



Cedarwoods Townhouses HOA Newsletter

October 2025

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

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Property Manager: Maria (Mary) Del Valle

Dear Cedarwoods 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!



From The Board

We continue to focus on strengthening communication, streamlining decision-making, and ensuring our meetings remain productive and respectful. We're working to clarify procedures, improve transparency, and create more opportunities for resident input. Thank you to everyone who has participated, shared concerns, or offered ideas - your involvement helps us move Cedarwoods forward. We have evaluated bids for the upcoming community painting project and anticipate painting to commence in the new year. We're also staying in close contact with the City of Pembroke Pines regarding the ongoing Water Meter Project. Please stay informed, follow community rules, and reach out with questions or suggestions. Together, we can ensure Cedarwoods remains a strong, safe, and connected community.



Cedarwoods Board Members

Rick Garcia
President

Carol Turner,
Vice President

Carlos A. Lopez
Treasurer

Annette Calzadilla
Secretary

Christy Arterburn

Kay Thorpe

Shani Roushar

Community Input Survey

Planning is underway for our Cedarwoods Community Painting Project in early 2026. The HOA Board is gathering feedback about a proposed change to the siding color of our townhouses. This survey is an opportunity for you to share your opinion and help inform the Board's final decision.

Scan the QR Code to complete the survey. Please submit only one survey per household.

More information will be provided in the coming months regarding colors, scheduling, and preparation steps and best practices.



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



October dates are Oct. **Oct. 14 & and Oct. 28**. Please place items on your driveway or front island section. Don't place around common areas that are not permitted and incurrent on violation. No hazardous materials, paint, mirror or electronics.

ATTENTION HOMEOWNERS WITH PROPERTY REPAIRS



If you have completed the repairs requested at your property, please notify the HOA by phone or email.

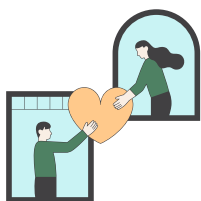
It's very important we update our records accordingly.

Your cooperation helps keep the community well-maintained and in compliance. Thank you for being an active part of Cedarwoods! Let's keep our neighborhood looking beautiful and welcoming for everyone.

Communication Preference Form

Please indicate your preferred way to receive HOA updates — email or regular mail. It's very important we have your current contact info for community notices and emergencies.

If you haven't sent your form yet, please submit it to the HOA office right away.



Be a good neighbor!
positive impact = stronger community

Small gestures go a long way. Here are a few ways to make Cedarwoods an even better place to live:

- Greet newcomers and share helpful information (HOA rules, bulk pick-up days, etc.).
- Keep your yard and exterior clean — it uplifts the look of the whole community.
- Report issues early — broken lighting, sidewalk cracks, or vandalism — so problems don't worsen.
- Follow quiet hours, parking rules, and community guidelines.
- Offer help — whether that's helping a neighbor carry groceries, or watching kids during a neighborhood event.

When each of us does our part, Cedarwoods becomes more unified, safer, and more welcoming.

Halloween Safety Tips for Kids & Families

Halloween is one of the most exciting nights of the year for our little ghouls and goblins! Keep these safety reminders in mind while trick-or-treating:

- Always accompany young children while collecting candy.
- Carry a flashlight or glow sticks to stay visible after dark.
- Choose costumes with reflective tape and make sure masks don't block vision.
- Walk on sidewalks, use crosswalks, and never run between parked cars.

CALLING ALL GHOULS!

Pin your home to the Treat Map!
Scan the QR Code to share spooky decorations, trick-or-treat spots, and Halloween happenings.



Cedarwoods Townhouses - Recent Solds

2330 Croton Ct. 2/2 1,196 Sq. fts \$405,000

Corner unit with vaulted ceilings; open concept; good condition.

10181 E Cypress Ct. 2/2 1,196 Sq. fts. \$375,000

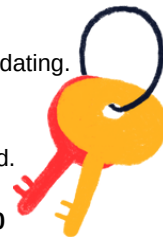
Corner villa; impact windows & doors; needs some updating.

10760 Hickory Ave. 2/2 1,196 Sq. fts. \$419,000

Updated master bath; modern kitchen; well maintained.

10980 Olive Ave. 2/2. 1,196 Sq. fts. \$390,000

Lake views; nicely located in the community.



🍁 Cedarwoods Word Search (Soup Letter)

Find These Words:

CEDARWOODS • COMMUNITY • HOA • NEIGHBOR • PUMPKIN • PAINTING • BULK • SAFETY • BOARD • REPAIRS • MAINTENANCE • HALLOWEEN • FRIENDLY • HOMES • CLEAN

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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.

October's Curb Appeal Spotlight



Phoenix Ave.



Elm Ct.



Sweetgum Ave.

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

"The scariest thing about Halloween? Not knowing your neighbors. Say hi!"

Home Maintenance Tips



- Check and clean gutters before the fall rain.
- Inspect exterior lighting and replace any burnt-out bulbs.
- Trim trees and shrubs to prevent storm damage.
- Seal cracks in driveways and walkways.
- Change A/C filters and check smoke detector batteries.

A little maintenance now prevents big repairs later!

City Pembroke Pines Community Events

OCT. 29, 6-9PM: Booville Pumpkin Palooza

Charles F. Dodge City Center

(Free to Pines Residents. Get tix at the Tennis Center)

NOV. 8-9, 1-8PM: Pembroke Pines Festival of the Arts

Charles F. Dodge City Center

NOV. 11, 12PM: Veterans Day Ceremony

Memorial Park



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