

Cedarwoods Townhouses HOA

Newsletter

September 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!



Cedarwoods Fall Season in Florida Dear Neighbors,



Fall has arrived in Florida, and while our sunshine and mild temperatures continue, it's the perfect time to enjoy the outdoors and embrace the beauty of our Cedarwoods community. It's a wonderful time to enjoy the beauty of Cedarwoods and the warmth of our community. Fall reminds us of change, preparation, and togetherness — perfect for reflecting on our neighborhood spirit. This season, we encourage everyone to:

- Enjoy the outdoors: Take walks, appreciate the trees, and connect with neighbors.
- Prepare your home: Clean gutters, trim landscaping, and check lighting for shorter days.
- Engage in community activities: support neighbors, and help maintain a safe, welcoming environment.

Fall is a season to celebrate the richness of our community, the comfort of home, and the friendships that make Cedarwoods special. Warm wishes for a happy and safe fall season!

From the Board of Directors

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

The Board is:

- Continuing to evaluate bids for the upcoming community painting project.
- Staying in close contact with the City of Pembroke Pines regarding the Water Meter Project taking place in our neighborhood.
- Addressing ongoing concerns to keep our streets and common areas safe, clean, and enjoyable for everyone.

We encourage all residents to stay informed, follow community rules, and reach out with questions or suggestions. Together, we can ensure Cedarwoods remains a strong, safe, and connected community.

Warm regards,

Your Cedarwoods HOA Board

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.

Leasing Your Property -Homeowner Reminder:



- You must own your property for at least 2 years before renting or leasing.
- Homeowners must sign the Cedarwoods Lease Agreement prior to renting.
- Tenants must carry rental insurance.
- Long-term rentals require an HOA screening interview approval prior to move-in.
- Tenants must comply with all community rules.
- "For Sale"/ "For Rent" signs/realtor signs are not permitted on the exterior of your property.
- Short term rentals are prohibited.

Community Maintenance:

Our crew continues to work on landscaping, sprinkler systems, repairing the wood fences and pressure clean lake pathway twice a week.

- **Street Lighting:** If you notice a light out in your area, please submit a request or call the HOA office.

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 September, the scheduled dates are **September 9 and September 23th**. Please place items on your driveway no earlier than 24 hours before. No hazardous materials, paint, or electronics.



Painting Inspection & Exterior Maintenance:

We are still sending the inspection repair reports for the painting project. Homeowners will receive a Notice letter detailing any exterior property elements that need repair or replacement.

Please inspect the fence and gate around your property. Repair or replace broken, rotted, or damaged panels or wood. Also, re-nail and retouch the paint if necessary. If you have any questions, 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

Be a Good Neighbor:

Being a great neighbor helps make Cedarwoods a safe, friendly, and welcoming community. Here's how you can help:



- Greet and welcome new neighbors.
- Respect quiet hours at night — avoid loud noises.
- Keep sidewalks, driveways, and common areas clear.
- Do not block driveways — ensure your vehicle or guests' vehicles allow easy access for everyone.
- Always clean up after your pets — this keeps our community clean and enjoyable for everyone.
- Offer a helping hand when needed.

A little consideration goes a long way in keeping Cedarwoods a wonderful place to live!

Hurricane Season Preparedness

- Stock on water, non-perishable food, flashlights, and batteries.
- Secure outdoor items like patio furniture.
- Review family emergency and evacuation plans.
- Stay tuned to local news and city alerts.



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



Iris Ct.



Phoenix Ct.



W. Cypress 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

“A great community is built by great neighbors. Together, we share the responsibility to care, respect, and contribute—because every small action makes a difference.”



Cedarwoods Trivia Corner

- Cedarwoods was one of the first townhouse communities in Pembroke Pines.
- Named for the cedar trees throughout the neighborhood. 🌲
- Many residents have lived here for 10+ years, creating a close-knit community.
- Pembroke Pines was incorporated in 1960 and is now one of the largest cities in Broward County.

Home Maintenance Tips for September



- Replace air filters for cleaner indoor air.
- Trim trees and shrubs to prevent storm damage.
- Check gutters and drains.
- Test generators if you have one.

City of Pembroke Pines Community Events

- 🌺 City of Pembroke Pines Events – September
- **9/11 Ceremony -Sept. 11, 2025, 8:30 AM**
Memorial Park - 601 City Center Way
- **Studio Saturday: Fun with Fluid Art**
Sept. 13, 2025, 11:00 am@ Studio 18 Art Complex
- **Touch a Truck - Sept. 20, 2025, 10:00 am- 12:00pm**
City Center The Charles F. Dodge
- **September 27 | Hispanic Heritage Festival**
5:00pm @9:00pm City Center The Charles F. Dodge

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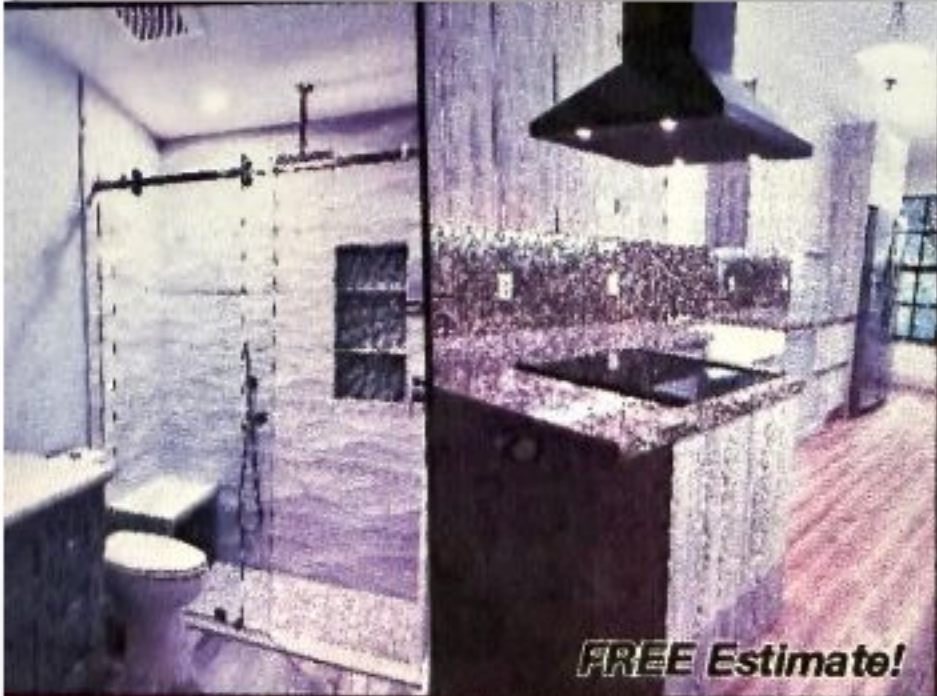
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