

Coco Wood Lakes

- NEWSLETTER -

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



SUNDAY FUNDAY



President's Message	2
Ladies Club / BINGO	3
Spring has Sprung Pizza Party	4
Crossword Puzzle	5
Entertainment/Events Corner	6
Muffins and Mimosas	7
Atlantic Expansion	8
Rules to Remember	9
Info & Advertisements	10/ 11
March Board Meeting	12
Reminders	13
Fun and Games	14
Calendar	15



I am excited to help move the Board into a new era. Several Board Members and owners have already had some great new ideas. I hope and expect everyone on the Board will contribute in some fashion going forward and be proactive participants.

The past two years have been difficult for everyone. The hope is that CWL can become rejuvenated and be a vibrant community with many different activities available to all. It is believed that this is no longer a "snowbird" community as only about 10-15% of our owners fall into this category.

The interest in reviving committees and creating new ones is a great start. The Board will be reaffirming past motions and approving committees. These are a part of "Best Practices" for an association. The Board will begin to look at new ideas, evaluate the benefits to the community as a whole and make decisions that benefit all of CWL and not the whims of a few.

Treasurer Report

Financially, this will be a challenging year for Coco Wood Lakes. Over the last several years, our insurance rates have more than doubled from \$26k in 2015 to \$71k this year. Unfortunately, this trend will continue. Electricity is another item that continues to increase. There will be more information on electrical costs later in the meeting.

The current accounts receivable is down to \$27,000 with one unit owing half of that. We have instructed the attorney to proceed with foreclosure action in order to recoup those monies.

The monthly budgeted expenses are about \$50,000. In the first two months of this year, the actual expenses were averaging \$52,000. The insurance costs wound up being underfunded by \$13,000 as actual costs are not available until about 45 days prior to renewal. Many line items were reduced. As a result, in February, the Association was in the red by about \$1500. Some expenses were realized early in the year and these will even out through the year.

However, the reality is that the likelihood of maintenance increases next year is very real. The financial status will be closely monitored throughout the year. Adjustments will be made as necessary. The Coco Wood Lakes membership will be kept aware of our financial progress.

Thank you,

Jean LeGrys

BOARD OF DIRECTORS

JEAN LEGRYS	PRESIDENT / TREASURER pro tem
VACANT	VICE PRESIDENT
LAURA REYES	SECRETARY
MARIANNE REGAN	DIRECTOR
DEBORAH ULRICH	DIRECTOR
JON GUTMACHER	DIRECTOR
SANDY STEINBERG	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

Bingo!!!!

Sunday, April 3rd

**MEN and WOMEN are invited.
Doors open at 12:30PM and the
game starts 1:00PM
Bring your friends!**

**Jan Novy
561-498-3858
Sandy Steinberg
561-496-3620**



Spring has Sprung!

Spring has sprung!

Flowers are starting to bloom, trees are sprouting new leaves, birds have chicks in the nest.

Have you taken a walk outside and turned around to take a good look at your home? Many homes in Coco Wood Lakes have lawns that are in need of fertilization. Those little white flowers are really weeds. It's also a good time to get out and trim the overgrown bushes and hedges. If you can't do it yourself, please contact your landscaper to take care of these items for you.

Additionally, while the sidewalks and driveway aprons belong to Palm Beach County, each owner is responsible for their upkeep. We ask that all homeowners check their walks and either pressure clean on their own or contact a professional pressure washer vendor.

