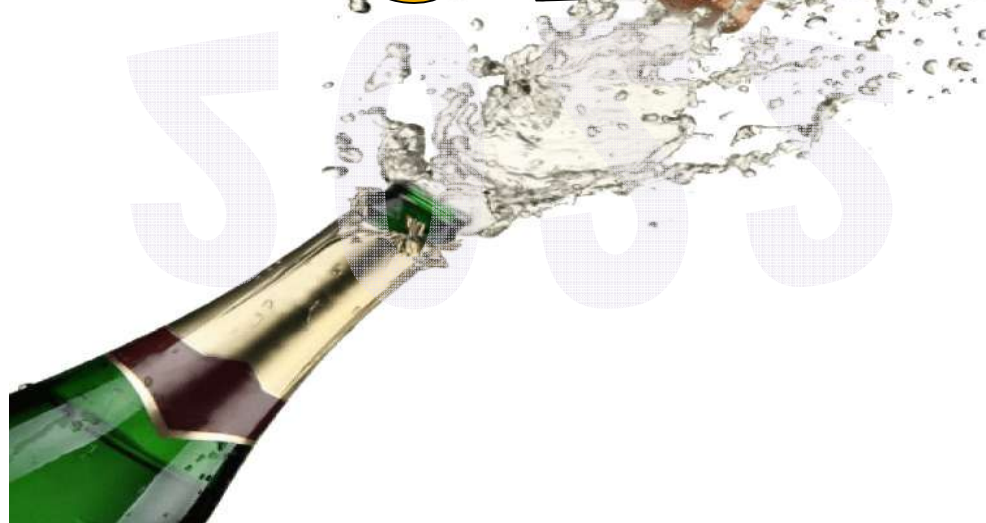


HAPPY NEW YEAR



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2022



**THE ANNUAL MEMBERSHIP MEETING
IS WEDNESDAY, FEBRUARY 9, 2022
At 7PM**

**When a Board meeting is
scheduled, meeting information
will be provided to members via
the CWL website,
Channel 63 and posted at the
Clubhouse.**

President's Message

Well, Happy New Year Everyone! I don't know about you, but the years just seem to be flying by, like cartoon calendar pages flying off the wall. I always welcome the New Year as a fresh start. A new year and another chance to get it right!

It takes a Village. Elections are upon us and I encourage everyone to attend the Annual Membership Meeting on February 9 in the Clubhouse Auditorium. If you have any interest in the governance of your Community and in how HOA's operate, you will be able to see for yourself the way annual elections are conducted according to our Bylaws and Rules and the Florida Statutes. Keep in mind that the HOA Board is a group of neighbors helping neighbors navigate this "business" called the Association. Decisions are made and money gets spent to the benefit of all of us. We hope you will consider getting involved with the way our Community is governed. If you have time to spare and an interest in governance, the Board needs you. It truly takes a Village.

One of the issues that seems to be increasing as our demographic changes, is the number of automobiles in residence at our homes. When our community was built, it was rare to have more than 2 cars to a family. That seems to have changed and many of our residents now have up to four cars on their property which is spilling out into the driveway swale and blocking sidewalks. Our Bylaws, Rules and Regulations were created to keep our community looking nice and desirable and indicate where parking is and is not permitted. When you moved into this community, you agreed to these Bylaws and Rules. One of our rules is no parking on the driveway swale or grassy-area swale and that sidewalks must be kept clear at all times. If you have more cars than can fit on your driveway, it may be time to enlarge your driveway. A half-circle driveway seems to be able to accommodate up to four cars easily. If you want to enlarge your driveway, you can find the ARC application on our website. If the infraction persists, you will be cited by the office. And if you are unable or unwilling to abide by these rules, then perhaps this is not the community for you.

FUN FACT: Well, I heard from both Maria Sachs' office and Emily Slosberg's office. Vivian at Maria Sachs' office said that as soon as she got my letter in March (about installing sidewalks on the west side of El Clair Ranch Road, from the canal to Timberlakes Way), she "sent it down to engineering." We might soon be seeing engineers doing surveys in our 'hood! Fingers crossed!

