



CEDARWOODS

Townhouses at
Pembroke Lakes

Newsletter

Cedarwoods Townhouses Homeowners Association
2201 Cedarwood Avenue
Pembroke Pines, FL 33026

DECEMBER 2025

Office (954)432-8091

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website: cedarwoodstownhouses.com

Property Manager: Maria (Mary) Del Valle

As we close out the year, we extend our warmest wishes to all residents and their families. This season reminds us how fortunate we are to be part of such a vibrant and festive community. May this holiday season bring joy, peace, and meaningful moments with the people you love. We look forward to a bright and prosperous New Year together here in Cedarwoods.

**HAPPY
HOLIDAYS**

From The Board

As we wrap up 2025, the Board would like to extend our warmest holiday wishes to all Cedarwoods residents. We are grateful for the strong sense of community we continue to build together, and we look forward to an exciting year ahead.

With the new year approaching, we also want to share an update on our 2026 monthly dues. We understand that any increase affects our residents, which is why the Board worked carefully to balance financial responsibility with long-term community needs. The intent is to address urgent safety concerns, catch up on deferred maintenance, restore operational capacity, and keep the community in compliance. You can expect to see several tangible improvements in 2026, including sidewalk and entrance sign repairs, landscaping enhancements in common areas, increased structure in property management, and completion of additional deferred maintenance projects throughout the community.

As we prepare for the paint project, residents are reminded to complete any necessary exterior repairs, such as T1-11 siding and trim repairs, fence repairs, and trimming back landscaping for painter access so our homes are ready when painting begins. Taking these steps now helps ensure a smooth and efficient process for everyone.

Thank you for your continued involvement in making Cedarwoods a place we are all proud to call home. We wish you and your families a joyful holiday season and a happy New Year ahead.

Cedarwoods Board of Directors

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President

Carol Turner,
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Carlos A. Lopez
Treasurer

Annette Calzadilla
Secretary

Christy Arterburn
Kay Thorpe
Shani Roushar

**NEXT MEETING
TO BE ANNOUNCED
SOON**

Cedarwoods Townhouses at Pembroke Lakes is committed to keeping this community safe, and a beautiful place to live and raise a family.

Call for Board of Directors Candidates



The Cedarwoods HOA is seeking homeowners who are interested in serving on the Board of Directors. Several positions will be opening, and this is a great opportunity for community-minded residents to help guide Cedarwoods' future, support ongoing improvements, and collaborate with fellow neighbors.

If you are interested in running, please email a brief bio and candidate pitch outlining why you would like to serve, the strengths or experience you would bring to the Board, and how you hope to contribute to the continued care and progress of our community.

The election for new Board members will take place at the Annual Meeting in April 2026. We encourage all interested homeowners to consider stepping forward. Your voice and leadership can make a meaningful difference!

Send emails to cthoa@cedarwoodstownhouses.com



BULK PICK-UP DAYS

Tues. Dec 23 & Jan 13

Please place items on your driveway or front island section. Don't place around common areas. No hazardous materials, paint or electronics.

CONSTRUCTION DEBRIS NOTICE



Placing construction or renovation debris in common areas is strictly prohibited. Be a good neighbor and store debris in your yard until the Monday before our scheduled bulk pickup days. We need full cooperation to comply with city regulations.

Attention All Photogs!

Share Your Cedarwoods Photos

Do you enjoy photographing the lake, wildlife, landscaping, and other everyday moments that make Cedarwoods a special place? We'd love to feature your images in future newsletters! Post and tag your pic with **#WeAreCedarwoods** on Nextdoor or Instagram or upload it using our Community Photo Portal using the QR code here or visit:

tinyurl.com/wearecedarwoods



PEMBROKE PINES EVENTS & HAPPENINGS

Sat Dec 13: Holiday Market Festive Finds

11AM-3PM Studio18 Art Complex
Shop original art, handmade gifts, and creative treasures all under \$20



Sat Dec. 20: Beats & Bites

7PM-9PM Charles F. Dodge City Center
New free monthly concert series featuring different throwback themes - this month is the 70s!



Sat Dec 20: Holiday Movie Night

6PM-9PM The Frank Art Gallery at City Center
Enjoy a festive holiday film with friends and family.



RECENT SALES AT

CEDARWOODS TOWNHOUSES

**11140
REDWOOD AVE**
2 BED / 2 BATH
1,196 SF
\$495K



**2251
DOGWOOD CT**
2 BED / 2 BATH
1,196 SF
\$417K

**2341
WALNUT CT**
2 BED / 2 BATH
1,196 SF
\$430K

DECEMBER CURB APPEAL SPOTLIGHT



Cypress Court



Jasmine Court.

This month, we are delighted to honor these exceptional homeowners. Your unwavering commitment to preserving your property in pristine condition is truly commendable. Your efforts not only enhance the beauty of our community but also contribute to its overall value. We sincerely appreciate your invaluable role in making our neighborhood a cherished place to reside.

A LETTER FROM OUR PROPERTY MANAGER

Dear Cedarwoods Community,
I would like to express my sincere gratitude to Cedarwoods for the opportunity to serve as your Property Manager and for allowing me to collaborate closely with the Board and the Association. Thank you all for your time, your kindness, your support, and the chance to grow together during this period.

As I formally announce my resignation as Property Manager, I am pleased to introduce your new Manager, Brandon Carrero, who is already working alongside us to ensure a smooth transition.

Sincerely,
Maria (Mary) Del Valle

“You give but little when you give your possessions.
It is when you give of yourself that you truly give.”
Kahlil Gibran



Beautification in action! Our Grounds Crew cleaning and repairing our entrance areas. You'll see them working their way into the community with more beautification and maintenance. Wave hello and give them a big thanks!

Hen Segal



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