




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



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# Happy Holidays

**December 20, 2022  
Board Meeting 7:00 PM**

**Board of Directors**

**Jean LeGrys—  
President/Treasurer Pro Tem**

**Anita Brown— Vice President**

**Sandy Steinberg—Secretary**

**Jon Gutmacher—Director**

**Marianne Regan—Director**

**Deborah Ulrich—Director**

**JoAnn Orlando—Director**

## ANNUAL MEETING NOTICES WERE MAILED OUT

YOUR ANNUAL MEETING IS FEBRUARY 8, 2023.  
THERE IS ELECTION INFORMATION INCLUDED.  
IF YOU ARE INTERESTED IN SERVING YOUR COMMUNITY  
THIS IS A GREAT OPPORTUNITY TO GET INVOLVED.



## Be in the Know... From the Manager

The new awnings have been installed at the clubhouse walkway and pool area.

The clubhouse grounds will be pressured cleaned the first week of December.

*Fining for unresolved violations has now been implemented. Please visit our website to see the fine schedule and let's all work together so we do not have to impose any fines. This is the absolute last thing we want to do here at Coco Wood Lakes, but we must be sure to keep our community beautiful.*

Do you need a copy of our rules? Check out the website or ask the manager.

The Annual Meeting notices have been mailed out. Save the date for February 9, 2023. Please friends, we still need a few volunteers for the Elections Committee. Ask Kristine for details.

### What does FirstService Residential provide to your community?

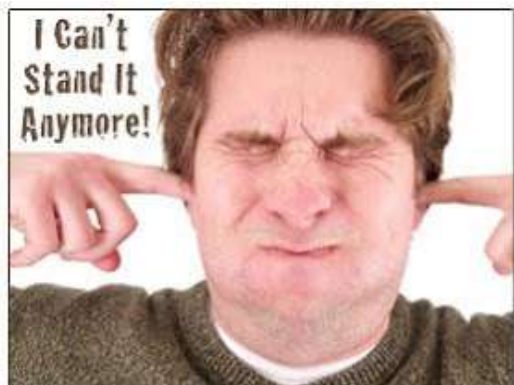
Full time on-site Licensed Community Manager  
Janitorial Services -Clubhouse / gym / pool deck and furniture  
Accounting ~ Accounts Payable /Accounts Receivable  
Monthly Bank Reconciliation  
Monthly Financial Reports  
Review of annual audit report  
Creation of annual budget template

Provide service for Resale Estoppels and Questionnaires  
Vendor Referrals  
Upper Management Support  
FSR- Insurance and Banking

### \*\*\*\*\*Mailbox Use\*\*\*\*\*

Please note that mailboxes may only be used by the US Postal Service. We have been notified by the US Postal Service that there has been use of the post office boxes for items other than the US Mail.

Do not leave notes for your neighbors inside the mailboxes.



Please be mindful and respectful to your neighbors.

Monday to Saturday no noise from 11 PM to 7 AM and on

**Sunday no noise before 11 AM**

### **Please Help Your Association Save Some Money!**

Please consider signing up for ACH payments of your quarterly dues. It is secure, safe and automatic each quarter. If you need assistance in doing this, Kristine, the CWL manager, will be more than happy to assist you. You do not supply any of your personal information to the manager or anyone else.

Also, please consider having the Coco Wood Lakes Newsletter delivered to you via email. This will help to reduce the printing costs. Additionally, it will reduce the burden on our volunteer newsletter delivery persons who give of their time. Email Kristine at office@cocowoodlakes.com or call 561-495-1133.

A few months ago, the Board voted to have all official business and news posted only on the website, newsletter and official emails from the office. Entertainment news is from the Entertainment Committee. And of course, you can hear what's going on first hand by attending the Board of Director meetings to learn what is being discussed and planned.

