

COCO WOOD LAKES NEWSLETTER



The 2023 Financial Audit will be available by April 15, 2024. A copy will be posted on our website. You may also request a copy to be sent to you from the manager.

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Meet your management team on April 16th, at 7 PM in the clubhouse. FirstService Residential will be giving a management presentation.

Board Message

From the Board of Directors meeting on March 20, 2024

We have been approached by a member claiming to represent concerns of up to 25 members of our association. We have been presented a list of subjects they would like to address to the Board, and these items will be addressed. The final list conveyed, includes the budget, a conflict of interest, amenities and services offered compared to other associations, and our HOA dues.

Most of the items being presented are resulting from questions that are being asked based on misinformation provided by a member most of us know to make false statements. As members become informed of the actual facts, they usually drift away from those giving the misinformation. However we understand that these items still need to be addressed, in the interest of openness and transparency, one more time.

Our budget has been presented in line by line detail at a budget presentation several months ago. It is also available for review on our website that all members have access to. The main and largest impact items causing the increase to our HOA fees this year, are increased insurance and an increase to our reserve funding identified as necessary by the reserve study we recently had done. Adding in the electric costs for our street lights results in the total increase to our HOA fees for this fiscal year. These items result in a \$90.59 quarterly increase. This should make it obvious to everyone, that there has been no funding for any discretionary spending added to the budget.

These numbers were given to the source of the misinformation in detail at the close of the "Meet the Candidates" town hall, yet just days later, the choice was made to mislead the people who believed him, leading us to where we are today. Maybe the better question you should ask is "what reason does this individual have for setting you up with information known to be false"?

Also being asked for is a comparison of amenities offered, compared to other neighboring HOA's. This might be relevant before purchasing a home, but as we are maintaining the amenities that were here when you purchased your homes, to the best of our financial abilities, and as required by law we see no reason why this is relevant now as the amenities have not changed and are listed in our governing documents.

Concerns were brought up over a possible Conflict of Interest regarding a Board member who happens to be a Real Estate Agent. Although there are communities where homeowners are required to notify the management when they are planning on putting their home up for sale, we are NOT one of those communities. The only way anyone finds out about a home for sale, is if the homeowner chooses to tell them, most likely because they want them to be their agent. There is NO Conflict to discuss, as no one would suggest that some group should be allowed to prevent a potential homeowner doing

business with the person of their choice. In addition, now that you have been informed of these facts, it would be an appropriate time to stop going around our neighborhood spreading what you now know to be false concerns.

The last issue brought to our attention for discussion at the meeting was a request that some accommodation should be made for people on fixed incomes. It is hard to understand what accommodation was being suggested. It would be legally impossible for a Board to randomly assess fees based on an individual's financial ability to pay. If you think for a second that one individual could be forced to pay another's bills, you should feel free to contact that individual and ask them to do so. The Association is unable to do that for you.

On a more upside note, we have spoken to our law firm and have agreement that we will be handled by a different attorney in the same firm. This attorney will be backed up by the lawyer we engaged recently, and highly successfully, for the Facility Event Use Agreement, and additionally by the senior partner who will be directly involved for some initial change of representation.

Our Pickleball court has received an upgrade, new lines were painted to replace the failed tape markings. This was done by the Pickleball group at no expense to the association.

We are seeing an increasing level of events being brought to us by the entertainment committee, which has started to generate interest and involvement from some neighboring associations. This can lead to more options for events to be planned for the future.

Lastly, we have been discussing for the last 3 months, that First Services should be given an opportunity to make a presentation as to what they do, and can do for us. Scheduling issues look like things are finally falling in place and they are expected to make said presentation at the April Board meeting. It's being suggested that those of you who question the value of a management Company, do your best to attend so you may be able to make an informed evaluation.

Going forward, we see no reason to repeatedly address the same misinformed statements being brought to meetings, often after spreading these false statements throughout our community and damaging all our property values when these falsehoods are posted on social media such as Next door. Facts are readily available to everyone on our Coco Wood Lakes Website. Don't listen to others who are spreading misinformation, just attend Board meetings or look up the facts in our documents for yourselves. Make your own informed decisions.

