



Las Verdes Townhomes Quarterly Community Newsletter Spring 2026 www.lasverdestownhomes.com

Architectural Modifications

As a reminder, both Grand Palms and Las Verdes require approval for architectural modifications to ensure established community guidelines are being met. Approval is required for the following modifications:

- Landscaping - including ground landscape lighting
- Fencing - to match existing fencing color (dark bronze)
- Roof replacement
- Screening
- Lighting
- Hurricane shutters
- Decking/pavers
- Gutters
- Awnings

Failure to obtain the appropriate approvals may result in fines from both Grand Palms and Las Verdes Homeowners Association. The full ARC guidelines and the architectural modification form are available on the Grand Palms website: <https://www.grandpalmshoa.com/docs>

Zelle Payments for Monthly Maintenance dues

We are now able to accept Zelle payments for monthly maintenance fees. To set up, log into Zelle. Go to Manage Recipients and then choose Add New Recipient. Click on the Business radio button. Enter **Las Verdes Townhomes** for business name and use **mail@lasverdestownhomes.com** to complete the registration. When making a payment please add your association account number in the notes section for proper credit. **Payments are due on the 1st of the month and must be received no later than the 15th. Payments received after the 15th are subject to a \$25 late fee.**

11:28

< Zelle®

Personal Business

Business Name
Las Verdes Townhomes

Add U.S. mobile number, email or Zelle® tag
 Add an account number

U.S. mobile number, Email or Zelle® tag
Mail@lasverdestownhomes.com

Back Save

Water System Chlorination Maintenance

The City of Pembroke Pines will be performing a chlorination preventive maintenance procedure on our Water Distribution System. The procedure will run for three (3) weeks from MARCH 22nd, 2026, until APRIL 12th, 2026. During this period, the City's Drinking Water Distribution System will continue to meet ALL Federal and State water quality standards. You may notice a slight chlorine taste and/or chlorine odor in the water. Residents on kidney dialysis or those who have other medical conditions are advised to consult their healthcare providers for guidance on managing the temporary chemical change in the water. Fish owners should also take necessary precautions during this procedure.

Additionally, you may see water being flushed from fire hydrants in your neighborhood. This is a part of the normal maintenance process. If you have questions, please call the Utilities Customer Service Department at (954) 518-9000 or visit their website at www.ppines.com for information and updates.

Pembroke Pines Shred Event



Pembroke Pines Police Department
SHRED-A-THON

SATURDAY, APRIL 4, 2026 - 9:00AM TO 12:00PM
CHARLES F. DODGE CITY CENTER - 601 CITY CENTER WAY

Up To 5 Boxes Per Car

ALL POINTS mobile shredding

Pembroke Pines residents only

This event is **FREE OF CHARGE** to Pembroke Pines residents, courtesy of the Pembroke Pines Police Department.
* Must provide Valid ID and/or a Pembroke Pines Utility Bill to ensure residency. *

Prevent identity theft by safely destroying your personal documents, check stubs, credit card offers, receipts, and other documents that may contain sensitive personal information.

PAPER GOODS ONLY.
Medication will not be accepted.

STAY CONNECTED @n X f i y t t p pinesjobs.com

Hazardous waste disposal

The City of Pembroke Pines partners with Republic Services to provide quarterly Household Hazardous Waste (HHW) Drop-Off Events to help residents safely dispose of household hazardous materials and select electronic waste in an environmentally responsible manner. For more information, please go to: <https://www.ppines.com/962/Household-Hazardous-Waste-HHW>

Quarterly HHW Drop-Off Schedule

Saturday, March 28, 2026

Saturday, June 20, 2026

Saturday, September 19, 2026

Saturday, December 19, 2026