At the last Board meeting we heard from JR Frazer on what it takes to maintain the amenities. Now, the Board must decide on a course of action for the next 20 years and forward. Our building is 43 years old and it will need repairs. It is our fiduciary responsibility (good business judgement) on how to proceed. We used to be able to plan for some upgrades each year through the operating budget but unfortunately, increases in insurance premiums have squeezed that line item mostly out of existence.

At the December Board meeting we will discuss clubhouse rentals. This could be a source of some additional income for the association but at some point, we will have to address the sad state of the kitchen as we are now told that the plumbing needs attention.



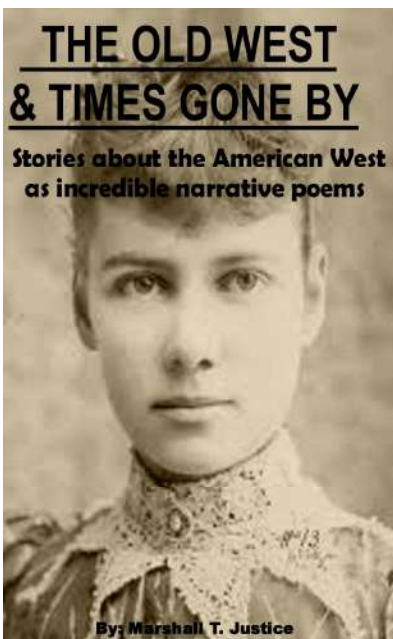
Thank you,

*Jean LeGrys*

## SECURE YOUR HOME AND VEHICLES

THIS IS THE TIME OF YEAR WHEN WE EXPERIENCE MORE BREAK INS AND SCAMS.

THERE HAVE BEEN SEVERAL REPORTS OF BREAK INS



Do you like a good western? How about the older narrative poems of Tennyson and Kipling? Ever wonder what would happen if you combined them? Well, one of our board members has, and his name is Marshal T. Justice. Now, if you're scratching your head because you don't recognize the name, that's because that's the name our own Jon Gutmacher writes under for western poetry. His new book, "The Old West & Times Gone By" just came out, and is terrific. It's like nothing you've ever read before with stories of the American West so smooth you often don't even notice you're reading poetry.

Go to his website, [www.OldWestPoems.com](http://www.OldWestPoems.com), and take a look around. There's a link or two to buy the book, and also a couple of links to two of his YouTube videos where he performs his poems, Jessi & Wes, and Katie Elder. And by the way, he also often performs at the Delray Beach Arts Garage on their monthly poetry night. Drop by if you'd like to see him perform. It's a fun event.

## President's Message

December 14 we will have our Annual Holiday Gift Exchange at Carolina Ale House. If you wish to participate in the gift exchange, please bring a new gift with at least a \$10 value, wrap it nicely, and be prepared to have fun with the exchange. Please, no Holiday items or perfumed items.

This year we were able to donate 10 complete boxes plus extra food for the Thanksgiving Food Drive for the JFS Food Pantry in Delray Beach. Thank you to all who helped to make this Thanksgiving special for many people. I would like to thank those who brought food. You don't have to be a member of the Ladies Club to donate food. The JFS Food Pantry is located in Delray Beach and they provide meals, etc. for those in need. They need food all year long. Please continue to bring nonperishable food to the box in the clubhouse lobby. Be sure the food has not expired and is not opened.

The Ladies Club has a cookbook for only \$10 each. The recipes are from our own kitchens and those of friends and relatives. It makes a wonderful gift for this time of year or anytime.

BINGO Will resume Sunday January 8, doors open at 12:30.

