



WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 901



APRIL 2026
INSIDE THIS ISSUE:

Board Meetings
April 13th at 4:00pm
April 27th at 7:00pm

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BOARD OF DIRECTORS

- | | |
|-----------------|----------------|
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Christina Hurst

Regional Director:
Sheri Martini

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After Hours 866-378-1099

A Message from the Board

3/24/26

Welcome, Spring!



Thank you to everyone who joined us for tonight's March Board meeting-and to those who also attended our mid-cycle meeting on March 5th. We truly appreciate the engagement and enthusiasm you've shown as we continue working to maintain the positive momentum in our community.

We'd also like to extend a very warm welcome to the many new homeowners who have recently joined Coco Wood Lakes! It's been wonderful to see so many of you attending meetings and community events. Your participation brings fresh energy and new perspectives, and we encourage you to stay involved, share your ideas, and get to know your neighbors. We're glad you're here!

As a quick reminder, the primary purpose of Board meetings is to fulfill our legal and governing responsibilities. These meetings are the only time a quorum of Board members can gather to discuss community business and ongoing projects. All official meetings are properly noticed, and residents are always welcome to attend and stay informed. To help us make timely decisions and keep projects moving forward, we may continue to schedule occasional off-cycle working meetings as needed.

With Spring now in full swing, it's wonderful to see so many residents enjoying the amenities at Coco Wood Lakes-whether it's relaxing at the pool and hot tub, staying active in the gym, engaging in some friendly pickleball competition, or gathering around the billiard and ping pong tables. The increased activity really brings our community to life!

We're still looking for Block Captain volunteers - a great way to meet neighbors, stay informed, and help keep our community connected. If you're interested, we'd love to hear from you. We also welcome your ideas for new or enhanced amenities around the clubhouse and common areas. Please share suggestions with the office so they can be considered as part of our planning and decision-making process. We've even overheard some great ideas being shared poolside -keep them coming!

We remain committed to clear communication. If you have questions or concerns, please reach out to Christina-we genuinely value your input.

Thank you again for your continued support and involvement.

Your HOA Board of Directors

COCO WOOD LAKES

Treasurer's Report - March 24, 2026

For the period ending February 28, 2026

CASH ON HAND

\$	266,724	Operating Account, includes prepays of	<u>\$59,520</u>
\$	53,214	Operating Money Market	
\$	503,061	Reserve Account - Increase of \$126,081 reflecting the transfer of the 2025 excess budget funds (\$125,151) into Reserves	
\$	503,061	Total	

RESERVE ACCOUNT ANALYSIS

\$	503,061	Balance as of 1/31/2026
\$	(200,000)	Loan Due to Sun Enterprises
\$	303,061	Actual Reserve Balance

ACCOUNTS RECEIVABLE (Maintenance fees owed, DELINQUENCIES)

\$	35,249	Total Delinquencies	Decrease of of \$9,150 from prior month	
\$	20,636	At Attorney - Accounts over 90 days in arrears (represents ~ 60% of total)		5 accounts
\$	14,553	Reminders And Late Assessments	Late after 15th of the month	36 accounts
\$	60	Small (under \$50) balances owed	Decrease of 15 accounts! (was 18)	3 accounts
\$	35,249		Total Accounts	44 accounts

EXPENSE SUMMARY

	Actual Exp	Budgeted	Variance (Under Budget)	
\$	73,115	\$ 79,616	\$ (6,501.00)	February Budget vs. February Actual
\$	153,480	\$ 159,232	\$ (5,752.00)	YTD Budget vs. YTD Actual

BALANCE SHEET ANALYSIS

Operating Accts	\$319,938	(Sum of OP and MMA)
Less Prepays	-\$59,520	
less 2 mos. Cushion	<u>-\$159,232</u>	Based on 2026 budget
Avail for expenses	\$101,186	



A vibrant, tropical-themed illustration of a lake surrounded by lush greenery, palm trees, and various flowers like hibiscus and plumeria. A yellow butterfly is flying in the upper left. The sky is blue with soft white clouds. The text is overlaid on this background.




Springtime at Coco Wood Lakes

A Season of Renewal and Connection

As we welcome the beauty of spring, it's the perfect time to refresh our homes, strengthen our neighborhood bonds, and embrace the season's energy with community engagement. Here are some ways we can all contribute to making our neighborhood an even better place to live.





