



# Las Verdes Townhomes Quarterly Community Newsletter

Winter 2025

[www.lasverdestownhomes.com](http://www.lasverdestownhomes.com)

## 2026 Budget and Payment Coupons

The 2026 budget was presented and passed at the annual Board meeting held December 18, 2025. The new monthly payment amount will be \$136 per month. 2026 coupon books have been ordered, shipping may be delayed due to order date and holiday mail. Payments can be sent without coupon to our mailbox at:

15757 Pines Blvd., Box 396  
Pembroke Pines, FL 33027

Payments can also be dropped off in person at the mailbox address.

If using bill pay for monthly payments, please make sure to update the new payment amount.

## 2025 Annual meeting

At the 2025 annual meeting, membership quorum was not met and the membership vote could not take place. The 2026 Board remains the same with the exception of Michael Meyman, Vice President, who has stepped down.

Going forward, future meetings will require a quorum to move business forward in the meeting.

Membership meetings - business that requires homeowners votes require a 30% quorum. Our attorney had reviewed our current election procedures and provided clarification on how to hold elections going forward.

Board meeting - business that only requires Board member votes, requires a majority quorum

## Payment Reminders

As a reminder, payments are due on the 1<sup>st</sup> of the month and must be received no later than the 15<sup>th</sup> of the month. Payments received after the 15<sup>th</sup> are subject to a \$25 late fee.

Payments being sent through online bill pay are sent via check and mailed by the bank. When setting up a payment through online bill pay, you must allow for enough mail time to be received by the 15<sup>th</sup>. We have been notified that the USPS has changed the standards for 1<sup>st</sup> class mail and mail times are now slower. Please note some banks debit the account once the check is issued while others debit once the check is cleared.

## Upcoming maintenance

Pressure washing of the sidewalks and driveways will take place mid February and will be performed by Atlantic Pressure Cleaning. Atlantic will place notices prior to cleaning to let residents know when their sidewalks and driveways will be cleaned. Please make sure to remove all personal items (plants, hose boxes, etc.) from driveway area to allow for washing.

## Unauthorized parking at Las Verdes Condo association

We have been notified by the Board of the Las Verdes Condominium association that Las Verdes Townhomes residents and/or guests of Townhomes residents are utilizing condo guest spots. This is not permitted. The Condo association will enforce towing on unauthorized vehicles. Please advise guests to use the Las Verdes Townhomes guest parking spots located at the mailbox area (5 spots) and at the south end of 158<sup>th</sup> Terrace (2 spots.)

**As a reminder, guest spots are for short term guest parking.**

## Operation Medicine Cabinet/Shred-A-Thon in Pembroke Pines

**FREE SERVICE TO THE COMMUNITY**

**Broward Sheriff's Office**

**OPERATION MEDICINE CABINET**



Bring your unused, unwanted or expired prescription medications for safe disposal.

Receive a \$5 gift card while supplies last.\*

\*NO needles or sharps will be collected.  
Gift cards will only be given when turning in prescription medication.

**Broward Sheriff's Office**

**SHRED -A- THON**



Shred away identity theft by safely disposing of information sensitive documents.\*\*

\*\*Limit 2 boxes of shreddable documents per vehicle. Boxes can be NO larger than 16" L x 12" W x 12" H

**Saturday, November 1, 2025  
from 10:00 a.m. to 1:00 p.m.  
Charles F. Dodge City Center**

601 City Center Way, Pembroke Pines, FL 33025