Marianne Regan

Installed new cameras around the pool
Installed a new key fob System at the clubhouse
Replaced the windows in the fitness center with new impact windows
Purchased a new TV in fitness center and office
Purchased a new treadmill for the fitness center
Installed new lights and light bulbs to outside fixtures
Brought up to code all Exit signs with battery backup fixtures
Upgraded electrical switches at the gazebo and added 2 GFI's
Added new timer switch for the lights at the front door
Added the Corn Hole game
Pressure cleaned the clubhouse grounds
Replanted walkway leading to the entrance of the clubhouse
Installed a new access control system with knock-box
Pool coping project completed with tiles grouted
Spa fiberglass project completed
Replaced spa filter assembly
Repaired leaking spa pipes
Replaced toilets in the men's and women's room
Refurbished the pool furniture
Purchased a new pressure washer
Added 3 new tables to the pool awning area
Added string lights to the pool awning area



**A round of applause to the Board of Directors, you have been busy.
Thank you!**

Ladies Club

COCO WOOD LAKES LADIES CLUB

The Pandemic has taught us how important our family and friends are and has put a damper on our monthly in-person meeting. We know that socializing is very important. I will be making arrangements, at a restaurant that has outdoor seating, for a luncheon Wednesday, January 19, @ 12 noon. I would like everyone to join us. Everyone is invited and each will pay her own way.

If you are interested in being included, you do not have to be a member of the Ladies Club. Please email or call me with your reservation by January 12. I will give you the details when you make your reservation.

The Library is still in renovation status. Shelves need to be built and then we will be shelving the books. We hope to have it up and running in the next couple of months. Thank you to the guys that have helped so far.

Keep donating nonperishable food to the food box in the Lobby. People need food all year long.

Sandy Steinberg

BOARD OF DIRECTORS

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

*Coco
Wood
Lakes*
ASSOCIATION, INC

6269 West Atlantic Avenue
Delray Beach, Florida 33484
Tel: 561.495.1133
Fax: 561.495.4803

Email: info@CocoWoodLakes.com
www.CocoWoodLakes.com

OFFICE HOURS

M – F 8AM – 5PM
Closed from 1 – 2PM

PROPERTY MANAGER:

Kristine Russo Diaz

561-495-1133

OFFICE@COCOWOODLAKES.COM

Senior Regional Director:

JUDY DANDY

Please be sure to complete and submit your application for approval prior to making any exterior modifications, alterations and landscape improvements, Some examples are:

- ◆ ROOF REPLACEMENT
- ◆ EXTERIOR PAINT
- ◆ FENCING APPLICATION
- ◆ WINDOW REPLACEMENT
- ◆ GARAGE DOOR REPLACEMENT
- ◆ FRONT DOOR REPLACEMENT
- ◆ DRIVEWAY IMPROVEMENT
- ◆ PAVERS INSTALLATION
- ◆ NEW STRUCTURES (POOL/PATIO)

Applications can be found at CocoWoodLakes.com and in the clubhouse on the information table OR simply call the office at 561-495-1133 and Kristine will help guide you.



Clubhouse and pool Access key fobs

We still have many keys in the office that need to be picked up. Don't be shy, Please stop by the office so you receive your set,

The initial set of key Fobs are given at no charge and replacements are \$25.00 each.

Come on down!!!!



Cinderella (Live) Saturday January 5 at 1pm

2021-22 Opera Tickets on Sale
Adults \$24 · Seniors & Kids \$20
Reserved Seating Additional \$3

Movies of Delray
7421 W Atlantic Ave, Delray Beach

DOUBLEBACK TO THE EIGHTIES...

Wed, Jan. 12, 2022 at 06:00 pm. FREE. 80's music performed "al fresco" at the amphitheater. performed by South Florida's first, longest running, and simply the best 80' tribute band... **Doubleback**. Location: Delray Marketplace, 14851 Lyons Rd Ste 121, Delray Beach

The Downtown Delray Beach Festival of the Arts

January 15 and 16. Open 10am to 5pm, Sun 10am to 5pm,
1111 E. Atlantic Avenue, Delray Beach, FL 33483

40th Annual Boca Raton Greek Festival

Thu Jan 27 2022 at 4:00 pm to Jan 30 2022 10:00 pm
Saint Mark Greek Orthodox Church, 2100 W Yamato Rd, Boca Raton

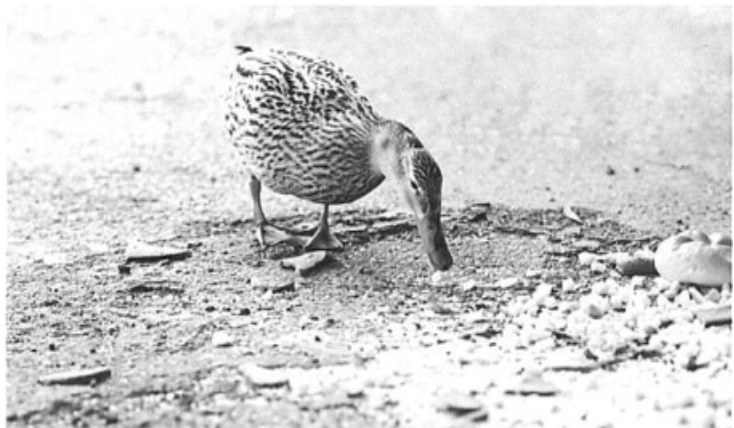
There have been many complaints recently about an overabundance of geese and other types of birds multiplying and leaving waste on streets, sidewalks and driveways. There have also been a few hit by cars.