Home Maintenance and Spring Cleaning

Spring is a great opportunity to tidy up our homes and yards. A little effort goes a long way in keeping our community looking beautiful! Here are some reminders:

-  Inspect and clean your gutters to prevent water damage.
-  Trim overgrown trees and bushes to maintain curb appeal, cleaning or painting.
-  Keep your lawns and gardens well-maintained and free of debris.





Being a Friendly Neighbor

A strong community is built on kindness and respect. Let's take the time to:

-  Greet your neighbors with a friendly smile or wave.
-  Be mindful of noise levels, especially in the early morning and late evening.
-  Keep shared spaces clean and welcoming for everyone.
-  Offer a helping hand to those who may need assistance.

Following Community Guidelines

Our rules and guidelines help ensure a peaceful and enjoyable living environment for all. Please remember to:

-  Follow speed limits within the community.
-  Properly dispose of trash and recycling on scheduled pickup days and put the containers away.
-  Respect property boundaries and keep hedges trimmed on ALL sides.
-  Adhere to rules and regulations to maintain the integrity of our neighborhood

🌴 Coco Wood Lakes Block Captain Program 🌴

Keeping Neighbors Connected ...

👉 **What's a Block Captain?** Simply put—it's a neighbor helping neighbors stay informed. **We are trying to keep our non-email users involved.** Block Captains share things like newsletters, Board updates, events, and surveys with those who want them.

📅 **How do I get started?** Easy! Just introduce yourself to homes in your area:

- Say hello in person, or leave the intro letter at their door or by the mailbox flag 🚫 *Friendly reminder:* nothing goes inside the mailbox
-

🔔 **Do I have to ring the bell?** Nope! Totally your call. If you'd rather not, just leave the letter—simple and stress-free.

📧 **How do I know who wants information?** Your intro letter (or quick hello) will do the trick. Neighbors will let you know if they:

- Want printed updates
- Already get emails and prefer not to be contacted

🖨️ **Do I need to print everything myself?** We've got you covered! Just contact Christina (561-495-1133) & she'll handle printing for you.

♂️ **What if someone doesn't want to be bothered?** No worries—just respect their wishes. You can always let them know they're welcome to reach out if they change their mind.

🌟 **What's the goal?** **To keep everyone in the loop and build a stronger sense of community—especially for neighbors who don't use email but still want to stay informed.**

💬 **Should I share my opinion on community issues?** Nope! 😊 Block Captains share information, not opinions.

📞 **Do I need to give out my phone number?** It's recommended—especially for neighbors who don't use email—so they can reach you if needed.

⚠️ **Quick Reminder ..** Block Captains are volunteers who assist with communication only and are not authorized to represent, bind, or act on behalf of the Association in any official capacity.

ACT NOW — Don't Wait for a Violation Letter

Please take a moment to review the exterior condition of your home and make any needed improvements.

- ✓ **Dirty roof, driveway, or sidewalk?** Please have them cleaned.
- ✓ **Is the paint on your home faded, stained, or dirty?** Please schedule repainting as needed.

Violation letters will soon be issued for these types of maintenance items. We encourage homeowners to address these matters before receiving a **notice** by arranging for cleaning or repairs **now**.

Additionally, please remember:



Border hedges along the main roads or behind your home must **not exceed 8 feet in height** and must be **kept neatly trimmed** and properly maintained.



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

PETS

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



Thank You



Rust stains on homes, fences, and sidewalks are often caused by well water used in irrigation systems. The good news—there are simple solutions to prevent and eliminate these stains:

✓ OPTION 1: INSTALL SPRINKLER SPLASH GUARDS



- ◆ A quick and affordable fix
- ◆ Directs sprinkler spray away from homes & paved surfaces

🛒 Available at: Home Depot • Amazon



✓ OPTION 2: INSTALL A RUST TREATMENT SYSTEM

(Permanent Solution for Your Irrigation System)



- ◆ Installs near your sprinkler pump
- ◆ Rust solution is added to treat water before it's distributed
- ◆ Prevents stains before they start

