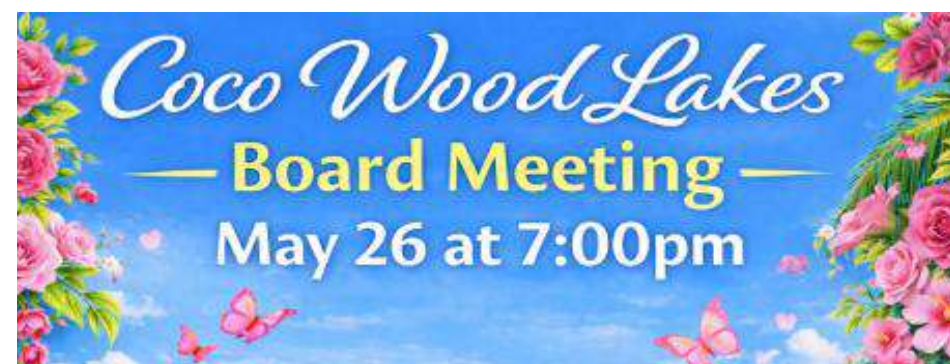




WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 901



MAY 2026 INSIDE THIS ISSUE:

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BOARD OF DIRECTORS

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cocowoodmgr@fsresidential.com

Property Manager:
Christina Hurst

Regional Director:
Sheri Martini

First Service Residential
After Hours 866-378-1099



A Heartfelt Thank You from Your HOA Board

Dear Neighbors,

We wanted to take a moment to share our sincere appreciation for everything you do to make our community a wonderful place to live.

First, thank you for the pride you take in your homes. Walking through the neighborhood and seeing well-maintained lawns and beautiful exteriors truly enhances our shared curb appeal and property values. It doesn't go unnoticed!

We also want to thank everyone who has attended our recent community events. Seeing neighbors connect and enjoy our shared spaces is exactly what makes this community feel like home.

We want to hear from you!

Our upcoming events are more than just a time to relax-they are a great opportunity to chat with board members in an informal setting. Whether you have a specific question, a fresh suggestion for the community, or just want to introduce yourself, please come by and say hello. Your feedback helps us make better decisions for everyone.

Thank you for being such an engaged part of this community. We look forward to seeing you soon!

Your HOA Board of Directors

COCO WOOD LAKES

Treasurer's Report - April 27, 2026
For the period ending March 31, 2026

CASH ON HAND

\$	106,682	Operating Account, includes prepays of	\$73,933
\$	153,434	Operating Money Market	
\$	300,843	Reserve Account - Decrease from February reflecting repayment of \$200k Sun Enterprises Loan	
\$	560,959	Total	

ACCOUNTS RECEIVABLE (Maintenance fees owed, DELINQUENCIES)

\$	29,087	Total Delinquencies	Decrease of of \$6,162 from prior month	
\$	20,264	At Attorney - Accounts over 90 days in arrears (represents ~ 69% of total)		5 accounts
\$	8,745	Reminders And Late Assessments	Late after 15th of the month	10 accounts
\$	78	Small (under \$50) balances owed		3 accounts
Accounts in late status dropped from 36 accounts to 10 accounts this month!				Total Accounts 18 accounts

EXPENSE SUMMARY

	Budgeted	Actual Exp	Variance	(Over Budget)	
\$	79,616	\$ 82,899	\$	(3,283.00)	March Budget vs. March Actual - Over budget
\$	238,848	\$ 236,379	\$	2,469.00	YTD Budget vs. YTD Actual Under budget

LINE ITEMS RUNNING OVER BUDGET YTD

	Budgeted	Actual Exp	Variance	(Over Budget)	
\$	126	\$ 251	\$	(125)	Office Equipment & Rental
\$	11,250	\$ 12,601	\$	(1,351)	Electricity (Street lights and Clubhouse)
\$	15,492	\$ 7,694	\$	7,798	R&M (all) Irrigation repairs pushed us over budget in March by \$489. While we are under budget overall in R&M - waterproofing & repair of a broken pipe caused some line item overages

BALANCE SHEET ANALYSIS

Operating Accts	\$260,116	
Less Prepays	-\$73,933	
less 1 mos. Cushion	\$79,616	based on 2026 budget (adjusted to 1 month, as money in MMA is liquid)
Avail for expenses	\$265,799	



Treasurer's Report



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.

