



Las Brisas at Doral Community Association

C/o Doral Management Company
3300 N.W. 112 Ave., Suite 13
Doral, FL 33172

March 7th, 2025

NOTICE REGARDING THE RESEALING PROJECT STARTING ON MARCH 10th, 2025.

Dear Las Brisas at Doral Community Association Homeowners and Residents,

The Resealing of the streets in Las Brisas is scheduled to start this coming Monday, March 10th, 2025, at 8:00 am weather permitting. Please see below the attached site plan (sections 1 through section 8) and schedule of work. Please review the site plan and make note of the section your home is located in. This is a very important maintenance project, which will significantly improve the appearance of Las Brisas at Doral. Unfortunately, it will be necessary that you be inconvenienced, as all cars must be kept off the roadways in areas where work is in progress on the dates listed below:

Asphalt Sealcoating Schedule		
If You Reside In:	Remove Your Vehicle By:	Resume Parking By:
Purple Zone (Condo #4)	Monday, March 10th by 8:00 AM	Tuesday, March 11th by 5:00 PM
Pink Zone (Condo #8)	Wednesday, March 12th by 8:00 AM	Thursday March 13th by 5:00 PM
Blue Zone (Condo #3)	Friday, March 14th by 8:00 AM	Saturday, March 15th by 5:00 PM
Light Blue (Condo #7)	Monday, March 17th by 8:00 AM	Tuesday, March 18th by 5:00 PM
Red Zone (Condo #2)	Wednesday 19th By 8:00 AM	Thursday 20th By 5:00 PM
Green Zone (Condo #6)	Friday, March 21st by 8:00 AM	Saturday, March 22nd By 5:00 PM
Yellow Zone (Condo #1)	Monday, March 24th by 8:00 AM	Tuesday March 25th by 5:00 PM
Orange Zone (Condo #5)	Wednesday, March 26th by 8:00 AM	Thursday March 27th by 5:00 PM

Any vehicles that have not been removed from the roadways during the scheduled days will be relocated on the property at the owners' expense and responsibility.

Specific Instructions

(1) **Where to Park:** During the period that work will be done in your section, you have the following options during the hours of 8:00 AM to 5:00 PM the next day:

- **If you do not need to use your vehicle,** you may leave your car in any guest space in a section not being done that day. If you do not remove your car from the spot the day when the job is starting, we will be forced to relocate your vehicle at your expense and responsibility, to allow work to proceed.
 - **If you do need to use your vehicle:**
You must move your vehicle before 8:00 AM and park it in a guest space in a section not being done that day -or- if no guest spaces are available, you may park on the side of a roadway in a different colored area, providing it does not block access to the roadway.
You may not park on the grass or block another vehicle or an entrance/exit area. Improperly parked vehicles will be towed at the expense and responsibility of the owners. If you cross the barricade that will be placed close each area and drive or park on the newly sealed pavement, you will be charged a fine of \$3,500 and your car will be damaged by the sealing.



(2) **Use Caution:** You must use extreme caution when entering and exiting the community. **Note that some areas will be reduced to one lane for two-way traffic. Be diligent to avoid an accident.**

(3) **Courtesy:** Please be courteous of your neighbors during this inconvenient project.

(4) **Guests:** Make sure that all vendors, guests and occupants of your home are aware of the schedule and instructions.

(5) **Rentals:** If you are renting your home, it is your responsibility to make certain that your tenants are advised of this project and that they respond accordingly.

(6) **Sprinkler System:** The irrigation system will be turned off during the entire period starting Monday 10th through Friday 22nd.

(7) **Mail:** Although we will do our best to accommodate the postal delivery person, there may be interruptions to mail delivery while work is underway.

(8) **Trash & Recycling Pick-Up:** There will be interruption of trash and recycling service, as roadways will be closed on pick-up days.

(9) **Questions:** If you have any questions, please feel free to contact us at: lasbrisas@doralmanagement.com

Please respect all signals and do not drive on the closed roads until the cones and safety lines are removed the following day, as it is important to allow the asphalt to dry.

Should you have any comments or questions, please call us at (305) 591-8715 or send an email to lasbrisas@doralmanagement.com

We apologize for the inconvenience and thank you for your cooperation.

Sincerely,
For the Board of Directors,

Doral Management