Coco Wood Lakes is doing well and is a great place to live. We think so and hope you do too.

President's Message

April 10th, luncheon meeting at 1 pm. Location: The CWL clubhouse.

Please join us as we bring back Jan's delicious salad bar and Sandy's scrumptious cake for your eating pleasure at our Wednesday, April 10th meeting, at 1 pm. It has been quite a while, before the Covid pandemic started, since we have been treated to the salad bar and cake. Some of you may not have been in Coco Wood Lakes that far back!

If you are not yet a Ladies Club member but are interested in attending, be sure to let me know.

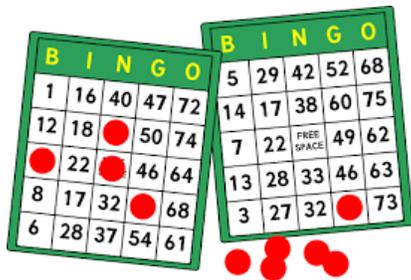
Call or email your reservation so we will know how many to prepare for.

Next meeting will be Wednesday, May 15 at 1 pm.

Sandy Steinberg

561-699-3491

Shs54@juno.com



Sunday, April 7, 2024

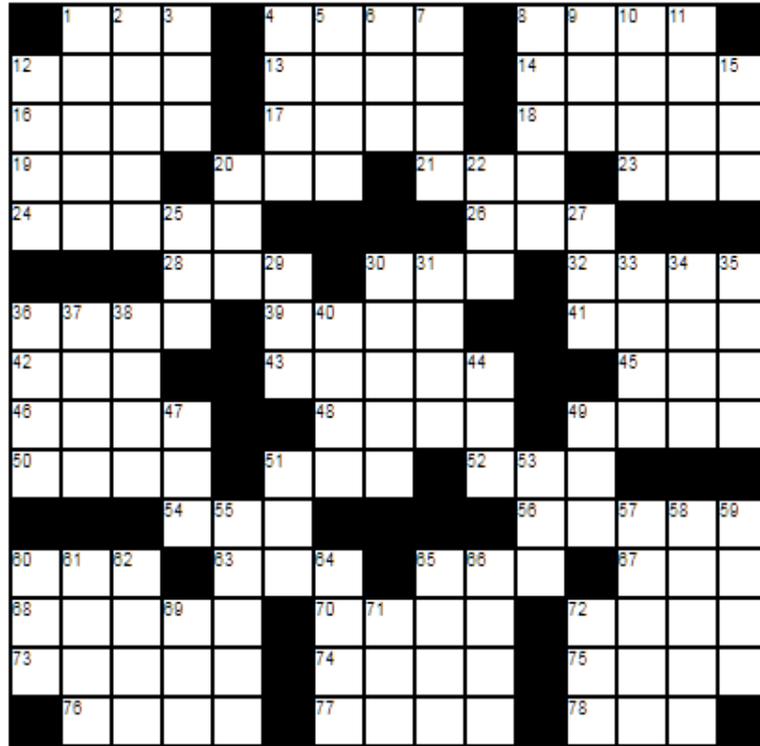
Doors open at 12:15 p.m.; games start at 1:00 p.m.

One fourth of the year has already passed, and our players return each month to play Bingo. Feel free to bring friends, neighbors, and relatives to the Coco Wood Lakes clubhouse to play. You can participate in everything for just \$5! Refreshments are free. Please bring \$ in small denominations, \$1's & \$5's.

If you aren't already on our reminder list and want to be added to it, or if you have questions, call Jan Novy at 561-703-9455. I will call, text, or email you, if you prefer. No extra charge for this service! We like to know if you are coming so that we can be sure to have enough refreshments for everyone. We hope to see more players in April!