CWL Mystery Dinner THANK YOU!!!

SPECIAL THANKS TO:

♥ **Marianne Regan** – *our Resident creative
Mastermind who wrote, produced and directed
the mystery*

♥ **Pat & Mark Gorski** – *this event wouldn't
have happened without them*

Cast:

Phil Amico as *Inspector
Petrosino*

Susanne Pepis as *Genevieve,
not Genevieve*

Anita Brown as *Mayor Martha
Marvel, the thief*

♥ **Jon Gutmacher** as *Captain
Thurston Howell IV*

Jean LeGrys as *Maddie the Mermaid*

Mark Kantrowitz as *Matt Marino*

Mike Dorman & Kristine Russo Diaz
as *Fred & Ethel Ballentine*

Aaron Pepis, *Photographer*

Mark Kantrowitz & Jess Kaufman, *Videographers*

Mary Bowers, *set up*

Christina Hurst for all of her assistance
from start to finish

If I missed anyone, I truly apologize ...



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.

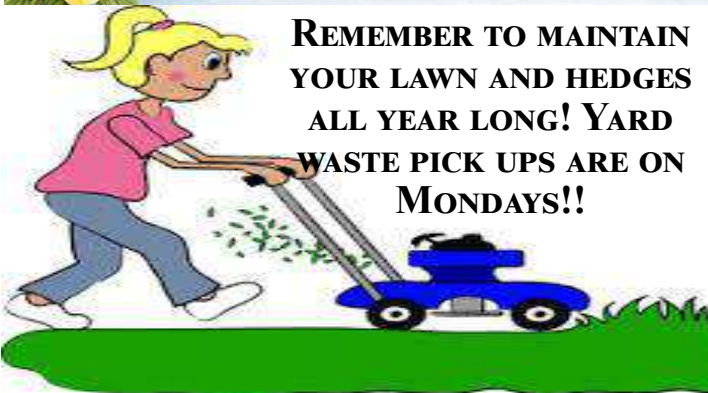
Violation letters will soon be issued for these types of maintenance items. We encourage homeowners to address these matters before receiving a **notice** by arranging for cleaning or repairs **now**.

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 ✨

BEFORE



AFTER



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



MAY EVENTS



at CWWL



CINCO DE MAYO

POT LUCK @ THE POOL 6:00 PM

5/5

IMPROV 6:00-7:30

RSVP REQUIRED BY 5/8



5/11

GAME NIGHT

6:00 PM



5/13

**PIZZA NIGHT WITH THE
PROPERTY MANAGER**

5:30 pm



5/21

MEMORIAL DAY

info coming soon



5/25

BOARD MEETING

7:00 PM



5/26

MONDAY, MAY 11TH
RSVP REQUIRED BY
FRIDAY 5/8

IMPROV
AT THE CLUBHOUSE!

COME FOR THE FUN AND STAY FOR THE LAUGHS! HAVE YOU EVER WATCHED “WHOSE LINE IS IT ANYWAY?” AND WONDERED, “HOW DO THEY DO THAT?” WELL, IT IS CALLED IMPROV (SHORT FOR IMPROVISATION). CLASS WILL INCLUDE BOTH EXPERIENCED PLAYERS AND NEWBIES – YOU’LL GET TO LEARN AND PLAY IN A SAFE AND INVITING ATMOSPHERE. THERE ARE NO “WRONG” ANSWERS AS EVERYTHING IS “YES, AND...” AND, AS WITH EVERY EPISODE OF “WHOSE LINE?” LAUGHTER IS THE GOAL!