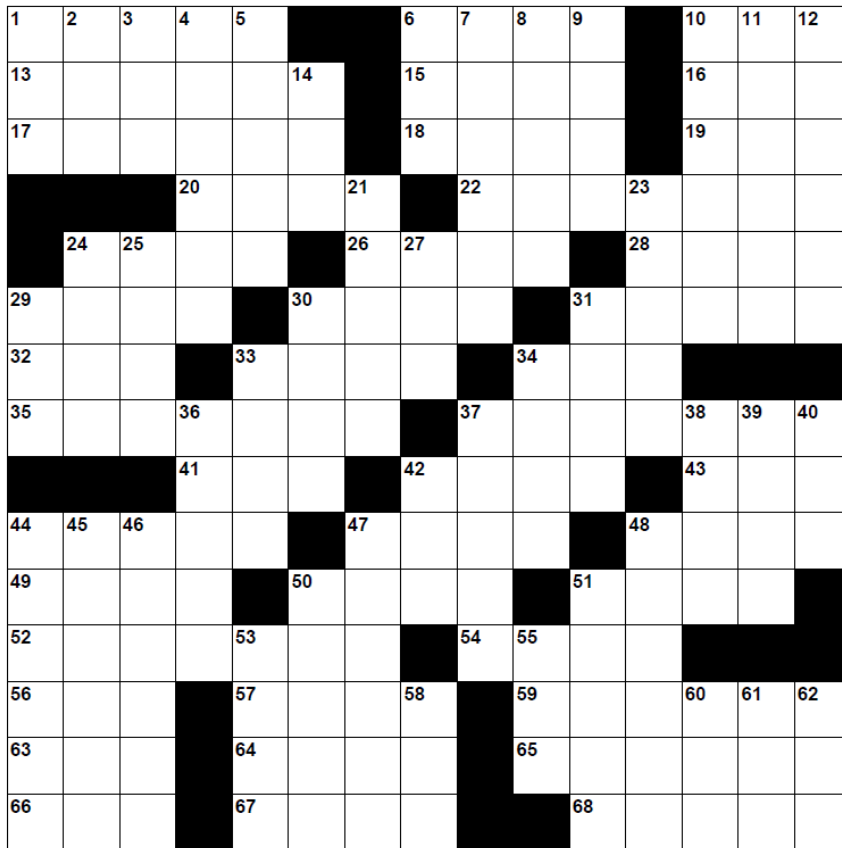
As our home prices keep rising at a phenomenal rate, it is very important for each owner to maintain your home so it will look its best and Coco Wood Lakes will present its best self.

Remember, Hurricane Season begins June 1st, so now is a good time to get rid of all the overgrown shrubbery.





SPRING



DOWN

1. MODERN
2. COPY
3. REVEREND (ABBR.)
4. HERB WITH SPRING FLOWERS
5. HEAD GROWTH
6. ADJUST
7. EMBROIDERY YARN
8. UTTERED
9. TORAH TABLE
10. PENMAN
11. MOVE RAPIDLY
12. TRAPPED
14. LANKA
21. KIND OF KNIFE
23. GRINDS
24. TRIAD
25. FRAU'S HUSBAND
27. ACED
29. DISCONNECTED
30. ALCOHOLIC
31. NATURAL MOVEMENT OF AIR OUTDOORS
33. RODS
34. LIQUEFY
36. BRACE ONESELF
37. COMPACT

38. CA. UNIVERSITY
39. AFRESH
40. DRUG
42. DRIVING HAZARD
44. ATTACK VIOLENTLY
45. FRIGID
46. TEAM SPIRIT
47. BOUND
48. RULER
50. OUTPUT
51. ATTRIBUTE
53. DOUBLE-REED INSTRUMENT
55. AMERICAN SIGN LANGUAGE
58. LEGUME
60. DOWNWIND
61. TREE
62. CHANGE COLOR



ACROSS

1. THIRD MONTH OF THE YEAR
6. REPLACE A STRIKER
10. ABDOMINAL MUSCLES (ABBR.)
13. MUSICAL PRODUCTIONS
15. CANAL
16. VASE
17. POLITENESS
18. PART OF A SEMESTER
19. THIRST QUENCHER
20. BABY BED
22. CONDITIONS OF THE SKY AND AIR
24. SO WE SEE
26. DUE
28. SLIME
29. MINED METALS
30. ABSENT WITHOUT LEAVE
31. HOOKED UP
32. EVERGREEN TREE
33. BLINTZ
34. ML
35. RENOUNCE
37. CARNAL
41. ATTEMPT
42. CRIMP
43. NERVOUS SYSTEM
44. PEAKS
47. SKEIN OF CLOTH
48. SLEIGH
49. OXFORD
50. JELLYSTONE'S BEAR
51. UNFREEZE
52. TOP QUALITY STEAK
54. CHALLENGE
56. WING
57. STACKED MATTRESSES
59. WENT BOATING
63. PEAKED
64. TUB SPREAD
65. PROBABLY
66. CAUSTIC SUBSTANCE
67. SWIRL
68. SUBJECT

CRAFTED on the Ave is an open-aired craft market with a Caribbean twist!

Location: Libby Wesley Plaza at the corner of SW 5th Avenue and West Atlantic Avenue.

April 2, 2022

Time: 1:00pm – 4:00pm

Free Admission

ENTERTAINMENT/EVENTS CORNER

PAGE 6

Happy Spring Neighbors ...

Please join us at the CWL Pool/Clubhouse (depending on the weather) for an informal get-together and to say *Bon Voyage* to our Snowbirds. Due to Covid, our socializing has been minimal ... this is a great opportunity to come out and meet your neighbors. Especially our new neighbors who moved in during Covid. We would love to meet you !!!