The number one contributing factor to this issue is and always will be from the homeowners who feed them. Sadly, feeding the birds, ducks, geese and other wildlife is harmful to the animals.

1. It causes over population and attracts rodents.
2. It pollutes the streets and water.
3. It is harmful to the animals
4. It's a nuisance to your neighbors.

For this reason, any individuals feeding the wildlife will be notified to stop immediately.

Your cooperation is greatly appreciated by Coco Wood Lakes and The Birds.





1. Eat Healthy
2. Take walks, be active and do some exercise
3. Live a balanced life
4. Respect everyone
5. Get a new hobby or find a hobby
6. Don't take everything so serious
7. Live in the moment
8. Invest in yourself
9. Make health a goal
10. Ignore negative people
11. Talk less and do more
12. Learn a new skill
13. Try a new food
14. Drink more water
15. Read a book
16. Stop being angry
17. Don't worry about things you cannot control, which is almost everything outside of yourself
18. Most important of all, love the Property Manager ... ha ha ha

Terra Nova is now LUMA at Delray The Terra Nova development located at the corner of Atlantic Avenue and Hagen Ranch Road has announced the name for the new apartment complex. It is LUMA at Delray. The complex is composed of 212 new apartments and floorplans of 1, 2, and 3 bedrooms ranging from 818 square feet to 1355 square feet, each with either a balcony or patio. It is a pet-friendly community. The Terra Nova project contained a retail commercial component which will be fronted on Atlantic Avenue. Stores and eateries will be included. The Website for LUMA: lumatdelray.com

Big Apple Shopping Bazaar Redevelopment The Big Apple Shopping Bazaar owners have submitted a zoning application with a Preliminary Site Plan (PSP), dated October 12, 2021, which indicates two, one-story buildings and one, five-story building, which includes 140,140 square feet (sq. ft). of Limited Access Self Storage, a 2,000 sq. Ft. Car Wash and a 4,370 sq. ft. Gas Station with Convenience Store with 8 pumps/10 fueling positions. One access point to the site is proposed to West Atlantic Avenue. Of concern to the Alliance of Delray is the traffic generated from the fueling station and carwash. Residents have been questioning the need for another carwash since there is one located close by on Military Trail and a newly constructed one on Jog Road in the Home Depot complex. The height of a five story building is also an issue especially with residents in neighboring developments. This application will be addressed by the Zoning Commission in early January. The Alliance is currently working with the developer to address community concerns.

Notice—Palm Beach County Water Utilities is having their Semiannual Water System Flush starting January 6, 2022. Notices were sent with your December water bill.

In order to deliver the highest quality water, PBCWUD, requires periodic line flushing and temporary treatment modification. From January 6 through January 26, 2022 PBCWUD will be using free chlorine as opposed to chloramine for water treatment. This is only temporary and the water is safe to drink. If you do not have a copy of the notice, please see Kristine, the property manager, and she will provide you a copy or you can call PBCWUD at 561-740-4600 and select option 1.

DO YOU WANT TO ADVERTISE IN THE CWL NEWSLETTER OR KNOW SOMEONE WHO DOES????

Email your ad copy as pdf or jpg to:

Newsletter@cocowoodlakes.com

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



Homeowners are responsible to clean the sidewalks in front of their homes in addition to the driveways.

Make sure you do both please

Come and get it!!!

The Jewish Journal newspaper is delivered to the clubhouse. We also have the Boomer Times Newsletter.



**WANT UPDATES,
INFORMATION ON
SCHEDULED EVENTS AND
BOARD MEETINGS?**

TUNE IN TO *CH 63* FOR CURRENT INFO AND ALL CWL ACTIVITIES.

YOU CAN ALSO WATCH *CH 63* AND THE CALENDAR ON THE COMMUNITY WEBSITE!

One-Pot Basil Chicken Baked Ziti

Cuisine American, Italian

Cook Time 30 minutes

Servings 6

Author [Christine McMichael](#)

Ingredients

- 2 medium chicken breasts cooked, shredded
- 12 oz . whole wheat penne cooked
- 23 oz . jar Ragu® Thick and Hearty Traditional Sauce
- 2 cups spinach
- 6 oz . mozzarella cheese

5-6 basil leaves

Instructions

Preheat oven to 375 degrees.

1. Mix the shredded cooked chicken, cooked penne, pasta sauce, and spinach together.
2. Pour into a casserole dish or bakeware.
3. Top with mozzarella (or also mix it in) and basil leaves (shredded or whole).
4. Bake for 25-30 minutes.

Serve and enjoy!



