



LAS VERDES NEWS

The Official Publication of the Las Verdes POA

APRIL 2025

Inside this issue:

From the President.....	1
Meeting Minutes.....	3-4
LVPOA Reminders.....	4
Bingo.....	5
Snowbird Pictures.....	7
Calendar of Events.....	10-11
Word Search.....	12
Crossword Puzzle.....	13
Sudoku.....	14
Activity Committee.....	15
Owner Portal Guide.....	19

Las Verdes Property Owners Association does not endorse nor is responsible for any held liabilities, claims, lawsuits, or losses occurring from the advertisers in this monthly newsletter.

LAS VERDES NEWS

5121 Las Verdes Circle
Delray Beach, FL 33484
Office: (561) 498-8230
Fax: (561) 498-7155

E-mail: lasverdespoa@gmail.com

Editor/Designer: Gabriela Lagrange
E-mail: lasverdesnewsletter@gmail.com
www.lasverdespoa.com

FROM THE PRESIDENT

As we welcome spring, I want to thank everyone for contributing to our vibrant community. Your engagement is what makes our neighborhood such a wonderful place to live.

With summer around the corner, please remember to keep properties well-maintained and start preparing for hurricane season.

The next POA meeting will be held on April 8, 2025 at 7:00 p.m. in the Clubhouse. Hope to see you all there!

Tom Massey
President, Las Verdes POA



LVPOA Residents at the Snowbirds Jazz Brunch event.



📞 561-765-0697

✉️ FLBESTHOMECARE@GMAIL.COM

🌐 FLORIDABESTHOMECARE.COM



ARE YOU PAYING TOO MUCH FOR HOME CARE?

BEST PRICE

AS LOW AS

\$18

PER HOUR

'FIRST-CLASS CUSTOMER SERVICE WITH THE LOWEST FEES IN TOWN.'



OVER 1,000 CAREGIVERS
TO CHOOSE FROM



VOTED BEST 24/7 WHITE
GLOVE CUSTOMER
SERVICE



ALL LONG TERM CARE
INSURANCE ACCEPTED



15 YEARS EXPERIENCE

**CALL ROBIN - MS, CCC-SLP
NOW FOR SERVICES 561-765-0697**



SERVICES CAREGIVERS OFFER

- ✓ ALZHEIMERS
- ✓ DEMENTIA
- ✓ RN/LPN/HHA/CNA
- ✓ BATHING
- ✓ HOUSEKEEPING
- ✓ IV CONCIERGE
- ✓ TRANSPORTATION
- ✓ PARKINSONS
- ✓ DRESSING
- ✓ TOILETING
- ✓ TRANSFERRING
- ✓ MEAL PREP

**LAS VERDES RESIDENTS:
IF YOU ARE NOT 100% SATISFIED
YOU PAY NO FEE.**

FLORIDA BEST HOME CARE, LLC



LICENSE 30212699

LAS VERDES MEETING MINUTES

Las Verdes POA meeting March 11,2025

The meeting was called to order by President Thomas Massey

A motion to waive the reading of the minutes from the last meeting was made by Jack Walsh and 2nd by Bobbie Bruno.

Treasurer's Report

- Cash-in operating \$1,511,445.11
- Funds in reserves \$1,415,960.35.
- Total operating and reserve funds \$2,572,428.94
- Delinquencies. \$40,296

Motion to accept the treasurer's report as read: motion by Bobbie Bruno seconded by James Fogarty motion was approved.

President's report: We really do not have anything new to discuss at this meeting tonight.. The changes made out front have been completed and the issues with the phone out at the guard shack has been resolved thank you Willie for getting that resolved. We are discussing replacing the gates on Military Trail and the Linton Boulevard entrance. The gates are getting old. We keep piecing them together. New gates will cost approximately \$6,000 each so we think we're going to just do all four gates at once. Motion to accept the President's report was made by Jim Fogarty 2nd by Bobbi Bruno .