## MARK YOUR CALENDAR

Future Ladies Club meeting dates: January 18, February 15, March 15, April 19, May 17

*Sandy Steinberg*

[sandy@cocowoodlakes.com](mailto:sandy@cocowoodlakes.com)

## Ingredients

## HOLIDAY MONSTER COOKIES

2 cups all-purpose flour  
 2 teaspoons baking powder  
 2 teaspoons baking soda  
 1 1/2 teaspoons kosher salt  
 2 sticks (1 cup) unsalted butter, at room temperature  
 1 cup packed light brown sugar  
 1 cup granulated sugar  
 2 teaspoons pure vanilla extract  
 2 large eggs plus 2 egg yolks  
 2 cups mixed red and green candy-coated chocolates, such as M and M's  
 2 cups rolled oats  
 2 cups roughly chopped pretzel rods  
 1 1/3 cups chopped peppermint puffs



## To Bake: preheat to 350 degrees F.

Whisk together the flour, baking powder, baking soda and salt in a bowl until evenly combined. Combine the butter, brown sugar and granulated sugar in a large bowl and beat with an electric mixer on medium-high speed until light and fluffy, about 3 minutes. Beat in the vanilla, then add the eggs and yolks 1 at a time, beating well after each addition. Add the flour mixture and beat on low until the dough just comes together. Add the chocolate candies, oats, pretzels, peppermint puffs and white chocolate chips and stir with a large spoon until evenly mixed.

Scoop eight 1/3-cup portions of dough, roll into balls and divide between 2 baking sheets, spacing the cookies evenly apart. Press the dough balls into thick disks with the palm of your hand. Bake, rotating the baking sheets top to bottom and front to back halfway through, until the cookies are golden brown at the edges and barely brown in the very middle, 18 to 20 minutes. Cool the cookies on the baking sheets for 1 minute, then transfer them to a wire rack to cool completely. Repeat with the remaining dough.



**December 3rd 6:00 pm** Holiday Happy Hour - bring your favorite beverage and we will be serving Publix Subs. \*\*Optional: Bring a wrapped gift, new or unused re-gift, and join in on our White Elephant/Yankee Swap Gift Exchange. It's a lot of laughs because someone always brings that one gift that everyone wants. 1st person picks from pile of wrapped gifts and opens, next people can steal any opened gift or pick from the table. Gifts can be stolen up to 3 times. And then lucky #1 can pick again from any of the opened gifts or anything still wrapped.

Suggested gift value \$15-\$20

**FREE EVENT-Please RSVP to JoAnn at 954-803-7316 or joannorlando@ymail.com**



**New Years Day, Sunday, Jan 1st**

Join us for a Tailgate Party featuring Dolphins/Pats (1:00 pm) and Jets/Seahawks (4:05 pm) games. If those games are boring, we can switch to Red Zone. **FREE EVENT-Please RSVP to JoAnn at 954-803-7316 or details coming soon.**



Start getting your unwanted treasures ready for the Community Yard Sale Saturday, January 21st. Details coming soon.

DO NOT dispose of trash, hedge clippings or any other debris along El Claire Ranch Road and South Oriole Blvd. These are county owned swales and it not only makes our community look bad, but you are subjecting yourselves to illegal dumping fees if Palm Beach County comes out.

The FCC trash pick up will NOT remove yard debris from these areas.



To all of our new homeowner that have joined us this year in 2022! We hope you love it here just as much as the rest of us at Coco Wood Lakes!

Silva- Woodlodge Lane

Kicera- Country Wood  
Way

Bracco- Fairwind Lane

Pomerantz & Knox  
Hitchin Post Way

Korpela- Timberlakes  
Way

Zaken- Country Wood  
Way

Cestoni- Country Wood  
Way



Kroft- Sunny Waters Lane

Cashu- Winding Brook  
Way

Marrocco & Medina  
Springdale Way

K.A.T.- Timberlakes Way

Herrera- Moonstone Way

Aksenova- Winding Brook  
Way



SIGN UP FOR OUR  
NEWSLETTER

Dear Homeowners,

At the April 18<sup>th</sup> Board meeting your Board of Directors has reaffirmed their rules, regulations, standards and the fine schedule, which is attached below. The role of the Association and the Board of Directors is to uphold the Governing Documents and to run the day to day business of the Association. While we strive to take into consideration what is best for the homeowners, the most important aspect of our job is to do what is best for the Association as a whole. Upholding our documents and enforcing our rules and regulations is just this. It maintains our community standards while preserving all of our investments because our home and community is our investment. It would not be good business practice to do anything otherwise. Each homeowner also has a responsibility to the community by following the documents, rules and standards. Regardless of our personal likes and dislikes, we live in an HOA governed community and we need everyone to help maintain our beautiful place to live.

