Coco Wood Lakes

Bringing Community, Connection, and Celebration!







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ANITA BROWN VICE PRESIDENT

MARIANNE REGAN SECRETARY

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JON GUTMACHER DIRECTOR

JESS KAUFMAN DIRECTOR

KATHY THRASHER DIRECTOR

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First Service Residential

Office Hours:

Monday – Friday: 8:00 AM – 5:00 PM Closed for Lunch: 1:00 PM – 2:00 PM

Ph # 561-495-1133

Email: cocowoodmgr@fsresidential.com

Property Manager: Christina Hurst

Regional Director: Mariya Rau

First Service Residential After Hours 866-378-1099

Board's Message



Coco Wood Lakes Message from the Board



Clubhouse Update

When the old roof was removed, several leaks were discovered. The Blue Room (Card Room next to the Auditorium) sustained the most damage. All drywall was removed and replaced, the area was treated for mold, and freshly painted. We're happy to announce the Blue Room is restored and open for Residents and their guests!

Next Steps: We will be **pressure cleaning** and **rust stain removal** where needed. furniture will also be cleaned and/or sent out for repair as needed. Quotes for gutters, exterior paint, and landscaping are in progress. We expect most exterior work to be completed by mid-October.



Board of Directors Meeting

Please note: Our next meeting falls on **Rosh Hashanah**. To respect the holiday, it has been rescheduled to Tuesday, September 16th.



Wishing those who celebrate a sweet, healthy, and joyful New Year. Shana Tova!

We encourage all Members to attend BOD Meetings in person or via Zoom. Every meeting ends with time for **Members questions and input**.

Hurricane Season Update

This year we've seen **five named storms** so far—thankfully, none have come our way. Remember, the season peaks mid-September, which is also the halfway mark.

Safety Reminders:

- Promptly remove palm fronds and yard debris.
- Take advantage of free landscape debris pick-up every Monday.

Let's all do our part to keep CWL safe and prepared!



Stay connected and engaged — your participation makes our community stronger!

COCO WOOD LAKES

Treasurer's Report - August 26, 2025 For the period ending July 31, 2025

CASH ON HAND

\$ 242,764	Operating Account, includ	es prepays of \$25,946
\$ 147,469	Operating Money Market	
\$ 435,883	Reserve Account	Monthly allocation is \$6667
\$ 826,116	Total	

ACCOUNTS RECEIVABLE (Maintenance fees owed, DELINQUIENCES)

\$ 46,932	Total Delinquencies	Increase of \$24,224 from	n prior month
\$ 21,313	Sent to attorney - accounts	over 90 days in arrears	8 accounts
\$ 25,210	Late letters issued	Late after 15th of the m	onth
\$ 409	Small balances owed by		14 accounts

EXPENSE SUMMARY

Budgeted	Actual Exp	Variance	
\$ 78,914	\$ 63,667	\$ 15,247	July Budget vs. July Actual
\$ 552,398	\$ 457,765	\$ 94.633	YTD Budget vs. YTD Actual

BALANCE SHEET ANALYSIS

Avg Monthly Exp yto

Operating Acct	\$364,287	less prepaids	\$25,946
less 2 mos. Cushion	\$157,822	based on 2025	budget
Avail for exp.	\$206,465		
1 month Expenses	\$78,914		
(budgeted)			1

\$65,395







Blue Stream Fiber On-Site

Coco Wood Lakes, You're Invited!

October 1, 2025 9 AM - 5 PM at Clubhouse

Stop by to meet your Blue Stream representative, ask any questions and to learn more about Blue Stream Fiber and our TV, Internet and Phone services and upgrade packages tailored for your community.

Blue Stream TV IS LIVE NOW!!

Comcast TV will no longer work as of October 1, 2025!

Installations for Internet and Video services are being scheduled NOW.

Call 561-264-2880 now to schedule your installation.

Be sure to return your Comcast equipment before October 1 to avoid any charges from Comcast.



Ladies Club meetings & Bingo will remain on vacation until further notice.

Please watch for updates in upcoming newsletters

and on channel 1075 for the return date.

