

VILLAGE OF DORAL DUNES HOA
NEWSLETTER MAY-JUNE 2022

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QUARTERLY UPDATE OF ACTIVITIES OF THE VILLAGE OF DORAL DUNES HOMEOWNERS ASSOCIATION

Welcome Village of Doral Dunes Homeowners and Residents!

Since the last issue of our quarterly newsletter, a lot of (great) things have happened to Village of Doral Dunes.

In April 2022 a new property management company started operations.

CHOAC Property Management

Under the leadership of Maryin Cartagena, CHOAC started to manage properties in Florida over 7 years ago. She and her team have brought to us a new era of managing, communicating and executing homeowners issues.

CHOAC has created a new website, and you can already find partial information loaded on it. Visit:

www.mydoraldunes.com

and retrieve all current forms for TRANSPONDERS, BACK GATE KEYS, SALES OR RENTAL OF PROPERTY, ARCHITECTURAL MODIFICATIONS TO YOUR HOME, PRE-AUTHORIZED PAYMENT FORM, EXTERIOR HOME COLOR CODES LIST. As we move forward with all improvements, we will also continue to update the website with info on the village as well as our immediate surrounding areas like Doral Park and the City of Doral.

The PRE-AUTHORIZED PAYMENT can also be programmed by all homeowners online:

<https://owner.topssoft.com/PreferredAccountingServices/Account/Login>

If you need to contact CHOAC please Call / Text / message on WhatsApp: (786) 434-3734. In addition, the following email address is available for you to raise any concerns, and request help with anything. csr@voddcondo.com

The accounting portion of our HOA business is handled by:



Ana Costales-Abiseid
Certified Public Accountant
Preferred Accounting Services Inc.
7440 SW 50th Ter. Unit 106 | Miami, FL 33155
TEL: 305-661-2919 Ana@prefacct.com

Please communicate with Ana and her team concerning any payment of your monthly HOA fee or other related payment issues. A pre-authorization payment form is included in the forms section of www.mydoraldunes.com or accessible online: <https://owner.topssoft.com/PreferredAccountingServices/Account/Login>

WELCOME TO OUR VILLAGE:

Recently we were able to welcome several new residents, amongst them:

Nathalie & Tim Bernath and Zania & Frankie Thom.

Welcome to the Village of Doral Dunes!

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Projects completed in the past 3 months:

The common lights improvement was completed by installing more lipstick lights and LED lighting in dark areas. The new dog stations with auto-LED lighting are being serviced/emptied timely. The 8 units also have LED lighting installed.



The annual tree trimming session started a week ago, all professionally done by our gardening company Tony's. The entire common sprinkler system was fixed, by replacing old outdated Electric/Water pumps with new pumps and using well water from the lakes.



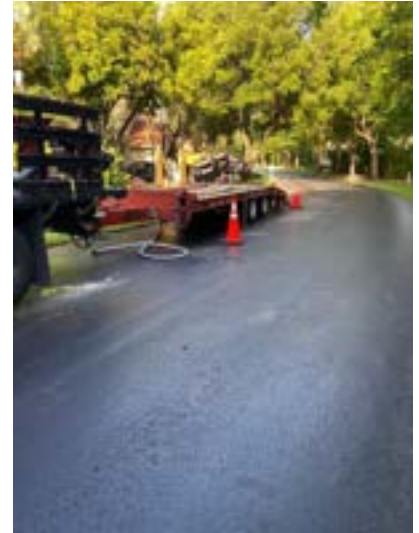
An order has been placed for a new security camera system to be installed in the next few weeks at front and back gates and other common areas. The manual lock system at the back entrance gate is being replaced by a new system, where homeowners and residents can leave the community, but still need the key to get back in. The A/C unit of the Front Entrance guard house has been changed.

TRANSPONDERS: The Board is currently evaluating the change of the Transponder software and hardware.

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BOD has reviewed several contracts of vendors servicing VoDD and made changes where same or better quality of service was guaranteed, and especially a more competitive pricing could be obtained/negotiated. (i.e. Saicon)

The BOD has been in contact over the past several months with AT&T and Comcast/Xfinity. As a result of those contacts, COMCAST has started upgrading and repairing their current utilities in the VoDD. You may have noticed that the grounds have been marked in various colors (utility markings) so that Comcast, through a subcontractor named MASTEC/IDD, can perform this upgrade. Currently our community has only one node which is located on 102nd Ave., which is old and outdated. This node feeds all 160 homes - at least those who use Comcast as their internet provider. The repair will include installing a second node which will split the feed between 80 houses on one and 80 houses on the other feed - thus, drastically increasing current speeds and connection reliability. However, please be aware that this is not Fiber Optic cabling, but the upgrade is a necessary step to be able to acquire fiber optic cabling in the future. We'll keep you posted on further developments.



We have BOD elections coming up in October 2022. Following the Florida statutes for HOAs, we must create an election committee in the next few months. If you wanted to volunteer, please send your name to the attention of Andres Garcia at CHOAC csr@voddcondo.com

Finally, we would like to remind all residents of the Village of Doral Dunes of several rules and regulations:

Unfortunately, we continue to experience speeders in our community. Please for the safety of our loved ones, children, and pets, follow all posted speed limits while in the community and make sure any visitor to your property does as well.

Be aware that when you are outside with your pets, they must be leashed. At no time is walking your pet or allowing your pet to wander freely allowed. Also, please clean up after your pets. Let's be good citizens and help maintain our green areas clean. If you are employing a dog sitter or walker, please make them aware of that rule, when they walk your pet.

Garbage that is placed for pickup needs to be located near the roadway contiguous to each respective unit and can't be left outside for more than 24 hours. So, trash cans should be brought back-in the same day as trash was picked up. If you are traveling, please speak to your neighbor to move the trash bin(s) back to the front of your house, or behind the wall on the side entrance of your home. Thank you for making these efforts, helping to make the Village of Doral Dunes the most beautiful community with the Doral Park district! And if you see something, please say something! You can either email to , or post a comment/picture on the WhatsApp group!

If you can't find your welcome booklet anymore, please request a copy from CHOAC by sending an email to csr@voddcondo.com



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WhatsApp Neighborhood Chat

In case you haven't signed-up yet for the chat group, with over 100 Doral Dunes Neighbors involved, to share all types of useful information and updates. Join by clicking on this link:

<https://chat.whatsapp.com/BdbiyYghDpeCrICzL30DVT>

Meet your Board of Directors



Rafael Alvarez
President



Emanuel Schreibmaier
Vicepresident



Alberto Berenblum
Treasurer & Secretary



Claudia Donadio
Director



Christopher Guerrero
Director

Newsletter approved by BOD of VoDD

