

# Coco Wood Lakes

## NEWSLETTER

**WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 63**

# March

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### BOARD OF DIRECTORS

MARIANNE REGAN	PRESIDENT
BRUCE RICHARD	VICE PRESIDENT
SANDY STEINBERG	SECRETARY
ROGER SHAW	TREASURER
DEBORAH ULRICH	DIRECTOR
JON GUTMACHER	DIRECTOR

**Coco  
Wood  
Lakes**  
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Delray Beach, Florida 33484  
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[www.CocoWoodLakes.com](http://www.CocoWoodLakes.com)

### OFFICE HOURS

**M – F 8AM – 5PM**  
**Closed from 1 – 2PM**

**PROPERTY MANAGER:**  
**LISA DELMARR-ZAYAS**  
**561-495-1133**

[OFFICE@COCOWOODLAKES.COM](mailto:OFFICE@COCOWOODLAKES.COM)

**Senior Regional Director:**  
**JUDY DANDY**

## *President's Message*

Hello neighbors, let me introduce myself. I am Marianne Regan. I have been a director on our HOA Board for the past 2 years and was recently re-elected. During the organizational meeting, I was elected President. I realize the past few years, and especially 2020, have been hard on all of us, but I hope to serve you, our neighbors and members, as best I can with all that the Board has been charged with doing. To that end, I will rely on all of our Officers and Directors and you, the members and neighbors.

What are our goals living in an HOA community? I believe we want to maintain our property values, live in a clean and safe environment, get along with our neighbors, enjoy and improve the amenities we have, keep our fees low and, for some (most?) of us, enjoy Florida-living in our retirement years. Because this is an Association, we have to have directors with like-minded goals who run the Association like a business: we have bills to pay and services to maintain. FUN FACT: Did you know that some of your HOA fees go towards the street lighting in our community? Yes, FPL does not pay for that electricity, we do. And some of your fees go towards maintenance of the Clubhouse and those amenities, as well as insurance for the property.

The Board has a fiscal and fiduciary responsibility to spend Association funds where necessary to ensure our future. We have a few big ticket items on the to-do list, probably the biggest of which is the renovation of the restrooms and saunas. We currently have a 6-year contract with Comcast/Xfinity but I know we will soon need to discuss the future of this relationship. We need to look to the future and renovate and repurpose where necessary, or we will not be able to attract the growing number of boomers who are looking to retire in a desirable community.

Now that COVID is starting to get under control and as we continue to get vaccinated, let's look at what else we can accomplish together. Does anyone still play shuffleboard? We once tried to start a pickleball group. How about bocce? Director Jon Gutmacher wants to install a putting green; your thoughts? Can't wait for Club Coco to start up again, as well as Tony's Movie Night and our monthly pizza party. I'd like to hear from our resident artists about forming a committee to create affirmative messaging signs that we can hang on our signpost at the beginning of the driveway.

We need a group of dedicated individuals to helm and steer the Architectural Review Committee. We need to take a good hard look at our governing documents and stay up to date with the newest innovations designed to protect and preserve our properties, especially given the frequency and intensity of recent hurricanes. Back in 1979, steel roofs were not a reality, but today they are. Our documents need to address innovations such as that.

And as always, because we are an HOA community, you **MUST** get approval for any outside improvements you plan to make to your home. We have a duty to keep our property values stable and that any improvements add to the overall community and not detract. The ARC Application can be found on the CWL website.

Ambitious? Yes. Impossible? No. Exciting? Most definitely! We can lay the groundwork going forward and make Coco Wood Lakes the most desirable community in Delray Beach.

*Marianne Regan*




**Now's the Time to Prepare Your Yard for Hurricane Season**  
[SWA.org/Hurricane](https://www.swa.org/Hurricane)

## Prepare Your Yard Now for Hurricane Season

Even though hurricane season is months away, preparing now can help minimize property damage and make our communities safer. The Solid Waste Authority of Palm Beach County (SWA) strongly encourages residents to implement a year-round yard maintenance program.

Major storms can leave behind incredible amounts of debris. For example, after Hurricane Irma, almost 3 million cubic yards of vegetative debris was collected. It took three months and cost more than \$39 million to collect and dispose of it all. You can help minimize the potential for vegetative debris by starting your hurricane trimming now. The SWA contract for unincorporated Palm Beach County residents allows them to place a maximum of 6 cubic yards of yard waste at the curb each week for pick-up. (Check out our short [video](#) for an example of what six cubic yards looks like.) Starting now allows for plenty of time for yard waste to be safely removed so you aren't stuck with it in the event of a storm. Hurricane season starts June 1, and once a storm threatens, it's too late to trim trees.

