalks and intersections.
- **Avoid distractions** while driving. Please refrain from using handheld devices behind the wheel.
- **Watch carefully when backing out** of parking spaces, as children may be difficult to see.
- **Be patient and courteous** with fellow drivers, pedestrians, school buses, and crossing guards.

Together, we can help ensure a safe start to the school year for our residents, our neighbors, and the children in our community. Thank you for your cooperation in making safety a priority.

PET OWNERS – PLEASE BE COURTEOUS HELP KEEP OUR BUILDINGS CLEAN

Residents have reported pet accidents occurring in the elevator and other common areas. Please remember:

- Pets must be walked off Association property to relieve themselves.
- Pet owners are responsible for immediately cleaning up after their pets, including any accidents in the building or common areas.
- If your pet has an accident in the elevator or hallway, please clean and sanitize the area immediately or notify Management if assistance is needed.



Keeping our community clean and sanitary requires everyone's cooperation. If you witness a pet owner failing to clean up after their pet, please report the incident to the Management Office at 305-935-1454.

Thank you for your cooperation in helping keep Villa Dorada clean and enjoyable for all residents.

AVOID PARKING VIOLATIONS

To ensure compliance with the Association's Parking Rules and Regulations, all residents are reminded of the following:

PARKING DECALS

- All vehicles parked on Villa Dorada property must display a valid Villa Dorada parking decal, register with <https://my.parkingattendant.com> or Scan at posts throughout the property.
- Damaged, faded, peeling, or illegible parking decals must be replaced immediately.
- If your decal is damaged or difficult to read, please visit the Management Office to obtain a replacement and avoid potential violations.

PARKING RULES

- Commercial and cargo vehicles are not permitted on the property after 6:00 PM.
- Only head-in parking is permitted. Vehicles may not be backed into parking spaces.
- No vehicle may remain parked in the same guest parking space for more than seven (7) consecutive days without prior authorization from the Management Office.
- Vehicles must be parked within the painted lines and pulled forward to the parking bumper.
- Unregistered, unauthorized, or improperly parked vehicles may be subject to violation notices or towing at the owner's expense.



PLEASE VISIT THE MANAGEMENT OFFICE

If you need to replace a parking decal, update vehicle information, or have questions regarding parking regulations, please stop by the Management Office for assistance.

Thank you for your cooperation in helping maintain an orderly and safe parking environment for all residents.

**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

dredyaguerraddds@gmail.com
WWW.DENTISTSURFSIDE.COM

PEST CONTROL REMINDER

Monthly pest control takes place on 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

VILLA DORADA CONDOMINIUM Most Recent Closings

Building + Apt#	Type	Bed	Bath	Sold Price
20350 W Country Club Dr Unit#120-4	Townhouse	3	2	\$270,000.00
20350 W Country Club Dr Unit#123	Townhouse	3	2	\$312,500.00
20291 NE 30th Ave Unit#112	Townhouse	3	2	\$265,000.00
20381 NE 30th Ave Unit#410-7	Condo	3	2	\$220,000.00
20381 NE 30th Ave Unit#220	Condo	3	2	\$260,000.00



JOSE CARLOS JIMENEZ PA
ALYESKA SEMSCH
305-527-4321
info@semschrealty.com
www.Semschrealty.com



SEMSCH REALTY

200 Crandon Blvd Suite 204, Key Biscayne, FL 33149
Brickell / Downtown / Key Biscayne
Coconut Grove / Coral Gables / Sunny Isles

Information is believed accurate, but not guaranteed. Information obtained from Miami-Dade public records.

A short walk can head off a workplace strain

Stress does not stay in your head. When the pressure climbs, muscles tighten and posture slips, and that tension sets the stage for the sprains, back pain, and other musculoskeletal injuries that sideline workers.

According to Safety and Health Magazine, a National Safety Council publication, one of the simplest defenses is to move. A brief walk, a few stretches, or some light exercise loosens tight muscles and resets posture. Stepping away from a workstation to talk with a coworker gives both the mind and the body a break.



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HOME WORTH?**



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HOW TO CONTROL YOUR LIGHTS WITH YOUR VOICE

You get up in the middle of the night, still half asleep. The room is completely dark. Now where is the lamp?

You can call forth light. A smart plug or a smart bulb lets you control a lamp with the help of a voice assistant. The voice assistant can be the one on your phone (Siri or Google), or a separate speaker like Amazon Echo, Google nest or Apple HomePod.

The cheapest place to start is a smart plug, often \$25 or less, that sits between the wall outlet and a lamp you already own. You plug it in, connect it to your Wi-Fi through a free app. Then you can say to your phone: "Hey Siri, (or "Hey Google") turn on the light." No special bulb and no wiring. For more than on and off – dimming or changing colors – a smart bulb is the better pick. Look for one labeled "no hub required," like bulbs from Wyze, WiZ, Kasa, or Govee. They connect straight to Wi-Fi and you talk to them through your phone or voice assistant.



One thing to check before you buy: the box should say "Works with Apple Home app" if you carry an iPhone, or "Works with Google" if you carry an Android. That is what lets your phone's own assistant control the light with no extra gear. A stand-alone Amazon Echo, Google Nest, or Apple HomePod is optional. It is necessary if you want everyone in the house to command the light. Then there is Philips Hue, the premium name. It runs through a separate bridge box plugged in to your router. Hue endures, because that box buys reliability and the system works smoothly with Siri and the rest.

NO JOB TOO SMALL

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