

The Village of Doral Woods

<http://doralwoodshoa.com/>

QUICK REFERENCE GUIDE

The VILLAGE OF DORAL WOODS ASSOCIATION, INC. is a **not-for-profit** corporation governed by the Florida Statutes Chapter 720. There are 125 homes:

- 84 single family home or manor homeowners (MH)
- 41 townhome unit owners (TH)

Management Company – All communications must be directed to:

Unlimited Property Management	Tel. No. 305-553-9731
7665 N.W. 50 th Street	After Hours: 1-877-526-5874
Miami, FL 33166	Fax. (305) 715-9647
Property Manager: Claudio Morandi	Email: cmorandi@unlimitedpm.com

Monthly Maintenance Fees - Due by the **1st** of each month. A late penalty fee of \$25.00 will be assessed if payment is received after the 10th of the month.

Security is Everyone's Responsibility!!

The main entrance is manned 24/7 by a professional security company. They control the entrance, monitor the surveillance cameras and receive neighbor's reports of any incident.

Guardhouse/Front Gate - 24 hours /7 days **Tel: 305-594-9144**

For any suspicious activity, call **(305) 4POLICE - (305) 476-5423**

For emergencies, call 9-1-1

For wild life issues (opossum, raccoons, etc.) call 3-1-1 – Animal Control

Cameras: Playground and Pool areas are monitored by surveillance cameras. These areas are closed at sundown.

Garbage Collection by Progressive Waste Solutions

Garbage and recycling bins must be placed by the street at 7:00 a.m. on collection day and removed the same evening. Follow the Miami-Dade Garbage Collection Guidelines that wastes must "***fit inside the cart and the lid closes completely***" to allow for automated pick up.

- **Regular** garbage collection is two (2) times a week: Mondays and Thursdays.
- **Recycle** is collected every other Thursdays in special recycle bin furnished by Miami-Dade. If you do not have a recycle bin, **call 3-1-1**, Miami-Dade to request.

All construction debris must be removed and disposed by your contractor or worker in the designated County dumpsite.

Parking - Due to limited parking spaces, **ALL** overnight parking on common parking areas requires a GUEST ENTRY PASS (YELLOW PASS) to be issued by SECURITY at the request of a resident. It must be displayed on the vehicle's dashboard at all times while in the property. Otherwise, a violation notice shall be issued and vehicles left over 48 hours may be towed at owner's expense. **DO NOT PARK ON THE STREET.**

BOARD Meetings are held on the fourth **Thursday** of every month.

Place: Doral Park Country Club Time: 7:00 P.M.

Important Restrictions and Information highlighted for your easy reference.

(For more, visit our website: <http://doralwoodshoa.com/>)

Architectural Modification Request (AMR)

NO constructions (repairs/modifications) may commence without **Board** approval. In some cases, City permit may be required.

Swimming Pool

Use of the community swimming pool is for RESIDENTS ONLY. Non-resident guests are limited to four (4) people and must be accompanied by resident (homeowner/tenant). **NO POOL PARTIES ALLOWED.** Your guests may be requested to leave. **No dogs** allowed in the pool area.

LANDSCAPING

Maintenance of hedges and mowing the lawn of the common areas and grassed area outside the fence of each unit is performed every other Friday of the month. However, each unit owner is responsible for watering, fertilizing and maintaining their property. If you have a private gardener, please schedule their work on the day that the Association landscaping company is not working.

CABLE TELEVISION

Basic cable is provided by **COMCAST**. You may contact the provider for additional programming for which you will be billed by them directly.

MAIL AND MAILBOXES

Mail is delivered by the U.S. Post Office. Our zip code is **33178-1930**.

The townhome units have two groups of mailboxes. The manor homes have individual mailboxes that must be maintained in accordance with the Postal Services' requirements.

ELECTRICITY

Electricity is supplied by **Florida Power and Light Company**.

WATER AND SEWER

Water is supplied by Miami-Dade Water and Sewer Authority.

TELEPHONE AND INTERNET SERVICES

Service provider of your choice.

NOTE: Each Homeowner is responsible for all utilities services for their unit.

HOURS

For Move-ins/Outs and Deliveries: Monday – Saturday: 8:00 a.m. – 6:00 p.m.

For Contractors & Utility Service Providers

Monday- Friday: 8:00 a.m. – 7:00 p.m.

Saturday: 8:00 a.m. – 5:00 p.m.

No Sundays and Holidays (except on emergencies)