New Business: We are going to remove the shuffleboard game at the viburnum pool, which is pool number 2 we are planning on putting in a concrete pad and we're tossing around different ideas, maybe erecting a tiki hut structure like we have at the clubhouse pool they're easy to maintain. They cost less to construct versus doing the canvas covering like we have at the other pools those fade out where the tiki hut really is maintenance free. The purpose of putting in this pad with the covering is so people will have a place to go eat and socialize. The other two pools have outside areas and we feel they should all be equal. We are getting estimates we're looking at \$50-\$60,000 for the concrete pad and sitting area. We will not act on anything until we get the estimates and then we have it approved by the board.

We have one more large pipe. It is a 60 inch pipe that runs from copper leaf to the Main Pond. We're waiting on the proposal for that but the pipes are going to be an ongoing project because we have smaller ones we will work on.

Motion to accept Jack Walsh 2nd by Bobby Bruno.

MEETING MINUTES CONTINUED...

Good in welfare:

Wendy Kalichstein, the POA rep from the Forsythia community, has been working with the oxygen association; they are sending out email blasts on community events and setting up a HotWire app. They are planning a presentation on how to use the app. It will be held during the day. If you are interested in attending please see Willie or Sally in the office . We are going to have someone come in from oxygen that will go through it with you and show you how to use the app. Wendy had a sign-up sheet for people to sign up for the program at the meeting.

A motion to adjourn the meeting was made by Nat Devardo 2nd by Jim

Fogarty Sincerely,

Peggy Peltier

Secretary

ITALIAN AMERICAN CLUB REMINDER:

Meeting/Picnic on April 6, 2025 at 5-9PM.
Contact Carolyn Giovanni to RSVP PH: 609-516-4241

POA EVENT REMINDERS:

- Pickelball every Thursday at 4PM

CLUBHOUSE REMINDER:

If any one wants to reserve the clubhouse for any event or meetup, they must submit the reservation form to the
Las Verdes office.

DENTAL CARE DELRAY

Dr. Marcela Patterson



Our Services

Fillings / Crowns / Bridges
Dentures / Partial
Implants
Emergencies / Pain
Cosmetic Dentistry
Invisalign
Whitening

5130 Linton Blvd #D2
Delray Beach, FL 33484
corner of Linton & Military



561-496-2222

www.dentalcaredelray.com

It's A/C Tune-Up Time Only \$95*

**29 Point Inspection - Includes 1 lb Freon!*

A/C Repairs from \$95 & up

Featuring  and  Equipment



CENTURY VILLAGE SPECIAL

**Air Duct Cleaning
& Sanitizing**

Only \$325⁰⁰ up to 7 ducts

NEW!

**2 Ton A/C Unit
From \$3999**
installed

Financing 0% Down - Good Credit, Bad Credit, No Problem!

- ✓ Increased Efficiency
- ✓ Better Air Quality
- ✓ Lower Electric Bills
- ✓ Better Health

COOLSTAR AIR SERVICE
AIR CONDITIONING
SALES • SERVICE • INSTALLATION

*Breathe Fresh Air Again
Your Comfort is Our Priority*

Call Now **954-200-1369**

www.coolstarair.com Lic CAC1822354



BINGO

LAST 2 WEEKS of BINGO!

APRIL 3rd & 10th.

THANK YOU for a successful BINGO

season.

See you in the Fall!!



J&R RESTORATION
MOLD • FLOODING • FIRE

FREE VISUAL INSPECTION
561-674-2332



WATER



FIRE



MOLD



LEAK



STORM

FLOODED?

IICRC CERTIFIED WATER DAMAGE FIRM

Water Damage?

Where experience counts *the most!*



Structural Drying



Water Extraction



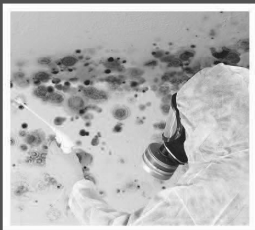
**Moisture/Leak
Detection**



Roof Leaks

MOLD DAMAGE?

STATE LICENSED MOLD REM. LIC #MRSR: 1791 & MRSA: 2582



Mold Removal



Mold Testing



**Toxic Black Mold
Removal**

Concerned about mold?

Talk to the experts with over
10+ years of experience.

OUR CLIENTS SAY IT BEST ★★★★★

"J & R can't be beat. These guys did a perfect job, were priced reasonably and were total pros. The results were excellent."

– Gerry T.

"J & R and his team were complete professionals. From day one they were easy to communicate with and their follow up was impeccable."