RSVP REQUIRED

MONTHLY EVENT - 2ND MONDAY OF THE MONTH
RSVP REQUIRED BY THE FRIDAY BEFORE EVENT
6:00-7:30 PM



Game Night

2nd Wednesday of every month

MAY 13TH 6:00 PM

The "Puzzle Room" is always open and stocked with games. Residents are encouraged to use the room and games.



PIZZA NIGHT!

May 21

Neighbors gather at 5:30 PM

Pizza served at 6:15 PM

\$8 - 2 slices



Join us for May 21

PIZZA NIGHT

**with Property Manager
Christina Hurst!**



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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. Look at the difference in CURB APPEAL. Curb Appeal adds to the value of your home. 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



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Before

After



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Listed	Sold	Address	Bed/Bath	List Price	Sold Price	DOM
12/21/2025		14624 Country Side Lane	2/2	\$579,900		127
3/24/2026		14592 Country Side Lane	2/2	\$498,900		34
4/26/2026		14888 Sunnyview Lane	2/3	\$495,000		1
2/18/2026		14677 Shadow Wood Lane	2/2	\$460,000		68
1/6/2026		14931 Pepper Mill Lane	2/2	\$448,900		111
4/24/2026		14765 Country Lane	2/2	\$429,900		3
4/25/2026		6431 Hitchin Post Way	2/2	\$369,900		2
4/13/2026	under contract	14651 Hideaway Lake Lane	2/2	\$475,000		11
2/19/2026	under contract	6348 Whispering Wind Way	2/2	\$415,000		46
4/10/2026	under contract	14749 Wood Lodge Lane	2/2	\$450,000		3
1/16/2026	4/21/2026	6371 Hitchin Post	2/2	\$385,000	\$350,000	64
11/10/20...	3/31/2026	14656 Country Side Lane	2/2	\$624,900	\$584,000	92

FYI: Currently there are 56 active 55+ Single Family properties in Delray Beach (2-3beds, 2 baths, 1-2garage) listed between \$300,000 & \$700,000. The average list price is \$490,500, the average monthly HOA fee is \$559 with an average of 80 days on the market.

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🌸 May Highlights & Home Inspiration – May the Force Be with You! 🇺🇸

👉 The Force will be with you, always! 🎵 London Symphony Orchestra

🎧 Listen here:

<https://open.spotify.com/track/7a9UUo3zflD7Ik2fTQjRLi?si=f723a3f50ab14168>

🌸 May Day – May 1

Celebrate May Day, a symbol of renewal and fresh starts.

Mortgage Moment:

Spring is prime homebuying season. Getting pre-approved now gives you a competitive edge before summer demand rises.

🌸 Cinco de Mayo – May 5

Enjoy the vibrant celebration of Cinco de Mayo with food, music, and community.

Mortgage Moment:

Preparation is everything—just like planning a great event. Credit, savings, and guidance make the process smooth and successful.

🌸 Mother's Day – Second Sunday in May

Honor the amazing women in your life on Mother's Day.

Mortgage Moment:

A home is where life's most meaningful moments happen. Investing in the right home supports your family's future.

🇺🇸 U.S. Memorial Day – Last Monday of May

Remember and honor heroes on Memorial Day, while welcoming the start of summer ☀️

Mortgage Moment:

Summer is peak buying season—acting now can help you secure better opportunities before competition heats up.

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

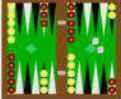
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
HURRICANE SEASON STARTS JUNE 1. USE THIS MONTH TO TRIM YOUR TREES.					1	2
3  PICKLEBALL 9 - 11	4	5  CINCO MAYO Pot Luck 6:00pm	6	7	8	9
10  Happy Mother's Day  PICKLEBALL 9 - 11	11  IMPROV Improv @ the Clubhouse 6pm - 7:30pm	12	13  Game Nite 6:00pm	14	15	16
17  PICKLEBALL 9 - 11	18	19	20	21  Pizza Night 5:30pm - 8pm	22	23
24  PICKLEBALL 9 - 11	25  MEMORIAL DAY BBQ & Pool Party	26  Board of Directors Meeting 7:00p	27	28	29	30
31  PICKLEBALL 9 - 11						