Nutrition Calories: 391 cal | Carbohydrates: 53g | Protein: 27g | Fat: 11g | Sugar: 11g

Ingredients

4 eggs

1 2/3 Cup white sugar

1 Cup vegetable oil

1-15 oz. can pumpkin purée

2 Cups all-purpose flour

2 teaspoons cinnamon

1/2 teaspoon pumpkin pie spice

1 teaspoon baking soda

2 teaspoons baking powder

1 teaspoon salt

1/2 can of sweetened condensed milk

Cream cheese frosting-

6oz softened cream cheese

6oz softened butter

3 cups powdered sugar

1/2 teaspoon vanilla extract

Preheat your oven to 350F

Grease a 9x13" baking pan with a non-stick cooking spray In a large bowl, mix together your eggs, vegetable oil, sugar, and pumpkin purée

Now mix in flour, cinnamon, pumpkin pie spice, baking powder, baking soda, and salt.

Pour into your greased baking pan and bake for 35 minutes

Pour the half of the can of sweetened condensed milk evenly over the top of the **still HOT cake**. Allow to sit about 30 minutes then prepare your frosting. Scoop your frosting onto your cake and spread evenly with a spatula.

Frosting -

Using a hand or stand mixer, beat cream until you have a whipped texture. Now add in your butter and do the same. Add in your vanilla extract and one cup of powdered sugar at a time until you have a creamy frosting.

Find and circle all of the words that are hidden in the grid.
The remaining letters spell the name of a popular location for celebrating New Years Eve.

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

APPETIZERS
BABIES
BALLOONS
BANNERS
BUFFET
CELEBRATE
CHAMPAGNE
CONFETTI
DANCE
DAY ONE

DECORATIONS
END OF DECEMBER
EVENTS
FAMILY
FATHER TIME
FEAST
FESTIVITIES
FIREWORKS
FIRST OF JANUARY
FRIENDS

HATS
HOLIDAY
HORNS
KISS
MIDNIGHT
MUSIC
NEW YEARS DAY
NEW YEARS EVE
NOISEMAKERS
OCCASION

PARADES
PARTY
PUNCH
RESOLUTIONS
SINGING
STREAMERS
THIRTY FIRST
TIARAS
WINE
YEAR IN REVIEW

Puzzle Answers can be found at
CocoWoodLakes.com

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

EASY

MEDIUM

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

*Coco Wood Lakes HOA does not endorse
or recommend any advertisers.*



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www.FullyInvolvedPressureCleaning.com

Before





After



Coco Wood Lakes Website Info

As most of you know, CWL has a very informative website: www.cocowoodlakes.com. It's EASY to access! Click "Members" on the top right and click "Login" if you have registered or click "Register" if you haven't. After registering, in a couple days, you will get an email that your registration has been accepted. If you haven't, send an email to Office@CocoWoodLakes.com.

January 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
TRASH PICKUP Monday: Landscaping and regular pickup of household trash. Thursday: Bulk, recycling and regular pickup of household trash.						1 
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Board of Directors Meeting 7:00p 	18	19  Ladies Club Luncheon Noon	20  POOL/PIZZA PARTY 5p	21	22
23	24	25	26	27	28	29
30	31	Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS				

THE TARLOW FREEDMAN TEAM

LANG REALTY

YEAR-END MARKET UPDATE: 10 Highest Priced SOLD CWL Homes in 2021

Address	▼Price	SqFt – Private Living Pool	Waterfront	Address	▼Price	SqFt – Private Living Pool	Waterfront
6346 Hitchin Post Way	\$550,000	1,686 No	Yes	14599 Sunny Waters Lane	\$350,000	1,710 No	No
14656 Country Side Lane	\$415,000	1,328 No	Yes	6185 Winding Brooke Way	\$349,900	1,713 No	Yes
14734 Summersong Lane	\$385,000	1,402 No	No	6359 Winding Brooke Way	\$349,000	1,688 No	Yes
6372 Sleepy Willow Way	\$375,000	1,344 Yes	No	14926 Sandpebble Lane	\$341,000	1,315 Yes	No
6333 Country Wood Way	\$365,000	1,680 No	No	6361 Moonstone Way	\$341,000	1,640 No	No

WHAT IS YOUR HOME WORTH?

We're experiencing a complex, fluid real estate market. Staying up-to-the-minute on current trends is crucial. Thinking of selling? Let us demonstrate the successes we've had and the strategies we use to gain multiple offers and a strong SOLD price for your home.

**Call the Tarlow Freedman Team, Coco Wood Lakes real estate experts,
for a free home consultation.**

JILL TARLOW & PERRY FREEDMAN
COCO WOOD LAKES REAL ESTATE EXPERTS SINCE 2014

Call (561) 797.5362 or (561) 704.3851



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