Across

- 1. Sound of contempt
- 4. Do this to a fly
- 8. Against
- 12. 12:30 pm or 9:00 am
- 13. Prefix with dynamic
- 14. Eccentric
- 16. Persia, today
- 17. Water drops
- 18. Worry
- 19. Celtic sea god
- 20. Break a commandment
- 21. African antelope
- 23. QB stats
- 24. First name in cosmetics
- 26. CPR expert
- 28. Use it to catch butterflies
- 30. Tool with sharp teeth
- 32. Broad ___ of a barn
- 36. The Beatles or The Who
- 39. Not closed
- 41. List ending abbr.
- 42. Make angry
- 43. Needle tip
- 45. Digital recordings
- 46. Passed away
- 48. Russian ruler
- 49. Biblical you
- 50. Small whirlpool
- 51. Put to work
- 52. "___ go, girl!"
- 54. Blunder
- 56. Cloudburst
- 60. Stern's opposite
- 63. Small bill
- 65. Compass dir.
- 67. So-so grade
- 68. Kind of potato
- 70. Hallo___
- 72. It holds up the flower
- 73. They make you yawn
- 74. Round cream filled cookie
- 75. Mexican moolah
- 76. Relax
- 77. Go-___ (small racer)
- 78. Had a bite



Down

- 1. Grows weary
- 2. Intelligent
- 3. Understanding
- 4. Hindu garment
- 5. Gradually withdraw
- 6. Onassis nickname
- 7. Secret Chinese society
- 8. Photo or record
- 9. Either, or; neither, ___
- 10. Honk
- 11. Apple gizmo
- 12. Ceramic floor square
- 15. QB's gains (abbr.)
- 20. What you do with eyes
- 22. Not used
- 25. Not the beginning
- 27. Mao ___-tung
- 29. Peak; uppermost
- 30. Apprehend
- 31. "___ Karenina"
- 33. Allergic reaction
- 34. Miami-___ County
- 35. Besides; instead
- 36. Pass, as time
- 37. Hot and dry
- 38. Necessity
- 40. Cookware
- 44. Have a go at
- 47. Tint
- 49. Ancient mummy king
- 51. Large coffee dispenser
- 53. Sugary suffix
- 55. Pigeon's perch
- 57. Quartet doubled
- 58. Actress Witherspoon
- 59. Note from the boss
- 60. Baby food catcher
- 61. Stench
- 62. Suffix for hard or soft
- 64. "Return of the Jedi" creature
- 65. Prophet
- 66. Cold annoyance
- 69. Fellows
- 71. Memorable period of time
- 72. Health retreat

See CocoWoodLakes.com for answer



**PLEASE DO NOT BLOCK
THE SIDEWALK**

In Loving Memory of William Bettcher

William Bettcher (Bill), age 91 of Delray Beach, FL., formerly of Oakwood, OH, and longtime resident of Coco Wood Lakes, has passed away peacefully on March 6, 2024. Bill grew up in Oakwood attended Harman and Oakwood High School. Bill graduated from The Choate School in Wallingford, CT. He graduated from The Ohio State University. Bill retired as Finance Director for the city of Centerville after 27 years. Bill is survived by Natalie, his wife of 68 years. Bill was preceded in death by his beloved daughters, Christie Streuber on December 13, 2011 and Pam Ganoff on February 4, 2023. He was a quiet, modest and generous man and he will be missed.

Services will be planned at a later date, in Dayton OH.



Dear Mary Wilson,
Thank you for the beautiful flowers!
Sincerely,
The Board, Your Neighbors and Management.

One of our wonderful members, Mary Wilson, has dedicated her time, talent and resources to giving a makeover to our centerpiece in the clubhouse.

We have had so many compliments on it and are truly grateful for the new look.

ENTERTAINMENT/EVENTS

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CWL MONTHLY EVENTS (dates subject to change)

Ladies Club Bingo – 1st Sunday of the month

Game Night – 2nd Wednesday of the month

CWL Board Meetings – 3rd Tuesday of the month

Pizza Night – 3rd Thursday of the month

APRIL EVENTS

Saturday, April 6th - Murder Mystery Dinner

Friday, April 26th 50's/60's Sock Hop – Music, Dancing & Pot Luck

SAVE THE DATE * SATURDAY, MAY 4TH

Night at the Races & Kentucky Derby Watch Party – more info to follow

Would you like to get just a little more involved with our Community Events, but not give up 100% of your free time ?? The Entertainment Committee is seeking VOLUNTEERS, both Women & Men. We are creating an E.C. Volunteer Group. Whenever we have Events, we will email this group with our Volunteer Needs ... if it's something that you'd like to do and have time for ... it's a win-win for everyone. Wonderful opportunity for new Residents to get involved or even people who have lived here forever and don't feel like part of the community.