Of course, there are going to be violations from time to time and you may see them and wonder what is being done about it or you may be the violator who gets a letter from the manager. If you resolve it, then it is appreciated and there is no issue, but if you do not resolve it then you could be subjected to a fine, which is the last thing we want to impose on a homeowner. However, in order to effectively uphold the documents there needs to be some sort of recourse/consequence. As previously mentioned, we have implemented the fining procedure in September 2022. Below is a schedule. If a violation is not listed please be aware that the max amount is \$100 per day up to \$1000.

Sincerely,

Your Management Team

**COCO WOOD LAKES ASSOCIATION, INC.**  
**PROPOSED SCHEDULE OF FINES**  
**Approved October 21, 2019**

<b><u>FINE AMT.</u></b>	<b><u>DESCRIPTION OF VIOLATION</u></b>	<b><u>DAYS TO REMEDY</u></b>
\$25.00	Trash can or recycle bins left at curb after 6pm on day of collection on ongoing basis (Sec. 3 Rules & Regulations). Each day ongoing for an aggregate total of \$1,000.	3
\$25.00	Visual Nuisances (Sec. 4 Rules & Regulations). Each day ongoing for an aggregate total of \$1,000.	30
\$25.00	Lack of Landscape Maintenance (Sec. 5 Rules & Regulations, ARC** pg. 9). Each day ongoing for an aggregate total of \$1,000.	10
\$100.00	Fences, unapproved installation (Sec. 6 Rules & Regulations, ARC** pg. 7). Each day ongoing for an aggregate total of \$1,000.	30
\$25.00	Overnight parking on street or swale (Sec. 7 Rules & Regulations). Each day ongoing for an aggregate total of \$1,000.	3
\$100.00	Unapproved exterior alterations (Sec. 8 Rules & Regulations). Each day ongoing for an aggregate total of \$1,000. May require legal intervention.	30
\$25.00	Failure to pick up after pets (Sec. 9 Rules & Regulations). Each day ongoing for an aggregate total of \$1,000.	3
\$25.00	Undue Noise (Sec. 10 Rules & Regulations). Each day ongoing for an aggregate total of \$1,000.	3
SUSP*	Damage to Clubhouse/Pool (Secs. 12, 13 Rules & Regulations). Thirty (30) to ninety (90) days plus monetary damages, if any. May require legal intervention.	30
\$25.00	No house numbers (Sec. 14 Rules & Regulations). Each day ongoing for an aggregate total of \$1,000.	10
\$25.00	Unapproved paint color (ARC pg. 6). Each day ongoing for an aggregate total of \$1,000.	30
\$25.00	Any other item as referenced in the Rule & Regulations or Architectural Guidelines. Each day ongoing for an aggregate total of \$1,000.	10

\* Suspension

\*\* Architectural Standards and Guidelines



# Iguana Control for Property Owners

There are a variety of options and techniques property owners can use to help reduce or eliminate nuisance iguanas. Many of these strategies are simple and easily employed. This list of frequently asked questions will help guide you through this process.