– Thomas F.

"J & R Restoration is truly a company you can trust. They did a fantastic renovation to our home. Their crew consist of highly skilled and respectable professionals."

– Janice T.



CALL: 561-674-2332
24/7 EMERGENCY RESPONSE
Jnrrestoration.com



SCAN ME



Snowbird Jazz Brunch Pictures



Providing Compassionate Home Care That You Can Trust

Are You Looking for a High-Quality Home Health Care Provider?

With 30+ years of proven experience and available 24/7 coverage, CareGivers of America provides clients with compassion, dignity, and exceptional home healthcare services.

We Refer Caregivers Who Can Provide:

- Assistance with Activities of Daily Living
- Personal Care/Housekeeping
- Errands and Transportation
- Alzheimer/Dementia Care
- Post-Rehab or Hospital Care
- Live-In/Hourly Care
- And much more!



CareGivers of America
561.279.3217
www.CareGiversofAmerica.com

Counties Served:

Broward County | Palm Beach County | Miami-Dade County | Martin County
Saint Lucie County | Okeechobee County | Indian River County

NR 30211672 NR 30211509 NR 30212554 NR 30211009 NR 30210975 NR 30211856 NR 30212386



The Standard of Compassionate Home Care



**Florida First Senior Home Care and RN Homecare Services
are now proud to be part of CareGivers of America.**

You can expect the same exceptional service, expertise and care – now with a wider service area and larger pool of health care providers to better serve your needs. With 30+ years of proven experience and available 24/7 coverage, CareGivers of America offers clients compassion, dignity, and professional home healthcare services.

We Refer Caregivers Who Can Provide:

- Assistance with Activities of Daily Living
- Personal Care/Housekeeping
- Errands and Transportation
- Post-Rehab or Hospital Care
- Alzheimer/Dementia Care
- Live-In/Hourly Care
- And much more!

CareGivers of America

Telephone Numbers:

Former RN Homecare Services -

561.279.3217

Former Florida First Homecare Services -

561.782.5243

www.CareGiversofAmerica.com

Counties Served:

Broward County | Palm Beach County | Miami-Dade County | Martin County
Saint Lucie County | Okeechobee County | Indian River County

NR 30211672 NR 30211509 NR 30212554 NR 30211009 NR 30210975 NR 30211856 NR 30212386

SUNDAY	MONDAY	TUESDAY	WEDNESDAY
		1 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 10:00 a.m. POA Workshop 1:00 p.m. Bridge Club 6:00 p.m. Card Night	2 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mahjong 1:00 p.m. Chair Yoga 6:00 p.m. Card Night
6 8:00 a.m. Pickleball 5 p.m. Italian American Club Meeting/Picnic	7 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	8 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night 7:00 p.m. POA Meeting	9 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mahjong 1:00 p.m. Chair Yoga 6:00 p.m. Card Night
13 <i>Palm Sunday</i> 8:00 a.m. Pickleball	14 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	15 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night	16 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mahjong 1:00 p.m. Chair Yoga 6:00 p.m. Card Night
20 <i>Easter</i> 8:00 a.m. Pickleball	21 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	22 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night	23 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mahjong 1:00 p.m. Chair Yoga 6:00 p.m. Card Night
27 8:00 a.m. Pickleball	28 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	29 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night	30 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mahjong 1:00 p.m. Chair Yoga 6:00 p.m. Card Night

WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
s oa h Jongg Yoga Night	3 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 7:00 p.m. Bingo	4 8:30 a.m. Tennis 9:30 a.m. Zumba	5 8:00 a.m. Pickleball
s oa h Jongg Yoga Night	10 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 7:00 p.m. Bingo	11 8:30 a.m. Tennis 9:30 a.m. Zumba	12 <i>Passover</i> 8:00 a.m. Pickleball
s oa h Jongg Yoga Night	17 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 10:00 a.m. COP Meeting 1:00 p.m. Bridge Club	18 8:30 a.m. Tennis 9:30 a.m. Zumba	19 8:00 a.m. Pickleball
s oa h Jongg Yoga Night	24 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club	25 8:30 a.m. Tennis 9:30 a.m. Zumba	26 8:00 a.m. Pickleball
s oa h Jongg Yoga Night			

Movie Musicals Word Search

Find and circle all of the Movie Musicals that are hidden in the grid.
The remaining letters spell the title of an additional Movie Musical.