Here are some tips to ensure your yard is as prepared as possible:

- Cut back all trees and weak branches that could come in contact with buildings.
- Have foliage thinned so wind can flow freely through branches, decreasing the chance that trees or plants will be uprooted.
- Contain small pieces of vegetation, such as pine needles, leaves and twigs, in bags or cans that weigh less than 50 lbs. when full and place at the curb on your scheduled pick-up day.

Clean your yard of any items that could pose a danger to you or your neighbor's property in hurricane-force winds, such as old lumber, broken lawn furniture, etc. Unincorporated Palm Beach County residents can place these types of items (three per week) curbside on Thursdays, our bulk waste collection day. Please note that lumber must be placed in a container weighing no more than 50 lbs., and fence materials will not be collected in unincorporated Palm Beach County.

- Place yard waste from routine maintenance at the curb on your regularly scheduled collection day. Residents in unincorporated Palm Beach County may place a maximum of 6 cubic yards – equivalent to 3 standard size refrigerators – at the curb each week. (Vegetation cannot exceed 6 in. in diameter, 6 ft. in length or 50 lbs. in weight.)

NOTE: Unincorporated Palm Beach County residents who place more than the permitted 6 cubic yards of yard waste at the curb will have no portion of the waste removed. The pile will be tagged, and the resident will be responsible for removing all of the material at their own cost.



# Ladies Club

---

## *COCO WOOD LAKES LADIES CLUB*

*March is the time we get together at a restaurant for our Spring*

*Gala*

*This year because of the Pandemic we are having a Spring Gala*

*Prize*

*Please pay your dues so you may have a chance to win*

# *SPRING GALA PRIZE*

Pay your dues \$18 members, \$20 associates

for a chance to win \$50 prize

If you would like extra chances

1 chance for \$2, or 3 chances for \$5

**By March 16, 2021**

Send a check to Jan Novy or Sandy Steinberg

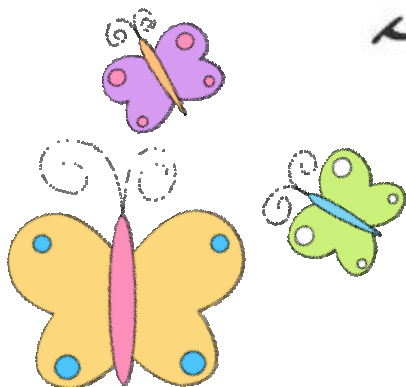
President Message

Thank you to those that have sent in your dues to be entered for the prize drawing. Your support is greatly appreciated. It means so much to know that even though the Ladies Club is not meeting because of the Covid 19 Pandemic, you still support the Ladies Club and want to see it succeed in the future.

I have extended the date to send in your dues to MARCH 16.

Stay Safe and hope that we can meet soon.

Sandy Steinberg  
561-496-3620



# The Same, Only Different

Here we are, still basically sheltering in place. Pretty much the same as it has been for the last year. Nothing new there. What is new is that it looks like the end of all that may be in the not too distant future! Was that a collective sigh of relief?

The arrival and distribution of multiple Covid-19 vaccines is a most welcome harbinger of better times ahead. As I write this, there has been a delay in shipments due to unusually severe storms at various distribution centers, but that glitch should be taken care of by the time you're reading this.

The most aggravating part of all this was simply making an appointment. I've known people who have driven to St. Augustine, Melbourne, Naples and Cape Coral to get their shots. I could never get an appointment through Publix, but got one through the county. I was pleasantly surprised at how well organized everything was at the Fairground when I arrived on that Saturday afternoon. Parking was easy since attendants guided me to the most convenient spot. Inside, guides directed me to the first available station without delay and then to the "waiting room" for that 15 minute pause to make sure there were no adverse reactions and then to the exit. Guides made leaving the parking lot a breeze. All told, it took about 20 minutes.

Does that mean the end to the quarantine? No, but it does mean that the light at the "end of the tunnel" is not an oncoming freight train's headlight.

As more people are vaccinated and more regulations get relaxed we will, once again, be able to start socializing.

