



CEDARWOODS

Townhouses at
Pembroke Lakes

Newsletter

November 2025

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

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website: cedarwoodstownhouse.com
Property Manager: Maria (Mary) Del Valle

Hi Neighbor!



If you haven't already, please register for our Homeowner Portal. Here you can view and download your monthly HOA statements and make secure online payments. Bonus: by registering, you'll be able to stay up-to-date with upcoming Cedarwoods digital newsletters, as well as important announcements! Register today by scanning the QR code or by visiting: engage.goenumerate.com



From The Board

As the season of gratitude arrives, we want to take a moment to thank each of you for being part of what makes Cedarwoods such a wonderful community! Your feedback and engagement play an important role in shaping the future of our neighborhood.

After careful consideration and review of community input, the Board has voted to replace the townhouse siding color with a fresh, updated tone that complements our existing trim, stucco, and shingles colors. While we understand that any change can bring differing opinions, we're confident this new color will modernize Cedarwoods while still preserving the charm and character that make our community unique.

Looking ahead, we encourage all homeowners to make time over the coming months to complete exterior repairs or improvements before the painting project begins. This will help ensure a smooth process once work starts, which is anticipated to begin in February 2026.

We appreciate your continued partnership and commitment to keeping Cedarwoods a beautiful place to call home. Wishing you and your families a wonderful Thanksgiving and joyful start to the holiday season!

Cedarwoods Board of Directors

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at the
**HOA
Office**

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



Upcoming Bulk Trash Pickup Dates **Tues. Nov. 25 & Tues. Dec. 9**

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

We'll be highlighting tips and best practices for the upcoming paint project. Stay tuned!



PAINT PROJECT PREP CORNER

With our community painting project scheduled to begin in February 2026, now is the perfect time to start preparing your home's exterior. Taking care of small repairs and maintenance ahead of time will help ensure the project goes smoothly and that every home looks its best once the new coats of paint are applied. Here are a few best practices to keep in mind:

- **Inspect and repair wood surfaces.** Replace any damaged or rotted siding, fascia, or trim so you get the most life out of the new paint job.
- **Trim back your landscaping.** Keep your hedges trimmed away from sides of the homes so that they can be easily accessed by the painters.
- **Address personal items.** Don't forget to take down decorative items move any potted plants away from areas that will be painted.
- **Coordinate with neighbors.** If you share a wall or fence line, discuss any repair needs and timing considerations in advance.



Rendering of the new siding color



Tiny Library, Big Community Spirit!

If you've walked by the South Playground, near the end of Oleander Ct, you may have noticed a charming tiny library!

This is part of a growing movement to share the love of reading within communities. The idea is simple: take a book, leave a book.

Pembroke Pines Events & Happenings

Sat Dec. 6: Snowfest & Lighting Ceremony

4PM-8PM Charles F. Dodge City Center
Free tix - Pembroke Lakes Tennis Center
10500 Taft St. (open M-F 9AM-8PM)

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!



RECENT SALES AT CEDARWOODS TOWNHOUSES

**10760
HICKORY AVE**
2 BED / 2 BATH
1,196 SF
\$419K

**2201
BUTTONWOOD AVE**
2 BED / 2 BATH
1,196 SF
\$329K

**10980
OLIVE AVE**
2 BED / 2 BATH
1,196 SF
\$390K



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 time of sale for any exterior rotted wood (T1-11, fascia, trim, fences) and forwarded to the title company. Remember - exterior upkeep is the homeowner's responsibility.

November's Curb Appeal Spotlight



Laurel Ct.



Sweetgum Ave.



Oleander 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.

“There are three ways to ultimate success: The first way is to be kind. The second way is to be kind. The third way is to be kind.”
-Mr. Rogers

UPDATES FROM OUR PROPERTY MANAGER

On behalf of myself and the Cedarwoods staff, we wish every resident a warm and joyful Thanksgiving. May your homes be filled with laughter, good food, and cherished company.

As our community's trees continue to mature, maintaining them has become an increasingly time-consuming task for our grounds crew. After reviewing our long-term needs, the Board and HOA Management team have decided to transition to a professional annual tree pruning service.

This approach is both more efficient and more cost-effective, ensuring our trees receive expert care while allowing our grounds team to focus their attention on other areas of the property that need on-going maintenance.

We are aware of a few people who were impacted by an erroneous charge by the HOA billing system. Enumerate is aware of this and has addressed those impacted. If you were affected and it hasn't been resolved, please call Sharma & Assoc. Accounting Svcs at 954-284-3080 or by emailing customerservice@goenumerate.com

Sincerely,
Maria (Mary) Del Valle



Hen Segal



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