

Cedarwoods Townhouses HOA

Newsletter

MARCH 2025

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

HOA - Office (954)432-8091

Email: cthoa@cedarwoodstownhouses.com



Dear Cedarwoods Townhouses Residents,

Dear New Homeowners and Residents, Welcome to the Cedarwoods HOA community! We are excited to have you join us in this exceptional neighborhood, where opportunities for growth and connection abound. Here, you will find not only a beautiful home but also a supportive community ready to embrace you. Together, we will foster a vibrant environment that inspires all of us to thrive. Welcome to your new chapter!

Cedarwoods Board Members

Rick Garcia
President

Carol Turner,
Vice President

Secretary/Treasurer

Marisabel Sanabria

Christy Arterburn

Kay Thorpe

Shani Roushar

CEDARWOODS BOARD OF DIRECTOR

The board of Director of Cedarwoods HOA, have a board director members meeting on Thursday March 20 @ 7:00 P.M. at the HOA office. If you are interested to becoming a part of the board of directors please write a letter expressing your interest and deliver to the HOA office.



***** HOA - Annual Meeting***

Cedarwoods HOA - important announcement. The Annual Meeting next month is April 24 @ 7:00 p.m. This meeting will be at Pembroke Lakes Elementary, locate it at 11251 Taft St. Pembroke Pines.



Homeowner need updating directory

We would like to express our gratitude to all homeowners who have taken the time to submit their association payments online, whether through online payments or direct payments to the association. We appreciate your diligence, and we are pleased to share that nearly 85%-90% of homeowners are now registered for online or automatic payments. Thank you for your commitment. If you need additional information on how to submit your payments online, please feel free to contact us at the association or reach out directly to Enumerate for the necessary details and assistance.

Additionally, we kindly ask for everyone's collaboration in updating our directory with homeowner information, including addresses, contact numbers, and email addresses.

Thank you for your cooperation!
Cedarwoods HOA - Property Manager

Cedarwoods Townhouses Homeowner's Association is committed to keeping this community safe, and beautiful place to live and to raise a family.

Community Inspection Routine



Hey!!! Don't be surprised if you see us looking around the property, it's the HOA Office. We just doing our visual inspection routine around the community, checking points of the exterior elements like wood panels

(T1-11), fascia, screens, and fences, porch, front yards conditions. Please take care to maintain your property, as it represents your most significant investment.

******Reminder** the regular maintenance is vital for preserving the property's condition and value.



The Maintenance Supervisor, along with the maintenance team of our community, has been working duties jobs and some requests, including repairing or replacing light pole and street signs on certain streets, trimming and pruning trees in our common areas and maintaining our green spaces. We truly appreciate the efforts of our team, and would like to remind everyone that, together, homeowners and the team work for the betterment of our community.



Announcements

- ***DOG REGULATIONS:** Cedarwoods is the most pet friendly community, but we kindly request walking around the neighborhood the dogs need to had a leash on them. Please consider your neighbors and keeping our community clean after your pet. ▶▶▶▶



REMINDER: Trash bins near the mailboxes are not for pet waste disposal. Kindly dispose of pet waste properly to help keep our community clean and free of unpleasant odors.

- ****Rules, Regulations & Penalties:**** We encourage all residents to adhere to our rules and regulations to ensure the best care for our community and uphold high standards. **Please remember to store your garbage cans after the trash has been collected in the rear of your property.** Junk items should be placed on your property (front of the island) on the day before bulk service. Please follow the rules & regulations to avoid violations

City water meter Project at Cedarwoods



iWe want to keep you informed about the ongoing water meter replacement project in our community. The city is currently working by phases to replace old water meters with new, more efficient models. During this process:

- Resident's will be notified by utility department with the door knock notification.
- Also during this time may experience temporary disruptions water service during the replacement process. The city will notify affected households 48 hours in advance.

If you have any questions or concerns, contact city utilities department call center (888) 632-9628 (7am to 8pm) or (954)518-9000.

- ****ARC Approval Request:** Remember before you decide to do any exterior update to your property please write a letter requesting approval before starting on any exterior change like roof, windows, doors, porch, fence, etc. For more details contact HOA office at 954-432-8091.

IMPORTANT NOTE:

Fixing fence boards and changing fences, rotted T1-11 should always be part of our home DIY projects. Homes will be inspected at the time of sale for any exterior rotted wood (T1-11, fascia, trim boards, fences) and forwarded to the title company. Remember - exterior is the homeowner's responsibility.



Spotlight Homeowners' property this month



Walnut Ct..



Pecan Ct.



Seagrade Ave..

This month would like recognize these homeowner's, we truly appreciate your commitment to keeping your property in great shape and excellent condition. Your efforts contribute to improving the appearance of our community and increasing its value. Thank you for helping make our neighborhood a great place to live!



March Monthly Quote



"Be like a sunflower, turn your face to the sun and look towards a new month with hope."

Special Reminders: Bulk Garbage service March 11 & March 25



Bulk service 2nd and 4th Tuesday of March, will be on 3-11 & 3/25, 2025. Remember put out the night before, on front of your driveway or beside the front of island. **Don't drop it in other areas that is NOT allow**, please follow the rules and regulations to avoid any violations. For more information or special request contact Bulk Services call to 954-543-9800.

Residents Tips For Spring Season:



• **Preparing Your Garden for Spring:**

- Start planning your garden by cleaning up winter debris, testing your soil, and selecting the right plants. Consider native plants that thrive in our climate.

• **Energy Saving Tips:**

- As temperatures rise, consider using ceiling fans to cool your home efficiently and replace air filters monthly to keep your HVAC system running smoothly.

- **Guest Parking:** We kindly remember to all homeowners and residents to follow our regulations for the guest parking to avoid futures violations. Homeowners fill your driveway and leave guest parking for guest and visitors.
- **Property Maintenance/avoid violations notice:** the HOA Covenants. We strive to keep our property in excellent condition, make sure to upkeep your front yards nice and clean.


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Guaranteed To Reach 600 Homes**

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