Shopping is easier now. Dining out is easier now. As for going to the movies....that's not quite easy, yet. Some theaters are open now with limited seating and more are opening soon. Once again, you will be able to get your hands gooey from that buttered popcorn or tacos and have fun trying to drink from that monster-sized cold drink without it slipping from your gooey hands because your napkin fell on the floor.

As films are, once again, getting theatrical releases, the DVD's will follow and we'll be able to resume our Movie Matinee or Night series with current films as well as some classic favorites (I hope).

Until then, continue to wear those masks, maintain social distancing and wash those hands!

Tony Janik

The movie guy.

**Board Highlights**  
**Special Board Meeting**  
**February 24, 2021**

The Board acknowledged receipt of a Letter of Resignation from Jean LeGrys. The Board wishes to thank Jean for all her hard work and dedication to the community during the last several years.

Three (3) Architectural Review applications were approved: One (1) roof replacement; One (1) driveway improvement; and One (1) Exterior painting.

The Board approved a contract with Xtreme Cleaning to have the pool deck, walkways around the clubhouse, furniture and awnings professionally cleaned. The contract provides for an initial cleaning at the rate of \$2150 and additional cleanings every four months at the rate of \$1500.

Approval was given to begin the printing and delivery of the CWL Newsletter beginning with the March edition.

An announcement was made that the new key fobs for access to the pool area and clubhouse are available in the office. Two key fobs will be issued per household. The old white access cards are no longer operational and can be discarded.

The next Board meeting will be held via Zoom on Monday, March 15, 2021 at 7:00 p.m.

Please note that Joey Rose Mizrahi, our property manager for the last two years, has moved on. Joey's last day was Friday, February 26, 2021. We will miss Joey and wish her nothing but great success and enjoyment at her new property.

---

*Welcome* **Lisa**

We would like to welcome Lisa Delmarr-Zayas as our new property manager. Lisa is a licensed community association manager. She has extensive professional experience as a property manager and is looking forward to serving the membership of Coco Wood Lakes. If you have an opportunity, feel free to stop by the office and welcome Lisa. Remember, face masks must always be worn in the clubhouse.



## Expect Lower Water Levels In Ponds

It may surprise some residents within the Lake Worth Drainage District (LWDD) boundary to learn that the waterbody that is often referred to as the community lake is in fact a stormwater management pond. A stormwater management pond is an engineered structure built to gather surface water runoff (rainfall). The pond temporarily stores water and then releases it at a controlled rate until the designed water elevation in the pond is achieved.

Although stormwater ponds can be an attractive feature for the community, this may not be the case during Florida's dry season that runs from approximately October to May. During the dry season it is expected that ponds will have a lower water elevation which may expose sandy banks and reduce the ability to utilize the pond for lawn irrigation. Since rainfall is the primary way stormwater ponds receive their water supply, and water from the LWDD canal system cannot be used to recharge ponds, these conditions will continue until additional rainfall occurs.

However, during the dry season when water levels are lower, it is the ideal time of year for communities to conduct inspections of their drainage infrastructure and make any necessary repairs. To ensure you have a well-maintained drainage system, communities should:

- ◆ Keep swale areas free of debris & vegetation and mow regularly.
- ◆ Clear trash and debris from street drains.
- ◆ Inspect discharge points/outfalls into LWDD canals.
- ◆ Have underground drainage pipes inspected every three to five years.
- ◆ Exercise operable discharge control structures by opening and closing them a few times.
- ◆ Visually inspect fixed discharge control structures for structural integrity and potential blockages.

More information on community drainage maintenance can be found on LWDD's website at (Link: [www.lwdd.net](http://www.lwdd.net) ).

## Puzzles...

				1	6			8
2	3				4			1
					2			
	2	9	7	8		5		
7						8	6	
		5					1	2
				4	3	9		
5	8			6			3	
	9							

*easy**MEDIUM*

						4	8	
					6		2	
		7						1
			6			1		
	2			1	5			
	4	3						7
	9				4		3	
				5	7			
		5			8			9

See [CocoWoodLakes.com](http://CocoWoodLakes.com)  
(newsletters menu) for  
word puzzle and Sudoku answers.



# St. Patrick's Day

PAGE 9

Find and circle all of the words that are hidden in the grid.  
The remaining 34 letters spell a secret message.

