

Cedarwoods Townhouses HOA

Newsletter

August 2025

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

HOA - Office (954)432-8091
Email: cthoa@cedarwoodstownhouses.com
Property Manager: Maria (Mary) Del Valle

Dear Cedarwoods Townhouses Residents,

We're thrilled to welcome the new homeowners to our lovely community of Cedarwoods!

Cedarwoods Townhouses is a cozy residential community nestled in Pembroke Pines, Florida, right on the shores of Pembroke Lakes. This charming neighborhood is perfect for families who want a peaceful and family-friendly place to live surrounded by nature. We're so excited to have you join our community and can't wait to see you grow and thrive with us!



Back to School Reminders:

School starts Aug. 11th for Broward Public Schools. Please remember to:

- Drive slowly and respect the transit signals throughout the community, especially during early morning and afternoon school zone hours.
- Watch for children walking or biking to nearby stops.
- Plan extra time when exiting or entering the neighborhood during peak hours of school traffic.



From the Board of Directors



Board meetings: Our next Board of Directors - Cedarwoods HOA meeting is scheduled for Thursday, , August 28, 2025 @ 7:00 P.M. Meeting will be held at the HOA Office.

The board is currently in the process of evaluating color alternatives for the T1-11 siding. Proposed color samples have been posted outside the HOA office, feel free to stop by and take a look. The Board is reviewing the suggestions and evaluating bids for the painting project planned for next year. We remain committed to carefully considering the input received from all homeowners.

Cedarwoods Board Members

Rick Garcia
President

Carol Turner,
Vice President

Carlos A. Lopez
Treasurer

Annette Calzadilla
Secretary

Christy Arterburn
Kay Thorpe
Shani Roushar

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

Cedarwoods - Bulk Trash Pickup



This is a reminder that bulk trash pickup occurs on the **2nd and 4th Tuesdays of each month**. For the month of August, the scheduled dates are **August 12th** and **August 26th**.

Bulk items may **only** be placed in front of your driveway or an island section on the designated pickup days. Please note that disposing large appliances, furniture, and excess trash in common areas-such as walkways, green spaces, or parking lots is strictly prohibited.

We appreciate your cooperation in maintaining a clean and pleasant environment for everyone in our community.

Painting Inspection & Exterior Maintenance:

The HOA is conducting exterior inspections:

- Homeowner Notices: Owner's will receive a Notice letter with a diagram detailing any exterior property element that need to be repaired or replaced.
- Inspect the fence and gate around your property. Please repair or replace broken, rotted or damaged panels/woods, re-nail and retouch paint if needed.



Please remember to submit an **ACC Approval Request** before making any changes to fences, windows, roofs, or front yard entries to ensure compliance with the Cedarwoods Architectural Committee. For windows, please note that they should have a colonial grids style. If you have any questions or concerns, please contact the HOA Office.

HOA Payments:

Please contact the HOA Office or direct to Enumerate/ Sharma & Associates Accounting Firm for any assistance or concerns about the HOA Fee payments. We encourage all homeowners to register to Enumerate portal link: Enumerate Engage-Login goenumerate.com to get access to your unit account and the payment statements. To contact Enumerate call 954-284-3080 or email: customerservice@goenumerate.com

Pet Reminder-Leash & Clean-Up

- All dogs must be on a leash and under homeowner supervision when outside around the community to help us avoid any incidents.
- Be respectful and consideration with the neighbors, always pick up after your pets to keep our community clean.
- Dogs are not permitted along the lake path.

Let's work together to keep our community safe and pleasant for everyone.



- "For Sale"/ "For Rent" 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.

Real Estate Update - Recent Sales:

- 2271 Dogwood Ct: Sold for \$400,000 on July 10, (2bd, 2 baths, 1,196sf)
- 2001 Seagrape Ave: \$327,000 sold July 9
- 2321 Pecan Ct: \$275,000 sold June 16
- Other homes closed between \$275K and \$482K, averaging around \$410K.

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.

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Spotlight Homeowners' property this month



Pine Needle Ct.



E. Cypress Ct.



Croton Ct.

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.

Thank You

Monthly Quote

Every summer has a story, make yours unforgettable this August.

Cedarwoods Community highlight:

• Location & Character:

Cedarwoods is a vibrant townhome community in Pembroke Pines, known for its lush greenery, scenic lake-side trails, and convenient access to Pembroke Lakes Mall, CB Smith Park, quality schools, and nearby beaches.

• HOA Governance:

Was established in November 1976, Cedarwoods Townhouses Homeowners Association, Inc. continues to manage community rules, upkeep, and aesthetics.

Home Maintenance Tips



- Maintain yard growth
- Clean rangehood on stove
- Check battery life on all smoke detectors
- Clean gutters from debris and leaves
- Inspect and replace siding on house if needed
- Inspect and clean roof

City Community Events

- Splash In The Pines
- Saturday, August 9, 2025
- 10:00 AM – 1:00 PM
- West Pines Soccer Park (350 SW 196 Ave)
- A free, family-friendly back-to-school celebration with giant water slides, foam parties, games, food trucks, and giveaways. Presented by Joe DiMaggio Children's Hospital.

Dream Park Community Center Grand Opening

- Saturday, August 16, 2025
- 9:00 AM – 11:00 AM
- Spring Valley Park, 1700 NW 160 Ave
- Ribbon-cutting event and community gathering

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