🛒 Tank Shown: Valley Industries
40-Gallon Tank – \$100 on Amazon



[View at Home Depot]
bit.ly/RustAid-HD

✨ SEE THE DIFFERENCE ✨



*Thank you for helping maintain
the beauty of our community!*



Upcoming Events



APRIL 2026

SPRING

8th

GAME NIGHT
6:00 PM

11th

DB PLAYHOUSE
SOMETHING
ROTTEN
SOLD OUT

12th

POOL PARTY 3-6
MUSIC & FOOD
TRUCK

13th

CWL BOARD MEETING
4:00 PM

CWL IMPROV
6:00-7:30 PM

16th

PIZZA NIGHT
5:30 PM

19th

MEXICAN TRAIN
DOMINOES
11:00-1:00

27th

CWL BOARD MEETING
7:00 PM



A graphic for a pool party announcement. The background is a light blue water surface with ripples and several clear bubbles. The word "POOL" is written in large, bubbly, blue 3D letters. Below it, the word "PARTY" is written in large, white, bold, sans-serif capital letters. To the left of "POOL", the number "12" is in large white font, with "3-6 PM" and "APRIL" written in smaller white font below it, all enclosed in a circular frame that looks like a bubble.

12 3-6 PM APRIL POOL PARTY

THE ENTERTAINMENT COMMITTEE INVITES ALL CWL RESIDENTS TO A FUN AFTERNOON AT THE POOL. MUSIC PROVIDED BY SHAUN ROSARIO. SHAUN IS KNOWN FOR HIS DYNAMIC GUITAR WORK & VERSATILE STYLE OF BLENDING CLASSIC ROCK, BLUES & JAZZ. HE IS A SEASONED MUSICIAN & INSTRUMENTALIST & HAS PERFORMED ACROSS SOUTH FLORIDA SINCE 2007.

PUMPKIN'S KITCHEN FOOD TRUCK WILL BE IN OUR PARKING LOT FOR THOSE WHO WISH TO PURCHASE FOOD.

BRING YOUR FLIP FLOPS, TOWEL, SUNSCREEN & BYOB FOR AN AFTERNOON OF MUSIC AND FUN!

IF IT RAINS, WE MOVE THE PARTY INSIDE ...



COCO WOOD LAKES CLUBHOUSE

IMPROV NIGHT!

**April 13th at
6:00 PM – 7:30 PM**

PIZZA NIGHT!

April 16th

Neighbors gather at 5:30 PM
Pizza served at 6:15 PM
\$8 - 2 slices

★★★★

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at the Coco Wood Lakes
Clubhouse Auditorium!**

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Hello CWL Neighbors, I'm Edward Rowe, a licensed & insured contractor. My wife, Anna, and I are CWL residents. Below are *before and after* pictures of our personal home. Eliminating that kitchen wall opened up the entire floorplan. Thinking of changing things up in your home .. call me. Kitchens, Bathrooms, Flooring ... I'd love to work with you on all of your HOME RENOVATION NEEDS 561-573-0156



BEFORE



AFTER

N.Y. TILE & MARBLE INC.
FOR ALL YOUR HOME RENOVATION NEEDS
561-573-0156

A vertical advertisement for Fully Involved Pressure Cleaning. The background is a fiery orange and red. At the top, it says "FULLY INVOLVED PRESSURE CLEANING" in red and white. Below that is a logo featuring a fire helmet and crossed axes, with "FULLY INVOLVED" above and "PRESSURE CLEANING" below. At the bottom, it says "OWNED AND OPERATED BY LOCAL FIREFIGHTER" and "Call or Text 561-629-6207" and "Fullyinvolvedpressurecleaning@gmail.com".

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Before

After





**I LIVE, WORK
& PLAY IN CWL**

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Listed	Sold	Address	Bed/Bath	List Price	Sold Price	DOM
12/21/2025		14624 Country Side Lane	2/2	\$589,900		93
2/18/2026		14677 Shadow Wood Lane	2/2	\$460,000		34
9/2/2025		14609 Sunny Waters Lane	2/2	\$459,000		59
1/6/2026		14931 Pepper Mill Lane	2/2	\$448,900		77
2/19/2026		6348 Whispering Wind Way	2/2	\$415,000		33
1/16/2026	under contract	6371 Hitchin Post	2/2	\$385,000		64
11/10/20...	under contract	14656 Country Side Lane	2/2	\$624,900		92
1/22/2026	3/24/2026	6206 Springdale Way	2/2	\$434,000	\$411,000	36
8/19/2025	3/23/2026	6251 Hitchin Post	3/2	\$598,000	\$565,000	188
2/8/2026	3/12/2026	14800 Country Lane	2/2	\$375,000	\$340,000	2
2/12/2025	2/5/2025	6335 Hitchin Post	2/2	\$469,900	\$450,000	325
10/4/2024	2/13/2026	6334 Whispering Wind Way	3/2	\$399,500	\$365,000	466

