

Cedarwoods Townhouses HOA

Newsletter

July 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. You'll have easy access to all the amenities and recreational activities you need. We're so excited to have you join our community and can't wait to see you grow and thrive with us!



Happy July, Cedarwoods neighbors!

We hope everyone is enjoying a safe and sunny summer. With warm weather and longer days, we encourage residents to make the most of our beautiful community while staying mindful of HOA guidelines. Let's keep Cedarwoods clean, connected, and welcoming! Enjoy the summer time.

From the Board of Directors:

At the conclusion of the recent board meeting, we are pleased to announce the appointment of Annette Calzadilla as our new secretary.

We are currently in the process of evaluating color alternatives for the T1-11. Interested individuals may access the proposed color suggestions by visiting our homeowners' association website: Cedarwoodstownhouses.com. The board remains actively engaged in the review and consideration of these suggestions.

We extend our sincere gratitude to all board members for their unwavering commitment to the best interests of our community. All of them have completed the required course for the HOA board members Certificate. It is important to recognize that this volunteer service is undertaken with dedication and passion.

Cedarwoods Board Members

Rick Garcia
President

Carol Turner,
Vice President

Carlos A. Lopez
Treasurer

Annette Calzadilla
Secretary

Christy Arterburn
Kay Thorpe
Shani Roushar

Homeowner updated contact information:

We kindly remind all homeowners to provide your current contact information and email address to the HOA office. This will help ensure that you receive timely updates, notices, and other important community information. We need to maintain our directory with full name, contact numbers and emails. Please contact our HOA Office at 954-432-8091.



We encourage all homeowners and residents to be familiar with the community rules and regulations at Cedarwoods. It's important to follow this rules and regulations to avoid any violation and fines fee.

- **Yard maintenance** - any mulch must be free of weeds and re-mulched periodically. Rock beds must be free of weeds and re-rocked periodically. Any other type of landscaping must be free of weeds and kept in an orderly fashion. Failure to comply will result in the association fixing the problem and the homeowner will be billed accordingly.
- **Lawn** - to be maintained at a length of no higher than 8". homeowner does not comply, then the association will mow the lawn and a \$50.00 charge will be billed to your account.
- **Hedges** - to be maintained in a neat and orderly fashion. If homeowner does not comply, then the association will trim the hedges and a \$50.00 charge will be billed to your account.
- **Garbage cans** - all garbage cans, trash cans, recycle bins and waste receptacles must be kept out of sight. Any that are left in view will be moved, by the association, to the backyard and a \$10.00 charge will be billed to your
- **Fence & gate** - each homeowner is responsible for the upkeep of their fence and gate. All broken hinges, warped, broken and rotted boards must be replaced immediately.



Attention Bulk Gargabe Pickup:

Please be reminded that our community pickup day will be the second and fourth Tuesdays of each month. For July, the pickup days will be July 8th and July 22nd.

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Kindly ensure that you place out the collection bins the afternoon preceding the pickup day. Please place them in front of your driveway or beside the front of your house. It is strictly prohibited to drop off the gargabe at any other location.

Violations for bulk gargabe pickup result in fines of \$250.00. By adhering to the rules and regulations, you can help us maintain a clean and beautiful environment for our community.

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

Attention Exterior Approval Request:



Just a friendly reminder that we all want our neighborhood to look great, right? So, if you're planning to make any changes to your exterior, like fixing your roof, windows, doors, or fences, you'll

need to get the Cedarwoods ACC Committee's approval first. To apply, you'll need to fill out an approval request form and send it along with a sample letter from you explaining the project, a copy of your property survey, and the \$5.00 fee. If you have any questions or need more information, don't hesitate to reach out to the HOA Office at 954-432-8091. They'll be happy to help you out and may even be able to waive any violations if you have a good reason.

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



Oak Ct.



Olive Ave.



Allamanda 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

"As we work to create light for others, we naturally light our own way."

Do you know Cedarwoods Townhouses:



Do you know Cedarwoods was constructed during 1978, and was originally part of a larger development known as Everglades Sugar and Land.

Lakefront location: Nestled on the shores of one of Pembroke Lakes scenic lakes, it was designed to offer residents a picturesque waterfront lifestyle.

Home Maintenance Tips



- Maintain lawn and garden
- Clean grills soon after use
- Enjoy outdoor living spaces
- Wipe down porch lights, replace bulbs
- Inspect fencing & gates, make repairs as needed.
- Trim bushes & trees away from the house
- Replace A/C filters, clean vents
- Check for pest control treatment
- Clean dryer vents
- Clean and repair window screens

🌈 City Community Events

• Dive-In Movie Night: Moana 2
Saturday, July 19 7:00 PM - 9:00 PM
° 17191 Sheridan Street, Pembroke Pines
Free Admission | All Ages Welcome | Space is Limited.

🌈 Glow Party - July 26, 2025 | 8:00 PM - 10:00 PM
Frank Studio Art Workshops - Hands-on creativity led by local artists
° 601 City Center Way, Pembroke Pines, Florida
Bring the whole

Hen Segal



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