It can be something as simple as: Set-Up for Events, Clean-Up after Events, Kitchen/Serving help during Events, Operate Lights/SpotLight, Baking, running 50/50 Raffle, Grilling, Creating Flyers, Decorating, Greeting Guests ...

Or, if you would like to co-Host an Event along with the Committee, let us know!! Have you been to an Event or heard an interesting Speaker that you feel our neighbors would enjoy ... speak up. Suggestions are always welcome !!

To "sign up" to receive emails regarding Volunteer please email joannorlando@ymail.com. If you're not already on our email list and would like to be, please send email to JoAnn.

The saying is "it takes a village..." This is an awesome "village" and we welcome your help !!

Sincerely,

YOUR CWL Entertainment Committee ...

JoAnn Orlando, Pat Gorski & Mary Bowers

Word Search

Spring

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

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

ALLERGIES
APRIL
BASEBALL
BEES
CROCUSES
CYCLAMENS
DAFFODILS
DANDELIONS
EASTER
EQUINOX
FLOWERS

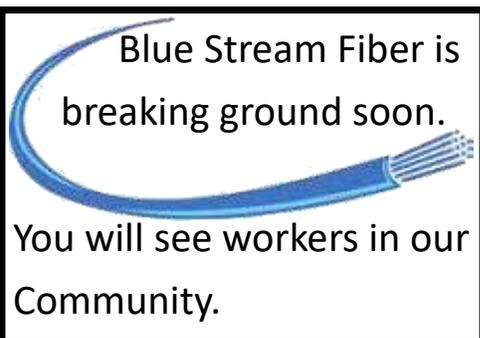
FROGS
GOLF
GRASS
GREEN
GROWTH
IRISES
LILIES
MARCH
MAY
NEW LEAVES
PLANTING

RAIN
RENEWAL
ROBINS
SEASON
SNOWMELT
SOFTBALL
SPRING BREAK
SPRING CLEANING
TULIPS
WARMER
WET

See CocoWoodLakes.com
for answer

Important Information

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Blue Stream Fiber is breaking ground soon. You will see workers in our Community.

We are no longer delivering newsletters door to door. If you OR someone you know needs one delivered, please call the office. 561.495.1133

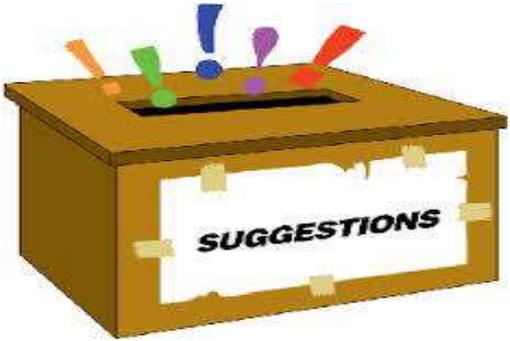
NEW COLORS!!

We have added a new shingle color to the approved roof color pallet. Charcoal/Black.

To see our approved roof and exterior paint color charts, please contact the manager or stop by the office.

ANY EXTERIOR IMPROVMENTS TO THE HOME MUST HAVE ARC APPROVAL PRIOR TO STARTING ANY WORK. THE HOA HAS 30 DAYS TO RESPOND WITH AN APPROVAL/DENIAL.

Download the form at CocoWoodLakes.com



Coco Wood Lakes Website Info

As most of you know, CWL has a very informative website: www.cocowoodlakes.com

It's EASY to access! After you sign in for the first time, you can have the site remember your username and password. You'll not have to type it in each time you wish to access the site.