FYI: Currently there are 75 active 55+ Single Family properties in Delray Beach (2-3beds,2-3baths, 1-2garage) listed between \$245,000 & \$825,000. The average list price is \$513,000 and the average monthly HOA fee is \$585

Knowledge is power. Call me for a free, comprehensive market analysis and a smart strategy to maximize your home's value.

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🌸 April showers ~ Cover me in Sunshine 🌞

📖 Fun Facts About April

April is all about growth and new beginnings—here are a few things that make this month special:

- Name Origin: “April” comes from the Latin *aperire*, meaning “to open”—a nod to blooming flowers and trees
- Birthstone: Diamond 💎 (symbolizing strength and clarity) Flowers: Daisy & sweet pea 🌸
 - Environmental Highlights: 🌍 Earth Day – April 22 🌳 National Arbor Day – April 30

👉 Get your Sunshine on! 🎵 with PINK

👂 Listen here:

<https://open.spotify.com/track/6Tio0ZoDeSQnI7EBAqWer2>

🌳 Living Local – Delray Beach in April

April is one of the most beautiful times of year here in Delray Beach, and it’s easy to see why so many people want to call this area home:

- 🐢 Turtle Nesting Season Begins
- 🎭 The Delray Affair
- 🌸 Spring Blooms at Morikami Gardens
- 🌊 Perfect Beach Weather

🏠 Tax Season & Homeownership (2026) 💡

With the 2026 tax filing deadline approaching (April 15, 2026), it’s the perfect time to think about how your home—and mortgage—can work for you. Give me a call for insights and fresh perspectives.

Key 2026 Tax Deadlines:

- April 15, 2026: Tax Day (Deadline to file and pay) & to file for an extension (using Form 4868) to Oct 15, 2026.
- October 15, 2026: Final deadline for those who requested an automatic extension.

Spring is a season of action—and whether you’re buying, refinancing, or just exploring your options, having the right plan makes all the difference.


📞 Call or 📠 text 954-684-7637 ✉ Email heather.craig@ccm.com

Heather Craig NMLS 325921— Licensed Loan Specialist (FL, GA, TN, VA, TX, LA, AL) 🏠 ccm.com/heather-craig 900 NW 17th Avenue, Unit 202 Delray Beach, FL 33445 Equal Housing Opportunity. All loans are subject to underwriting approval. Certain restrictions apply. Call for details. All borrowers must meet minimum credit score, loan-to-value, debt-to-income, and other requirements to qualify for any mortgage program. CrossCountry Mortgage, LLC NMLS3029 (www.nmlsconsumeraccess.org). 1623515





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APRIL 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>Quarterly HOA Dues Due on April 1st</p> <p>Lake Lots: \$612/qtr</p> <p>Dry Lots: \$593/qtr</p>			<p>1</p>  <p>Passover Starts at Sundown</p>	<p>2</p>	<p>3</p>  <p>Good Friday</p>	<p>4</p>
<p>5</p>  <p>HAPPY EASTER</p>	<p>6</p>	<p>7</p>	<p>8</p>  <p>GAME NIGHT 6:00pm</p>	<p>9</p>	<p>10</p>	<p>11</p>
<p>12</p>  <p>POOL Party</p> <p>3:00 - 6:00pm Music & Food Truck</p>	<p>13</p>  <p>BoD Meeting 4:00pm</p>  <p>IMPROV Improv @ the Clubhouse 6pm - 7:30pm</p>	<p>14</p>	<p>15</p>	<p>16</p>  <p>Pizza Night 5:30 - 8pm</p>	<p>17</p>	<p>18</p>
<p>19</p>  <p>Mexican Train Dominoes 10:30am</p>	<p>20</p>	<p>21</p>	<p>22</p>  <p>Happy Earth Day!</p>	<p>23</p>	<p>24</p>	<p>25</p>
<p>26</p>	<p>27</p>  <p>Board of Directors Meeting 7:00pm</p>	<p>28</p>	<p>29</p>	<p>30</p>	<p>31</p>	