G A O N F U A T A I V A R T A L N N Y N
R C G E T H O L I D A Y I N N A T I V E
E A A M H I Y T I R A H C T E E W S N W
A R C R G S I L K S T O C K I N G S E S
S O I A L L T H A T J A Z Z Y H C A G I
E U H C A Y P M P T O S F R E Y A C U E
Y S C N M J O E A F O L O A T E L H O S
D E N M D H A O C U A T E E M O A O R W
A L O I A N B I T A S N I M B E M R N I
L T T L P W T H L E F C T U A Y I U I N
R I K S O P P H D H O Y G A L C T S L G
I O I H T A O I E S O S N L S B Y L U T
A G S A C A S P H M Y U O N R I J I O I
F O O I W T T G Y M U D S I U P A N M M
Y L F D S A I E A R O S G E A F N E Y E
M I G E S H H L F L A A I L R H E S H E
C V W I W P O E L A D M J C T O P H A T
A E Y N G N E E U O I O T O M Y C T I H
E R F N E I H L O L E R O R G A U K R M
T E R A B A C N L Y B L R I G Y N N U F

A CHORUS LINE
ALL THAT JAZZ
ANNIE
BLUE HAWAII
BRIGADOON
BUGSY MALONE
CABARET
CALAMITY JANE
CAMELOT
CARMEN
CAROUSEL

CHICAGO
EVITA
FAME
FANTASIA
FUNNY FACE
FUNNY GIRL
GIGI
GODSPELL
GREASE
GYPSY
HAIR

HELLO, DOLLY!
HIGH SOCIETY
HOLIDAY INN
JAILHOUSE ROCK
LA TRAVIATA
MARY POPPINS
MOULIN ROUGE
MY FAIR LADY
NEWSIES
OKLAHOMA!
OLIVER!

PAL JOEY
SHOW BOAT
SILK STOCKINGS
SOUTH PACIFIC
STATE FAIR
SWEET CHARITY
SWING TIME
THE MUSIC MAN
TOMMY
TOP HAT
WEST SIDE STORY

April Crossword Puzzle

ACROSS

- | | |
|-----------------------------------|---------------------------------------|
| 1) Emulate a quarterback | 42) Edible Pacific tuber |
| 5) Leak through slowly | 43) Part of a drum kit |
| 9) Prepares for a boxing match | 44) Ribonucleic acid, familiarly |
| 14) With the bow, to a violinist | 45) Old sailor |
| 15) All done | 48) Rustic poems (var.) |
| 16) Hushed | 50) Christian Coalition, e.g. |
| 17) 1986 "fish out of water" film | 52) ___ Island (immigration landmark) |
| 20) Hot and sultry | 56) Partial paralysis |
| 21) Condiment in gourmet cooking | 60) Not at all harsh |
| 22) Perspiration | 62) Good thing to have in the jungle |
| 23) Nicholas I was one | 64) Farm mudholes |
| 24) Become embedded | 65) Big-mouthed pitcher |
| 27) Tire protector | 66) Noted canal |
| 32) Recede like a tide | 67) Is inclined |
| 35) One way to cook eggs | 68) "Friends" friend |
| 37) Common beverage | 69) Changes hair color |
| 38) Cause for ahem? | |

DOWN

- 1) Formal accords
- 2) It points the way
- 3) Rifle attachment
- 4) Like a party animal
- 5) 37-Across, e.g.
- 6) Opposite of good
- 7) Anago, really
- 8) Fourth estate
- 9) Shape learned in preschool
- 10) Corny bits of wordplay
- 11) Verdi classic
- 12) Walk dizzily
- 13) Proofreader's direction
- 18) Multi-armed creatures
- 19) Unable to hear
- 23) "Poly" attachment, in school names
- 25) Have on
- 26) B-movie machine guns
- 28) Major ATM manufacturer
- 29) It can open for you
- 30) Impressive style
- 31) Pro ___ (in proportion)
- 32) Semiaquatic salamanders
- 33) Hillside, to the Scottish
- 34) When doubled, one of the Society Islands
- 36) Be in charge of
- 39) "In ___ We Trust"
- 40) Make an attempt
- 41) Cosmetics queen Curtis
- 46) Be preoccupied with
- 47) Flippant
- 49) Assaulted with goo
- 51) Purple willow, e.g.
- 53) Distrustful
- 54) Private film producer, informally
- 55) Eyelid lumps
- 56) Whispered attention-getter
- 57) Poker pay-in
- 58) Form of precipitation
- 59) Barely managed
- 60) Bottom of the barrel
- 61) Does the wrong thing
- 63) A couple

