

Villa Dorada Newsletter

A Monthly Newsletter for the Residents of the Villa Dorada Condominium.

Volume 14 Issue 5 September 2026

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
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.

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.

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.

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.

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.



PEST CONTROL REMINDER

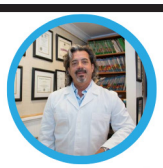
Monthly pest control takes place on the first Thursday of each month.

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



TWO CONVENIENT LOCATIONS



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DR. EDY A. GUERRA

NEW PATIENT SPECIAL $79

(D0210, D0150, D1110)

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SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerradds@gmail.com

WWW.DENTISTSURFSIDE.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

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Preparedness Includes Your Wallet

Emergency planning usually brings to mind flashlights and bottled water, but disasters are also financial events -- and a few quiet steps now can speed a recovery later.

Start with cash. According to Ready.gov, when the power fails, ATMs and card readers fail with it, so keep a modest amount in small bills somewhere safe.

Check your insurance before you need it. Federal officials point to a fact that surprises many homeowners: standard homeowner policies typically do not cover flood damage, which requires a separate policy through the National Flood Insurance Program -- and that coverage usually takes 30 days to take effect.



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WHAT AN AIR CLEANER CAN – AND CANNOT – DO



An air cleaner can be a big help for people with allergies, but there are some things it won't do. It will not lower the radon in your basement, according to the Environmental Protection Agency. It will not fix a mold problem, and it will not do much about the fumes from fresh paint or a new carpet. No air cleaner removes everything. What a good one will do is pull particles out of the air: pollen, dust, pet dander, mold spores, wildfire smoke.

The number to look for is the CADR, or clean air delivery rate, verified by the Association of Home Appliance Manufacturers. It tells you how much clean air the machine delivers per minute, with separate scores for smoke, dust and pollen. AHAM's rule of thumb: the CADR should be at least two-thirds of the room's square footage. A 300-square-foot bedroom wants a CADR of 200 or better. Buy a true HEPA filter, which traps 99.97 percent of particles down to 0.3 microns. Be wary of "HEPA-type" and "HEPA-like," which mean almost nothing. Add an activated carbon layer if odors are the problem. Skip ozone generators -- the EPA warns that ozone irritates the lungs and does a poor job on pollutants anyway. Look for CARB certification, California's ozone safety standard.

Cigarette smoke is the hard case. The visible haze is particles a HEPA filter can catch, but the smell is a gas that slips straight through -- only activated carbon adsorbs it. No purifier can pull the smell out of walls, curtains and upholstery. Then check these two costs: replacement filters, which can run $50 to $100 a year, and noise. A loud one is a nuisance.

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