## **Does LWDD provide eradication services for iguana infestations?**

*LWDD is a single purpose special district with the authority to provide flood control and water supply to the residents within its boundary. Tax assessments are collected for the maintenance and operation of these facilities. Iguanas do not interfere with LWDD's flood control operations; therefore, LWDD does not provide iguana eradication services.*

## **What might be attracting the iguanas to my property?**

*Typically, iguanas will use an area for foraging or for nesting. To prevent iguanas from entering your property consider what might attract them. Never feed iguanas – either intentionally or unintentionally. Food left outdoors will attract iguanas and can create problems for both you and your neighbors by creating dense concentrations of iguanas. Pans of cut fruit and outside pet food will attract iguanas as well as other unwanted visitors like rats and raccoons.*

## **How can I prevent the iguanas from nesting?**

*You can remove protective covers including dense thickets, brush, or rock piles where iguanas congregate. Fill vacant iguana burrows with sand during the day when the animals are likely to be outside of the burrow. You do not want to fill these holes with any animals still inside.*

*Contrarily, some property owners have constructed artificial nesting habitats to attract iguanas. The purpose of this approach is to control reproduction. Iguanas lay their eggs in sand or mulch. By adding mulch piles or sand piles near sea walls, you can encourage iguanas to focus nesting on these controlled structures. Once eggs are deposited, they can be easily removed and then disposed of in a sealed plastic bag.*



## **What type of landscape material can I plant to deter the iguanas?**

*Iguanas prefer to eat some very popular landscaping material such as: Hibiscus, Orchids, Roses, Nasturtiums, Impatiens and Purple Heart Plant. Iguanas prefer bright red, orange or yellow flowers and fruits and feed on tender leaves. Instead, plant species that are iguana-resistant, such as Milkweed, Pentas, and Citrus. Generally, plants with thick, tough, or waxy leaves will discourage iguana consumption. These types of leaves are less palatable and often difficult to digest. If the food source is removed, iguanas will be less likely to inhabit an area.*

## **What types of exclusion techniques can I use?**

*Exclusion techniques can also be deployed to keep iguanas from damaging your property. Consider protecting valuable plants with cages or screen enclosures. Iguanas are excellent climbers. They may get into and on dwellings via overhanging trees. Trim overhanging branches to remove the unintentional "bridge" to buildings. Sheet metal guards on trees, palms, and dock pilings can prevent them from climbing.*

*Wire barriers can prevent digging on your property. In areas where iguanas burrow or dig, consider installing chicken wire fencing. This fencing should be buried several inches underground or the iguanas may dig underneath the fence.*

## **What types of deterrent techniques can I use?**

*Several options can help you deter iguanas from your property. Property owners can surprise iguanas by spraying them with a water hose until they leave the area. You can also make loud noises to startle iguanas and create an unwelcome atmosphere around your property.*

## **Can I kill the iguanas on my property?**

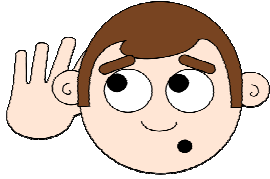
*Iguanas and all other wildlife are protected by anticruelty laws, and inhumane treatment of them is prohibited and punishable by state law. Inhumane treatment includes the use of poisons to kill iguanas; no poisons are legal to use on iguanas or any other reptile in Florida. Property owners that desire to kill the iguanas themselves must do so safely and humanely and follow the guideline provided by the Florida Fish and Wildlife Conservation Commission at <https://myfwc.com>.*



We want to hear from you and we are listening....

Email the office with your suggestions or questions:

Office@CocoWoodLakes.com



THURSDAY

December 15th

Place orders by 5:30

5 PM to 8 PM, No glass



BE COURTEOUS  
DO NOT BLOCK  
SIDEWALKS  
WITH YOUR  
VEHICLES

JANUARY 1, 2023 OUR MAINTENANCE FEE IS DUE.



**DAVID DOMINIJANNI**  
REALTOR  
DAVID@THELRT.COM

CELL 561-702-6743  
OFFICE 888-644-3828

**THAT SNAZZY  
APPLIANCE  
WON'T  
LOOK SO  
GOOD IF IT  
CAN'T BE FIXED**



There are many factors to consider when buying a new appliance. There's product reviews, eye appeal and, of course, price. And because today's appliances are highly dependent on electronics, they are more sensitive to power surges.