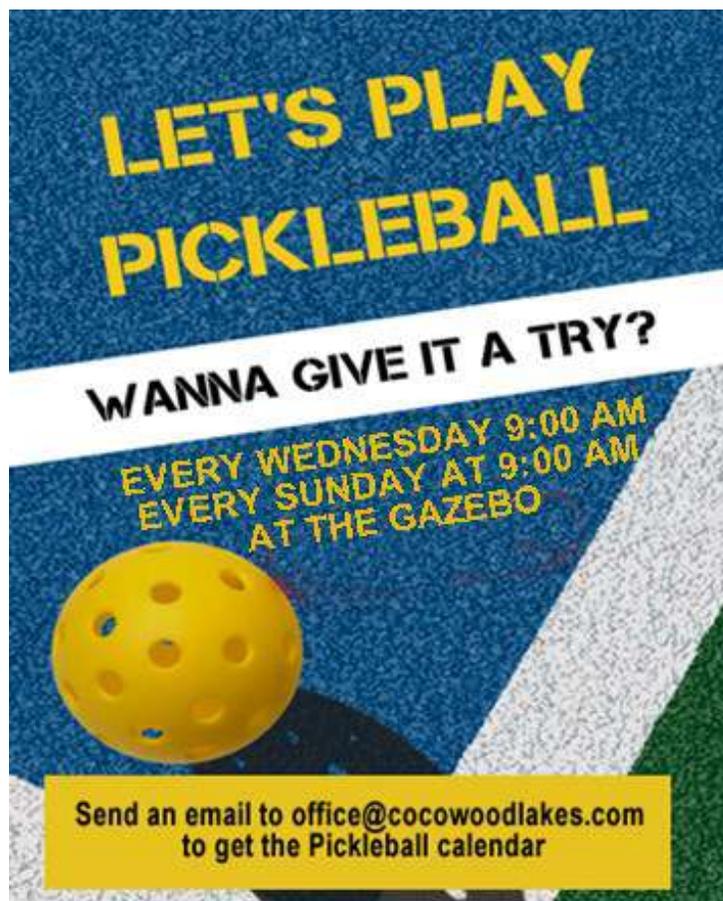
If you wish to access our website, all you have to do is email to CocoWoodMgr@FSResidential.com to obtain your user name and password.



Having a garage sale? Please remember PBC Code:

Business Activities

- **Garage Sales** are permitted twice per year, each not exceeding 72 hours.
- **Home businesses** must be properly licensed. No traffic, outside display or storage may occur and the business must be clearly secondary to the use of the property as a home. Additional zoning criteria apply. Call 233-5200 for information.



Coco Wood Lakes HOA does not endorse or recommend any advert.



**I'M HERE
TO FIX
YOUR
WASHER**

We think companies that charge up to \$100 just to come and take look at your broken equipment is sort of like robbery. We never get travel charges. We only pay discounted prices for the best repair and replacement that our Community Bulk Contract provides.

Coco Wood Lakes homeowners only.
Take advantage of it.

Richard Sussman
718-570-9230
rsuss2@gmail.com

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



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Before



After





APRIL 2024



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6  Doors open 6:30pm
7  Doors open 12:15 Starts at 1:00pm	8	9	10  7:00pm	11	12  6:00pm	13
14	15	16  Board of Directors Meeting 7:00p	17  Ladies Club Luncheon 1:00p	18  Pizza Party 5pm - 8pm	19	20
21	22  Shalom! Happy Passover!	23	24	25	26  50's & 60's Music, Dancing & Pot Luck 6:30pm	27
28	29	30	Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS			



TARLOW +
FREEDMAN
LANG REALTY

What People Are Saying About... The Tarlow Freedman Team

5 STAR ZILLOW REVIEWS!

"They had our interests in mind at all times."

"Perry and Jill did an amazing job for us. They were friendly, prompt, knowledgeable, and really went way above and beyond for us all the way from start to finish."

"Since I live 1200 miles away I depended upon their team to take care of all aspects of selling this house. And they came through big time."

"They both were very professional and handled all of our matters as if my sister's house was their own!"

"We can only rave about their efforts! Super easy to work with and we highly recommend them to everyone. We would use them again and again."

"Jill and Perry are a Dynamic Duo! Their honesty and prompt responsiveness are seldom found in the industry."

WHY YOU SHOULD HIRE THE TARLOW FREEDMAN TEAM

Proven Expertise | Proven Success | Coco Wood Lakes Specialists | Nice People

Contact Jill & Perry for a FREE Consultation



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