Sunday, April 10th 10:00-Noon
MUFFINS & MIMOSAS

"YOUR" Entertainment Committee needs your help ... There is a survey in the Clubhouse, please stop by and fill it out. CWL has a beautiful Pool, Clubhouse and Auditorium ... we want to know what **YOU** want us to use it for!

Sincerely,

"YOUR" Entertainment Committee

Please feel free to text/call 954-803-7316 or email joannorlando@ymail.com for further information.



BON VOYAGE SNOWBIRDS

Join us at the Pool/Clubhouse (depending on weather) for

MUFFINS & MIMOSAS

Sunday, April 10th 10:00 – Noon

Come and say ***Bon Voyage*** to your neighbors heading North ...

Coffee, OJ, Mimosas, Muffins & Danish will be served

Shhh ... And let's discuss the fun we're going to have while they're gone !!!

We need a headcount, so **PLEASE** RSVP by text
954-803-7316 or joannorlando@ymail.com

Alliance Meets with Florida Secretary of Transportation to Request Expedited Expansion of Atlantic Avenue

On February 28, 2022, the Alliance leadership met with Kevin Thibault, Florida Secretary of Transportation, and Commissioner Maria Sachs to discuss the public concerns about the delay in improving infrastructure in south Palm Beach County, construction of a bridge over the Turnpike and Flavor Pict Road and expediting expansion of Atlantic Avenue between State Road 7/441 and Jog Road.

Secretary Thibault indicated that these projects are planned to begin during fiscal year 2024 and there still are insufficient funds available to accelerate the schedule. Projections are that there will be no significant relief until the end of the decade. The Alliance will continue to work on ways to expedite the expansion which is desperately needed for the Atlantic Avenue corridor.

Other issues addressed included the need for sound walls for communities bordering the Florida Turnpike when the expansion to ten lanes occurs and speeding concerns along State Road 7/441.

Lyons Road Widening Begins Next Phase On February 28 the Palm Beach County Department of Engineering began the next phase to widen Lyons Road from two to four lanes. This work includes paving from the L-38 canal to south of 152nd place. Over 2,000 homes in four communities use this portion of Lyons Road as their primary entrance. The roadwork is scheduled to be completed by 3rd Quarter of 2022. New signals at intersection of Atlantic Avenue and Lyons Road, the final stage of this project, is contracted to be completed by 10-21-2022. At that time the expansion of Lyons south of Atlantic should be complete but there will be a need for additional work to expand the roadway to accommodate slow moving farm vehicles.



Trash containers are to be stored inside the garage or in a location not visible from the street.

All lots and houses shall be kept in good condition, repair and appearance by the homeowner or his or her tenants.

Landscape maintenance which includes grass cutting and hedge and tree trimming.

All vehicles shall be either parked in your garage or driveway but should not block the sidewalks. There is no parking in the swales or overnight on the street.

Exterior alterations must be approved by the ARC Committee prior to starting work. Refer to the ARC Guidelines for details.

ALL PETS must be on a leash when outdoors and you must clean up after them.

No mowing, roofing or any exterior work that makes any noise is to be done on any Sunday prior to 11:00 AM.

The clubhouse is open from 7:00 AM to 11:30 PM.

For more details, please refer to the Rules and Regulations for Owners and Renters or the Architectural Standards and Guidelines.





DAVID DOMINIJANNI
REALTOR
DAVID@THELRT.COM
CELL 561-702-6743
OFFICE 888-644-3828



**JOIN THE OVER 150
OTHER HOMEOWN-
ERS WHO HAVE AL-
READY SIGNED UP
FOR THE E-
NEWSLETTER.**

**EMAIL YOUR NAME
& ADDRESS TO**

**NEWSLET-
ER@COCOWOODLAKES.
COM**

COCO WOOD LAKES ASSOCIATION DOES NOT ENDORSE OR RECOMMEND ANY ADVERTIS-



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

CWL MGT



SPRING

Solution:

1	M	2	A	3	R	4	C	5	H	6	S	7	C	8	A	9	B	10	A	11	B	12	S
13	O	14	P	15	E	16	R	17	I	18	E	19	U	20	R	21	N	22	T	23	E	24	A
25	D	26	E	27	V	28	O	29	I	30	R	31	T	32	E	33	R	34	M	35	T	36	E
37	C	38	R	39	I	40	B	41	W	42	E	43	A	44	T	45	H	46	E	47	R	48	
49	T	50	H	51	U	52	S	53	O	54	W	55	E	56	D	57	O	58	O	59	Z	60	E
61	O	62	R	63	E	64	S	65	A	66	W	67	O	68	L	69	W	70	I	71	R	72	E
73	F	74	I	75	R	76	B	77	L	78	I	79	N	80	M	81	I	82	L	83			
84	F	85	O	86	R	87	S	88	A	89	K	90	E	91	S	92	E	93	N	94	S	95	U
96	T	97	R	98	Y	99	F	100	O	101	L	102	D	103	C	104	N	105	S	106			
107	A	108	C	109	M	110	E	111	S	112	B	113	O	114	L	115	T	116	S	117	L	118	E
119	S	120	H	121	O	122	E	123	Y	124	O	125	G	126	I	127	T	128	H	129	A	130	W
131	S	132	I	133	R	134	L	135	O	136	I	137	N	138	D	139	A	140	R	141	E		
142	A	143	L	144	A	145	B	146	E	147	D	148	S	149	S	150	A	151	I	152	L	153	E
154	I	155	L	156	L	157	O	158	L	159	E	160	O	161	L	162	I	163	K	164	E	165	L
166	L	167	Y	168	E	169	E	170	D	171	D	172	Y	173	T	174	H	175	E	176	M	177	E

Earth Day is an annual event, celebrated on April 22, on which **day** events worldwide are held to demonstrate support for environmental protection.

It was first celebrated in 1970, and is now coordinated globally by the **Earth Day Network** and celebrated in more than 193 countries each year.



DON'T JUST CALL ANYBODY TO FIX IT... JOIN CWL'S OWN APPLIANCE REPAIR GROUP.

Members get dependable, worry-free repairs. Service usually within 1 day. There are no out of pocket costs for A/C, electrical, plumbing

and appliance repairs & replacement. Love the peace of mind of knowing that what's broken, will get fixed. We've been keeping everything working in the neighborhood for over 35 years.



ENJOY ONE OF THE BEST AMENITIES THAT COCO WOOD LAKES HAS TO OFFER

Lou Shimkin / 637-2984
shimkin@bellsouth.net

Ina Huth / 504-289-8227
a2fay2@gmail.com

Richard Sussman / 495-2059
rsusa2@gmail.com

IMPORTANT CONTACT INFORMATION:

CHANNEL 63

CH63@COCOWOODLAKES.COM

COCOWOODLAKES.COM

OFFICE@COCOWOODLAKES.COM

CWL NEWSLETTER (SIGN UP)

NEWSLETTER@COCOWOODLAKES.COM

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

PETS

Must Be Leashed At All Times and may not be tied outside unattended!



Thank You



Owned and operated by fire fighters
FULLY INVOLVED PRESSURE CLEANING

We clean

Sidewalks, Driveways, Pool Decks,
Exterior House Cleaning, Gutters,
Fencing, Patios and more

Call or Text today: 561-629-6207

www.FullyInvolvedPressureCleaning.com

Before

After



Police Called to the Coco Wood Lakes Board Meeting

At the March 21st meeting, just before the meeting began, a particular homeowner who has been extremely vocal about his dissatisfaction with the Board, our elections, and many other things, disrupted the meeting by shouting out his claims, trying to take over the meeting, and distributing materials claiming he was entitled to a seat on the Board, and that our current president was not properly on the board. When told he was out of order, this individual continued on yelling out and claiming that the Board was corrupt, the election was flawed and that he deserved to be on the Board of Directors.

This activity went on for approximately twenty minutes, and completely stopped the Board meeting, plus it angered many of the homeowners present to the point of shouting back and forth, and almost one confrontation that narrowly missed going physical.

While a homeowner may be dissatisfied with the Board, there is a mechanism for them to speak at the end of any Board meeting. Actively disrupting a meeting, calling Board members in terms of four letter words, and other cursing – has no place here, or anywhere. If a member cannot act in a civilized fashion, they should stay home. In this instance, this particular individual had to be escorted out by Sheriff's deputies. Once that was done, the Board meeting proceeded – and quite a bit of very important business was finally able to be conducted.

THE 60TH ANNUAL DELRAY AFFAIR

Atlantic Avenue in Downtown Delray Beach from NW 2nd Avenue east to the Intracoastal waterway.

FRIDAY, April 8, 2022, 10 am to 6 pm

SATURDAY, April 9, 2022, 10 am to 6 pm

SUNDAY, April 10, 2022, 10 am to 5 pm



NEWSLETTER DELIVERY



IF YOU KNOW ANYONE WHO HAS NOT RECEIVED A NEWSLETTER, PLEASE CONTACT THE OFFICE.