So I wondered what brands were the most reliable and easiest to repair. For answers, I turned to Mike Barulic, General Manager of Broward Factory Service for Palm Beach County:

The Broward guys are out on service calls everyday and solve repair problems routinely. Based on feedback from his technicians, this is what Mike has to say...

**"I am advising people to purchase Whirlpool, KitchenAid and Maytag. LG and Samsung look nice, but parts availability is still an issue. I don't recommend Frigidaire or G.E. appliances. G.E. is now owned**

**by Haier out of China, and parts may be an issue down the road. Time will tell.**

So, if you want to think ahead, that's the word from the pros. Hope this helps you. — Richard Sussman



CONTACT US ABOUT BECOMING A MEMBER • Lou Shimkin / 637-2984 / shimkin@bellsouth.net  
Ina Huth / 504-289-8227 / a2fay2@gmail.com • Richard Sussman / 495-2059 / rsuss2@gmail.com



**FREE VISUAL INSPECTION**  
**561-674-2332**



WATER



FIRE



MOLD



LEAK



STORM

## FLOODED?

IICRC CERTIFIED WATER DAMAGE FIRM

**Water Damage?**  
Where experience counts *the most!*



Structural Drying



Water Extraction



Moisture/Leak  
Detection



Roof Leaks

## MOLD DAMAGE?

STATE LICENSED MOLD REM. LIC #MRSR: 1791 & MRSA: 2582

You Pay  
**\$0\***

\*We Bill Insurance  
Directly



Mold Removal



Mold Testing



Toxic Black Mold  
Removal

**Concerned about mold?**  
Talk to the experts with over  
10+ years of experience.

## OUR CLIENTS SAY IT BEST



"J & R can't be beat. These guys did a perfect job, were priced reasonably and were total pros. The results were excellent."

- Gerry T.

"J & R and his team were complete professionals. From day one they were easy to communicate with and their follow up was impeccable."

- Thomas F.

"J & R Restoration is truly a company you can trust. They did a fantastic renovation to our home. Their crew consist of highly skilled and respectable professionals."

- Janice T.







**CALL: 561-674-2332**

**24/7 EMERGENCY RESPONSE**

**Jnrrestoration.com**



# December 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>TRASH PICKUP</b>  <b>Monday:</b> Landscaping Trash and Regular Pickup of Household Trash  <b>Thursday:</b> Bulk Pickup, Recycling and Regular Pickup of Household Trash				1	2	3 Holiday Pot Luck and Gift Exchange 6pm
4	5	6	7 Hump Day Happy Hour Games 5:00 - 7:00pm	8	9	10
11	12	13	14 Ladies Club Holiday Gift Exchange at Carolina Ale House	15 Pizza Party 5pm - 8pm	16	17
18 	19	20 Board of Directors Meeting 7:00p 	21	22	23	24
25 	26 	27	28	29	30	31 

## HAPPY WINTER!



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Before

After







# Happy Holidays!

**Wishing You Good Health, Happiness & Joy This Season**

## Jill & Perry's CWL Market Activity:



### **14748 HIDEAWAY LAKE LN**

**Offered at \$399,000**

- Panoramic Lake Views
- Grand Covered Patio
- Great Rm w/ Vaulted Ceilings



### **6407 HITCHIN POST WAY**

**Offered at \$369,000**

- 2-CAR GARAGE
- Full Set Accordion Shutters
- Enclosed Florida Room
- Well Water for Sprinklers



**UNDER CONTRACT**



### **6347 TIMBERLAKES WAY**

**Offered at \$475,000**

- Lush Lakefront Home
- 3 FULL Bedrooms
- Full Hurricane Protection



**Ready to buy or sell? Call the Tarlow Freedman Team for your next important move.**

**JILL TARLOW 561.797.5362 PERRY FREEDMAN 561.704.3851**  
**LANG REALTY DELRAY BEACH \* TARLOWHOMES@GMAIL.COM**

