

Cedarwoods Townhouses HOA

Newsletter

June 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,

Welcome to Cedarwoods and welcome month of June!

Cedarwoods Townhouses is a residential community located in Pembroke Pines, Florida, within the Pembroke Lakes area. This neighborhood is known for its peaceful and family-friendly atmosphere, ideal for those seeking a calm place to live surrounded by nature, with easy access to amenities and recreational. We welcome new homeowners and look forward to continued growth and pride in our community.



☀️ *Welcome June - Hello summer time !!* 🌻

Sure! Here's a cheerful and welcoming note you can include in your HOA community newsletter to celebrate June and the start of summer:

Summer has officially arrived, and with it comes longer days, warmer weather, and the perfect time to enjoy all that our community has to offer. Whether you're tending to your garden, relaxing at the pool, or taking evening strolls with neighbors, we hope this season brings you joy, connection, and a chance to unwind.

Please remember to stay hydrated, be mindful of increased outdoor activity, and keep an eye out for city events happening this month. Let's make the most of this beautiful time of year together! Wishing everyone a sunny and safe start to summer!

👤 **Happy Father's Day!**

This Father's Day, we take a moment to honor and celebrate the fathers, grandfathers, father figures, and mentors in our Cedarwoods Townhouses community.

To all the dads who lead with love, strength, patience, and quiet dedication—thank you. Your presence builds strong families and creates lasting memories. Whether you're guiding with wisdom, supporting with kindness, or simply being there day after day, your role is deeply appreciated.

💙 *Happy Father's Day! We wish you a day filled with love, laughter, and the company of those who cherish you most.*

Cedarwoods Board Members

Rick Garcia
President

Carol Turner,
Vice President

Carlos A. Lopez
Secretary/Treasurer

Marisabel Sanabria

Christy Arterburn

Kay Thorpe

Shani Roushar

The Next Board Meeting:



The next Board of Directors meeting will be scheduled for Thursday, June 19 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.



Attention

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 ACC Committee**. This includes modifications to roofs, windows, doors, and fences. Apply for approval request following with sample letter explaining from the owner with the contractor job information, copy of your property survey and the \$5.00 fees. For more details contact the HOA Office at 954-432-8091. to waive any violations.

Guest Parking: We kindly remind all residents that guest parking are for visitors and not for routine or long-term use. Please be considerate of your neighbors and help us maintain community order to follow the guidelines to avoid violation fees.



Real Estate Update: Cedarwoods Townhouses

- Current Listings: As of June 2025, there are approximately 9 homes for sale in Cedarwoods at Pembroke Lakes, with listing prices ranging from \$320,000 to \$495,000. The median listing price is around \$430,000.
- Recent Sales: Over 20 properties been sold recently with sale prices ranging from \$370,000 to \$480,000.

This active market reflects the desirability of our neighborhood. Maintaining your property and adhering to community guidelines not only preserves but can also enhance property values. We welcome new homeowners and look forward to continued growth and pride in our community.

Think to Sell?: If you are considering selling or renting your unit, please inform the Association and ensure compliance with all community rules regarding exterior maintenance and resident registration.



Water Meter Project:



All residents please be advised that the City is currently working on a project to replace the water meters throughout our community. This effort is part of an infrastructure upgrade to improve service and efficiency. Please be patient during this process. City and contractors will provide door-knock information with instructions. For questions or concerns, contact the Utilities Department at 954-518-9073/ 953-518-9019 or contact Bryan the Utility Inspector: bwalsh@ppines.com

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 to get access to your unit account and the payment statements. To contact Enumerate call 954-284-3080 or email: customerservice@goenumerate.com

Bulk Service days for June:

The bulk service for our community should always be the 2nd & 4th Tuesday of the month. For this month will be **June 10th** and **June 24th**. Remember put out the afternoon 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 fees.**



A little Cedarwoods trivia:

Approximately how many homes make up the Cedarwoods Community?

- A). 300
- B). 450
- C). 600



Do you know what the square ft. range for the town houses is?

- A). 850
- B). 910
- C). 1,200

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



West Cypress Ct



E. Cypress Ct.



Poinsetta Ct.

This month, we're proud to recognize these outstanding homeowners. Your dedication to maintaining your property in excellent condition does not go unnoticed. Your efforts enhance the beauty of our community and help boost its overall value. Thank you for playing a key role in making our neighborhood a wonderful place to call home!

Thank You



June Monthly Quote



"A strong community blooms where neighbors grow together."



Find the words:

1. NSUHSENI
2. TUNOIMYCM
3. ALKE
4. ROSDODEWAC
5. SPEIN
6. HODONIEGBOR
7. HSOUTWONES

KEY ANSWER:
1. SUNSHINE 2. COMMUNITY, 3. LAKE
4. CEDARWOODS 5. PINES 6. NEIGHBORHOOD
TOWNHOUSES

Home Maintenance Tips



- A/C replace filters, clean vents, and consider professional checkup.
- Clean ceiling fans and vents
- Test smoke detector
- Inspect plumbing for leaks
- Check the sprinklers
- Deep clean floors and carpets
- Check for pests control treatment
- Check roof for damage or leaks
- Clean gutters and downspouts to prevent water damages
- Landscaping & Lawn
- Trim trees limbs away from the townhouse

City Community Events

- Mayor Kids' Day: June 20, 2025
a fun-filled day with activities for kids.

Caribbean American Heritage Festival:

- Date: June 28, 2025
- Time: 7 PM – 11 PM

Charles F. Dodge City Center

Features: Live music, dance performances, authentic cuisine, cultural exhibits, and family-friendly activities.

Hen Segal

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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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