SUGGESTIONS

YES, WE WANT THEM! YOUR NEWSLETTER STAFF IS ALWAYS LOOKING FOR IDEAS.

PLEASE CONTACT

NEWSLETTER@COCOWOODLAKES.COM

OR CALL THE OFFICE 561.495.1133



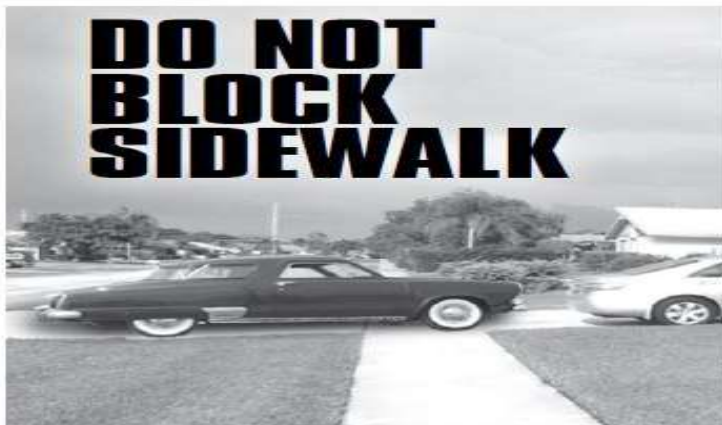
**IF YOUR HEDGES ARE LOOKING LIKE THIS ITS TIME TO CONSIDER REPLACING THEM!
CWL GUIDELINES HAVE A LIST OF APPROVED PLANTS THAT ARE RESISTANT TO WHITE FLY DAMAGE.**

- ⇒ Podocarpus
- ⇒ Clusia
- ⇒ Coco Plum
- ⇒ Arboricola

PLEASE DON'T FORGET TO FILL OUT AN ARC



**REQUEST FORM
WHEN REPLACING YOUR
HEDGES!**



Easter Basket Word Search Puzzle

Find the words about Easter Baskets, listed below, in the word search grid. Circle each letter one by one. Each letter of the Easter word search grid may be used in more than one word. When the word search puzzle is complete, read the remaining letters left to right, top to bottom, to learn an interesting fact about Easter baskets.

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









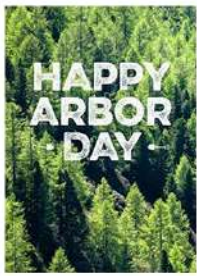
EASTER BASKET WORD LIST

BASKET	EGG HUNT
CHOCOLATE BUNNY	EGGIES
CHOCOLATE EGGS	FAKE GRASS
COLORFUL	HANDLE
CREAM EGGS	HARD BOILED EGGS
DECORATED	JELLY BEANS
EASTER BUNNY	MARSHMALLOW
EASTER EGGS	PEEPS
EASTER MORNING	TREATS
	WOVEN



April 2022



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Channel 63 Tip: The bottom right of the screen shows when it was updated last.					1 	2
3 	4	5	6	7	8	9
10  Muffins & Mimosas 10 - Noon	11	12	13	14	15 HAPPY  PASSOVER!	16
17 	18  Board of Directors Meeting 7:00p	19	20	21  Pizza Party 5pm - 8pm	22 	23
24	25	26	27	28	29 	30



Jill & Perry's CWL Real Estate Activity

April 2022

NEW LISTING



14899 Fairwind Lane

Asking \$459,000

3 bdrms | 2 bths | 2 Car Garage
Redone Kitchen and bathrooms,
Full Hurricane Protection, 2015 Roof

NEW LISTING



6176 Winding Brook Way

Asking \$469,000

2 bdrms | 2 bths | 2 Car Garage
Lake Views from Every Room,
Oversized Corner Lot

SOLD!



6347 Winding Brook Way

SOLD \$350,000

(Asking \$325,000)
2 bdrms | 2 bths | 2 Car Garage
Pristine Home, 2017 Roof

**Powerful Negotiators, Powerful Team.
The Tarlow Freeman Team Brings Extraordinary Results.**

Recipients of Lang Realty's Prestigious
RUBY TEAM AWARD FOR 2021



THE TARLOW FREEDMAN TEAM

Perry Freedman, PA

(561) 704-3851

p.freedman@langrealty.com

Jill Tarlow, PA

(561) 797-5362

tarlowhomes@gmail.com

Lang Realty | 900 E Atlantic Ave, Delray Beach