For more information or if you would like to join the Ladies Club,

please contact: Sandy Steinberg Email: shs54@juno.com

A September Dessert APPLE CRISP



INGREDIENTS

- 6 cups sliced peeled apples
- 5/4 cup brown sugar, packed
- ½ cup old-fashioned oats
- 3/3 cup all-purpose flour
- 1 tsp ground cinnamon
- ½ tsp ground nutmeg
- ¼ tsp salt
- ³/₂ cup unsalted butter, softened



DIRECTIONS

- 1. Preheat oven to 350°F. Grease a 9x9-inch baking dish.
- 2. Place apples in the prepared dish.
- 3. In a bowl, combine brown sugar, oats, flour, cinnamon, nutmeg, and salt. Cut in the outter until crumbly.
- 4. Sprinkle the mixture over the apples. Bake for 40-45 minutes, until the topping is golden and the apples are tender.

COALITION FOR INDEPENDENT LIVING OPTIONS



Unlock financial relief and reclaim peace of mind!

Eligibility

- Aged 60 Years Or Older With A Disability
- Resident Of Palm Beach County
- Experienced An Unexpected Financial Expense Keeping You From Paying Rent Or Utility Bills?
- Do You Have A 3-Day Notice, Eviction, Lease, Moving Quote, Utility Shut-Off Notice, Or Need Help With Move-In Expenses?

We Help With:

- Past-Due Mortgage
 Payments + (NEW) +
- HOA Fees + (NEW) →
- Medically Necessary
 Expenses Not Covered
 By Insurance, Or With
 Copay/Deductible
 Causing Financial
 Hardship * (NEW) *
- Move-In Costs
- Past-Due Rent & Utilities

For more information or to see if you qualify, please email

Financialassistance@cilo.org





RULES & REGULATIONS REMINDER

Section 5: Landscape Maintenance and Watering

You are responsible for your own landscape maintenance which includes grass cutting and hedge and tree trimming. Trees and hedges must be trimmed so they do not obstruct sidewalks or street lighting. Trees and hedges should not cascade over the common area or encroach on the Palm Beach County right of way. Perimeter hedges (landscape buffer) along El Clair Ranch Road, Jog Road and S. Oriole Blvd. shall not exceed eight feet in height.

Please refer to the Coco Wood Lakes Architectural Guidelines and Standards section on Landscaping and Ground Maintenance, items k) and l) for correct hedge height, placement and trimming (pages 9-10).

All lawns shall be maintained to a height not to exceed six (6) inches in length. Although the swales between the sidewalk and street are owned by the County, the homeowner is responsible for maintaining the area per Palm Beach County regulations. No mowing is to be done on any Sunday prior to 11am so as to provide at least one day per week for peaceable enjoyment. It is the owner's responsibility to notify their landscaper.

The following is the watering schedule permitted by the South Florida Water Management District and Palm Beach County. The schedule may be periodically modified by SFWMD.

Even number homes: Tuesday, Thursday, and Sunday

Before 7 a.m. or after 7:00 p.m.

Odd number homes: Monday, Wednesday, and Saturday

Before 7 a.m. or after 7:00 p.m.

These times are subject to change according to Palm Beach County guidelines and any changes will be posted on the

Association website and television channel.

GOING LIVE OCT 1ST CHANNEL 901

> **NEW CWL** COMMUNITY CHANNEL



After Hours 866-378-1099

Upcoming Events

Coco Wood Lakes

SEPTEMBER EVENTS

Monday, 9/1 4:00 pm BYOB Labor Day Pot Luck Happy Hour

Sunday, 9/7 10:30 am \$5 Mexican Train Dominos-Coffee & Muffins served

> Wednesday, 9/10 6:00 pm Game Night

Tuesday, 9/16 7:00 pm CWL Board Meeting

Thursday, 9/18 5:30 pm Pizza Night

Saturday, 9/20 7:00 pm SINGO Bring a dessert to share or \$5

s we step into this new month, let's embrace the changing season with open arms

YOUR CWL ENTERTAINMENT COMMITTEE, Joann Orlando, Pat Gorski & Mary Bowers 954-803-7316 | joannorlando@ymail.com

COCO WOOD LAKES EVENT SCHEDULE

Monthly Events:

GAME NIGHT – usually the 2nd Wednesday of the month 6:00 pm Rummikub, Wizard, LCR, Cards or whatever game you'd like to play ... BYOEverything

