



# Cedarwoods Townhouses HOA

## Newsletter

February 2025

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

HOA - Office (954)432-8091

Email: [cthoa@cedarwoodstownhouses.com](mailto:cthoa@cedarwoodstownhouses.com)

*Dear Cedarwoods Townhouses Residents,*

As we embrace the new month of February, we are filled with love, hope, excitement, and gratitude for the wonderful community we share. May this month bring you happiness, health, and success in all your endeavors. We want to say welcome to the new homeowner at Cedarwoods. Together, let's continue to make Cedarwoods a warm, welcoming, and thriving place to call home. Whether you're a long-time resident or a new neighbor, we encourage everyone to get involved, participate in community events, and make lasting connections. Here's to a fantastic year ahead in Cedarwoods!

### **Cedarwoods Board Members**

Rick Garcia  
President

Carol Turner,  
Vice President

Secretary/Treasurer

Marisabel Sanabria

Christy Arterburn

Kay Thorpe

Shani Roushar

### **Cedarwoods Board President and HOA Office Message**

We are delighted to announce that the majority of homeowners have shifted to making their HOA payments online. As we step into February, a month dedicated to love, kindness, and care within our community, we invite you to embody the spirit of good neighborliness through kindness, respect, and consideration, making our community a wonderful place for everyone.

Thank you for being an essential part of our vibrant community. Your support, enthusiasm, and neighborly warmth truly make Cedarwoods an exceptional place to call home.

Rick Garcia, President

### **Due Reminder for HOA**

The monthly Cedarwoods HOA fee for 2025 is \$113.00, due by February 15th. Please be aware that a late fee of \$10.00 will apply after this date. All payments are now handled by Enumerate & Sharma Associates; the HOA office will not collect payments.

Payment Options:\*\*

- Autopayments
- Autobill pay
- Checks can be mailed to: P O Box 628207,  
Orlando, FL 32862

For any questions please contact our HOA office: (954) 432-8091 or email: [cthoa@cedarwoodstownhouses.com](mailto:cthoa@cedarwoodstownhouses.com)  
Sharma & Associates Accounting Services: (954) 284-3080  
email: [customerservice@goenumerate.com](mailto:customerservice@goenumerate.com) Truist Bank Association: (727) 549-1202

Thank you for your cooperation!

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

## City water meter Project at Cedarwoods



The City of Pembroke Pines has initiated a project to replace all water meters in the Cedarwoods community. The project will begin with the Maple Ct. section. Homeowners may receive advance notice of this work through door hanger announcements left at their properties. All homeowners should be aware that this city-wide initiative aims to upgrade the water meter system to improve the efficiency and accuracy. The City will provide further details through official letters or doorknockers directly to each homeowner. For any additional information or inquiries, residents are encouraged to contact the City of Pembroke Pines Utilities Department.

**Water Break** report to Utilities Department call to 954-518-9060.



### Announcements:

- **\*\*Board Members:\*\*** If you're interested in joining and contributing as a board member, the board is looking for new members to help influence the future of our neighborhood. If you're interested in becoming an HOA Board member, please write a letter detailing your interest and submit it to the HOA Office.
- **\*\*Maintenance:\*\*** We are diligently maintaining our communal areas. Our team is currently focused on replacing light poles, repairing potholes, covering certain sections, painting the speed bumps, and continuing with our tree trimming efforts.
- **\*\*Rules, Regulations & Penalties:\*\*** We encourage all residents to adhere to our rules and regulations to ensure the best care for our community and uphold high standards. Please remember to store your garbage cans after the trash has been collected in the rear of your property. Junk items should be placed your property front of the island on the day before bulk service. Additionally, please keep dogs leashed while in the community.

### Exterior Approval Request:

To maintain neighborhood aesthetics, any exterior changes to your property require prior approval from the Cedarwoods ARC Committee. This includes modifications to roofs, windows, doors, and fences. For more details, contact the HOA Office at 954-432-8091.

## Community Inspection Routine



The HOA office is currently scheduling inspections to assess the condition of exterior elements such as wood panels (T1-11), fascia, screens, and fences. Please take care to maintain your property, as it represents your most significant investment.

### 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.



In love with our spotlight homeowners' property this month!



Buttonwood Ave.



Redwood Ave.



Fig Court.

We acknowledge this homeowner and sincerely appreciate all the effort and dedication you have shown towards your home and our community.

### Monthly Quote

"February brings the promise of warmth, reminding us that even in the depths of winter, hope and love continue to bloom."



February holidays:

**February 14: Happy valentine day** to all of you! Hope you enjoy that day with hug and kisses and kindness.

**February 17 : Happy President Day**

### February Home maintenance check list:

A fresh month means it's time to tackle some essential home upkeep! Here are a few key tasks to keep your home in top shape:

- ✓ Deep clean the kitchen 🍷
- ✓ Change HVAC air filters 🌬️
- ✓ Check for pests 🐛
- ✓ Clean the dryer vent 🔥
- ✓ Check water softener 💧
- ✓ Organize cupboards 🏠
- ✓ Patch drywall 🔨
- ✓ Touch up paint 🎨

Follow an annual maintenance routine to avoid costly repairs and keep your home happy, healthy and safe.

### Special Reminders



Bulk service is February 11 and January 25 2025. Please Put out the night before. For Bulk Services contact at 954-543-9800.

- **Dogs:** All homeowners and visitors remember dogs 🐕 need to be on the leash and dogs are not allowed around the lake. Also remember to clean up after your dog. Please consider your neighbors and keeping our community clean after your pets.
- **Property Maintenance/avoid violations notice:** the HOA Covenants. We strive to keep our property in excellent condition, make sure to upkeep your front yards nice and clean.

# Newsletter

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