

Cedarwoods Townhouses HOA

Newsletter

May 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,

Welcome to Cedarwoods and welcome month of May!

As we welcome the month of May, I'd like to extend a warm greeting to all our residents, especially our new homeowners who have recently joined the Cedarwoods family.

Hope your month
is positively
a **May**zing

Welcome month of May

May is a time of renewal and growth, and I'm excited to see the community thrive. Our townhouses are more than just homes - they're a part of a vibrant community where friendships are made and memories are created.



About the annual meeting: We appreciate the homeowner's attendance, collaboration, and participation in our Annual Meeting on April 24. We were voting for (2) open position for BOD, and (4) candidates. This position was filled with Carlos A. Lopez and Shani Roushar, for secretary and treasurer. The city utilities department representatives were present as well and gave a brief report and were open to answers questions and concerns. We also had a brief financial report from Enumerate/Sharma & Associates accounting firm.

We welcomed new members, recognized key contributions and discussed exciting initiatives for the future.

Cedarwoods Board Members

Rick Garcia
President

Carol Turner,
Vice President

Carlos A. Lopez
Secretary/Treasurer

Marisabel Sanabria

Christy Arterburn

Kay Thorpe
Shani Roushar



We also want to say Happy Mothers Day to all the amazing moms in our Cedarwoods community! Wishing you a day filled with love, appreciation, and joy from your family and community.

The Next Board Meeting:



The next Board of Directors meeting will be scheduled for May 15 at 7:00 p.m. This meeting will take place at the HOA office.

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

Homeownership directory update :



We are updating our Homeowners directory. Please contact the HOA office to confirm or provide your current information with contact numbers, emergency contact information and emails.

HOA link Portal: We encourage all homeowners to register for the HOA link portal access via Enumerate to check your payments, activities, and statements of the HOA fee. The portal is free to access through your account. The portal link is: **Enumerate Engage-Login** (goenumerate.com) For any questions or assistance with this, contact enumerate via phone call (954)-284-3080 or via email: customerservice@goenumerate.com or reach the HOA office at 954-432-8091.

Lease & Insurance update required for HOA records:

Owners, please make sure to update your lease and insurance information in the HOA Office. Keeping this information current is essential for maintaining accurate records. Thank you for your cooperation.

Some of the recently sold properties in our community:

10141 Woodbury. 2/2 (pool).	sold ----\$480K
10310 Iris Ct. 2/2	sold ----\$410K
1810 Acorn Ln. 2/2 -	sold ----\$389K
2260 Buttonwood Ave. 2/2 lake	sold ----\$435K

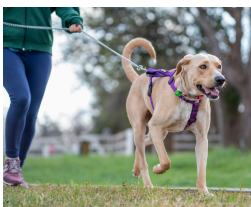
Exterior Approval Request: This is a reminder of how important it is to maintain neighborhood aesthetics. Any exterior changes to your property require prior approval from the Cedarwoods ARC Committee. This includes modifications to roofs, windows, doors, and fences. For more details contact the HOA Office at 954-432-8091.

Bulk Service: Attention



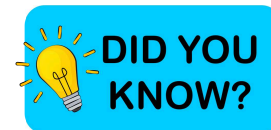
The bulk service for our community is the 2nd & 4th Tuesday of the month. For this month will be May 13 and May 27. Remember put out the night before, in front of your driveway or beside the front of island. **Dropping it off in any other areas is NOT allowed. Please follow the rules and regulations to avoid any violations.** For more information or special request contact Bulk Services call to 954-543-9800.

Dogs



All homeowners and visitors, remember dogs need to be on a leash and dogs are not allowed around the lake area. Also remember to cleanup after your dog. **Please be considerate of your neighbors and keep our community clean by picking up after your pets.** ▶▶

A little Cedarwoods trivia:



- **Cedarwoods, also know as:**
 - A). Cedarwoods at Pembroke Pines
 - B). Everglades Sugar and Land
 - C). Pembroke Townhouses
- **Cedarwoods Townhouses was built between what years?**
 - A). 1976-1979
 - B). 1977-1981
 - C). 1977-1983



Important to Know...

- "For sale" signs/realtor signs are not permitted on the exterior of your property.
- Long-term rentals require an HOA screening interview approval and rental insurance.
- Short term rentals are prohibited.
- Do not feed the ducks.

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..



Sweetgum Ave.



Pecan Ct.



This month we would like to recognize these homeowners. 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!

Thank You



May Monthly Quote



"May, sweet May, again is come. May that mother be of all flowers."

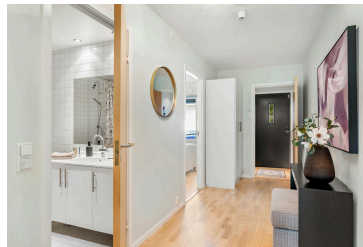


Please take the time to clean up your yard, trim your trees, and cut back your plants. Thank you for helping to keep our community looking great!



Weeds are troublesome and unappealing when they appear in the cracks of your walkway, sidewalk or driveway. Please take a few minutes to remove the weeds. This simple process doesn't cost anything (unless you purchase a weed killer product) and it really will help to improve the look of your home and our community. Thank you!

Home Maintenance Tips



- Service the A/C unit before the summer heat peaks-clean coils replace filters
- Exterior Care
- Check roof for damage or leaks
- Clean gutters and downspouts to prevent water damages
- Touch up paint or sealant on walls, doors, and trim if faded or chipped.
- Landscaping & Lawn

Trim tree limbs away from the townhome. Mulch flower beds to retain moisture. Ensure proper sprinkler system function and timing.



City Community Events

- Mayor's Chess Challenge
- May 10, 9:00 AM – 11:00 AM
- Pembroke Lakes Golf & Tennis Center
- Play chess with Mayor Angelo Castillo and community members.
- National Kids to Parks Day
- May 17, 9:00 AM – 12:00 PM
- Various local parks
- Families are encouraged to explore local parks and enjoy outdoor activities.
- Memorial Day Celebration
- May 26
- Location TBA
- Join the community in honoring our heroes.

PLACE YOUR BUSINESS CARD ADS HERE FOR 20.00 HOMEOWNER AND \$40 NON RESIDENTS PER MONTH: GUARANTEED TO REACH 600 HOMES

PLEASE NOTE THAT ANY ADS PRINTED IN THE NEWSLETTER ARE DONE SOLELY AS A COURTESY TO OUR RESIDENTS AND ANY ACTION TAKEN CONCERNING AN AD IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PLACING THE ADVERTISING WITH US.



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