PIZZA NIGHT - usually the 3rd Thursday of the month 5:30ish

Neighbors begin to gather around 5:30 pm, Pizza Buffet arrives approx. 6:15 pm. Assorted pizzas, 2 slices = \$7 with advance reservation, \$10 walk-ins. If you don't feel like pizza, join us anyway. Just bring whatever you're in the mood for! BYOB

CWL Board Meetings - usually the 4th Tuesday of the month 7:00 pm

Special Events - Save the Date:

Monday, September 1st 4:00 pm Labor Day Happy Hour

Sunday, September 7th 10:30 am Mexican Train Dominoes

Saturday, September 20th 6:30 pm SINGO

Sunday, October 5th 9:00-10:30 am Fall Lobby Decorating & 10:30 am Bunco

Saturday, October 11th Arts Garage

Friday, October 31st Halloween Masquerade Party

Monday, November 10th 6:00 pm CWL Veterans Honored

Wednesday, November 12th Noon Delray Beach Playhouse Lunchbox Matinee Tell Me a Story

Saturday, November 15th 6:30 pm SINGO

Sunday, November 23rd Friendsgiving, Football & Games

Sunday, November 30th 9:00-10:30 Holiday Lobby Decorating & 10:30 am Bunco

Saturday, December 6th Holiday White Elephant Gift Exchange

Thursday, January 1st - New Years Day Celebration

Saturday, January 24th CWL Community Yard Sale

Sunday, February 8th Super Bowl Party

Wednesday, February 11th - CWL Annual Meeting

Saturday, March 21st Murder Mystery Dinner

Saturday, April 11th Delray Beach Playhouse Something Rotten

YOUR CWL Entertainment Committee, JoAnn, Pat & Mary 954-803-7316 joannorlando@ymail.com

Advertisements



CornerStone Home Inspections Specialists

Mark Domville

Home Inspector/Owner License# HI17847 Insured biBerk

Phone: 561-927-4663

Email: cornerstonehomeinspectionsspec@gmail.com Website: www.cornerstone-home-inspections-specialists.com









FREEDOM FROM FEAR



As members of CWL Appliance Service, we face the future with confidence. We know that our A/C and appliances will continue to work and all repairs will be hassle free. Even a leaky toilet or a broken light switch won't make us sweat.

But all CWL homeowners can enjoy the same certainty as we do. Our Community Bulk Contract provides discounted prices

for repair and replacement that can't be beat. Most likely, membership dues will more than cover any fixes you're going to need.

This is a Coco Wood Lakes Homeowner's Amenity exclusively.

Take advantage of it.

Richard Sussman **718-570-9230** rsuss2@gmail.com Ina Huth **504-289-8227** a2fay2@gmail.com



Coco Wood Lakes does not endorse advertisers.

Advertisements



Owned and operated by fire fighters FULLY INVOLVED PRESSURE CLEANING We clean

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Call or Text today: 561-629-6207

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Before

After



Promote Your Business in the CWL Newsletter!

Are you doing business in Palm Beach County!

Reach a supportive and engaged community by advertising in our CWL Newsletter!

A fantastic way to connect with Coco Wood Lakes members and grow your business.

Annual Rates:

Business Card Size – \$100 Quarter Page – \$185 Half Page – \$500 Full Page – \$700

Try our **3-month minimum** options:

Business Card Size – \$50 Quarter Page – \$75 Half Page – \$150 Full Page – \$200

Let our community know what you do and support one another while you're at it!

To reserve your ad space, contact Christina Hurst Property Manager

Email: newsletter@cocowoodlakes.com



September 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	CWL Labor Day Happy Hour 4:00pm	2	3	4	5	6
Mexican Train Dominoes 10:30am	8	9	GAME NIGHT 6:00pm	11	12	13
14	15	Board of Directors Meeting 7:00pm	17	Pizza Party 5:30pm	19	Music BINGO 6:30pm
21	ROSH Hashanah Begins at Sundown	ROSH Hashanah	ROSH Hashanah Ends at Sundown	25	26	27
28	29	30	WARNING This is the last newsletter before the Comcast TV shutdown. To avoid any unnecessary charges, you must return all Comcast equipment in your possession by October 1, 2025			