S	A	S	S	E	N	N	I	U	G	E	V	E	N	T	S	P
I	Y	A	D	I	L	O	H	N	T	Y	Y	P	A	E	P	O
C	T	H	I	S	T	O	R	Y	R	A	R	P	K	G	O	T
I	L	S	O	D	A	B	R	E	A	D	A	A	I	R	H	A
S	C	O	K	L	H	T	N	E	E	T	N	E	V	E	S	T
U	C	I	V	N	V	H	D	E	R	S	O	I	D	E	I	O
M	E	I	C	E	U	A	C	O	N	A	I	T	L	N	B	E
E	L	C	H	E	R	A	N	R	I	E	S	E	K	B	F	S
G	T	H	T	A	L	S	H	R	A	F	S	C	F	E	U	F
A	I	R	P	R	A	E	E	C	T	M	I	I	E	F	E	D
T	C	I	G	I	A	L	B	S	E	R	M	B	T	S	G	H
I	C	S	N	N	A	D	A	R	E	R	D	H	T	Y	A	O
R	R	T	R	N	I	F	I	M	A	E	P	I	C	E	B	L
E	O	I	D	E	L	C	I	T	N	T	V	E	K	A	B	Y
H	S	A	S	E	E	L	N	R	I	A	I	R	L	R	A	D
E	S	N	B	H	N	B	O	A	L	O	O	O	T	L	C	A
S	H	A	M	R	O	C	K	U	D	C	N	R	N	Y	Y	Y

BEER  
BELFAST  
BISHOP  
CABBAGE  
CELEBRATION  
CELTIC CROSS  
CHRISTIAN  
CLOVER  
CORK  
CORNEB BEEF

DANCING  
DUBLIN  
EVENTS  
FEAST DAY  
FESTIVAL  
GREEN  
GUINNESS  
HERITAGE  
HISTORY  
HOLIDAY

HOLY DAY  
IRELAND  
IRISH  
LEPRECHAUN  
LIMERICK  
MARCH  
MISSIONARY  
MUSIC  
PARADE  
PATRON SAINT

POTATOES  
SEVENTEENTH  
SHAMROCK  
SNAKES  
SODA BREAD  
TRADITION  
YEARLY

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REMEMBER TO MAINTAIN  
YOUR LAWN AND HEDGES AND  
FERTILIZE ALL YEAR LONG!  
YARD WASTE PICK UPS ARE  
ON MONDAYS!!



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Email your ad copy as pdf or jpg to:

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Prices listed below are for eight  
issues. Prices are prorated if fewer than 8  
issues are left in the year:

**Full Page: \$550**

**Half Page \$275**

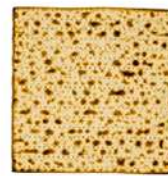
**Quarter Page: \$135**

**Business Card: \$75**





# March 2021



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
	 <b>Board of Directors Meeting 7:00p</b>					
21	22	23	24	25	26	27
						<b>HAPPY</b>  <b>PASSOVER!</b>
28	29	30	31			



# The Tarlow Freedman Team

CWL MARKET UPDATE - HOMES SALES  
MARCH 2021

## HOME PRICES ARE SURGING!

*Now is a great time to sell!*

*"This area has seen prices rise 12.1% in the fourth quarter of 2020."*

- Federal Housing Finance Agency; Sun Sentinel



## CWL homes SOLD in the last 6 months:

Sagewood	2020 sq ft	\$355K	Timberlakes	1713 sq ft	Over \$300K (PENDING)
Winding Brook	1688 sq ft	\$349K	Sleepy Willow	1680 sq ft	\$305K
Sandpebble	1315 sq ft	\$341K	Wood Lodge	1783 sq ft	\$295K
Sandpebble	1315 sq ft	\$329K	Springdale	1150 sq ft	\$286K
Sunnyview	1600 sq ft	\$325K	Country Wood	1680 sq ft	\$272K
Winding Brook	1315 sq ft	\$315K	Hideaway Lake	1806 sq ft	\$260K
Sunnyview	1635 sq ft	\$310K	Springside	1582 sq ft	\$260K
Winding Brook	1710 sq ft	\$310K			*Square Footage Under Air

## #1 Sales Team

Call Jill & Perry for a Complimentary Consultation



**T|F**  
**TARLOW FREEDMAN**  
Team

LEADING COCO WOOD LAKES  
REAL ESTATE SALES SINCE 2014

JILL #561.797.5362  
PERRY #561.304.6665  
900 E Atlantic Ave, Delray Beach, FL 33483

**LANGREALTY**