REPTILE HOUSE

By Alice Goodwin

1	2	3	4		5	6	7	8		9	10	11	12	13
14					15					16				
17					18					19				
20								21						
22								23						
			24		25	26			27		28	29	30	31
32	33	34		35				36			37			
38				39					40	41				
42							43					44		
45				46	47		48				49			
				50		51			52		53	54	55	
56	57	58	59					60	61					
62								63						
64						65					66			
67						68					69			

SUDOKU

How to play:

Each 3x3 square should contain numbers 1-9, when completed correctly all nine columns down and all nine columns across will contain numbers 1-9 with no repeats.

1				5			6	
		5			6	1		
	9		1	4			8	
	5		8			9		6
9			3		4			7
7		1			5		2	
	1			3	7		4	
		2	4			5		
	7			2				8



**Contact us today.
For all your insurance needs!**

P: 1-866-786-0892
F: 786-513-5719
E: info@sunbaycs.com
<https://sunbaycs.com>

OPEN ENROLLMENT IS
NOW OPEN FOR
MEDICARE &
ACA (OBAMACARE)

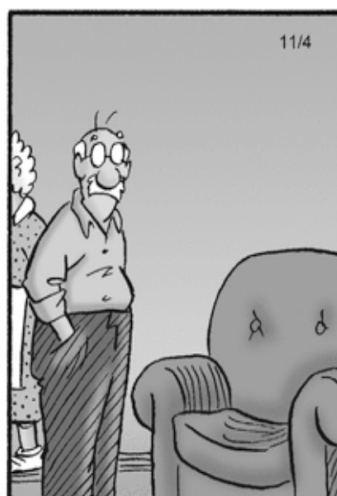
LVPOA OWNERS REMINDER:

**Register to the owner portal to
view owner information
and to pay your assessments
online.**

**Scan QR Code to be directed to
the portal.**



**See page 19 for a guide on how
to register, view payment history
and view documents.**



Message From the Activity Committee:

FUTURE EVENT AT LAS VERDES!

Do you have ANY INTEREST in TRIVIA NIGHT AT THE CLUBHOUSE? If so, please text the word TRIVIA and your name to 631-252-7022 before APRIL 30 (No commitment needed at this time).

Target date SATURDAY OCTOBER 18, 2025 (in time for the return of SNOWBIRDS)

Basic Rules

- 6-8 people per team on 1 table
- 4-5 rounds of 8-10 questions – 1 answer sheet per table
- MC (Master of Ceremonies) calls the questions
- NO TECHNOLOGY ALLOWED (cell phone, tablets, no cheating!!!)

\$5 entry fee includes:

- Questions with Moderator
- MODEST PRIZES
- Winning team will have their photo taken and published in the next Newsletter
- Clean-up fee

BYOB and snacks

2-3 hours of fun

Again, please RSVP(your interest) ASAP to 631-252-7022 and if we get enough responses, we will make this happen, and possibly repeat throughout the season!

Howard A. Bueller, M.D., F.A.A.D.

**Diplomate, American Board of Dermatology
Fellow, American Academy of Dermatology
Fellow, American Society for Mohs Surgery**



Medical and Surgical Dermatology

Eczema, Psoriasis, Acne, Warts, Itching

Skin Cancer and Melanoma

Detection and Treatment

Mohs Micrographic Surgery

Cosmetic Skin Rejuvenation

***Botox® Cosmetic, Dysport, Restylane™, and
IPL - for brown spot removal!***

PUVA and UVB Phototherapy

***Medicare and Many Insurance Plans Accepted.
New Patient Appointments Available.***

No waiting!

**5258 Linton Boulevard, Suite 306
Delray Beach, FL 33484
(Next to Delray Medical Center)**

**Phone: (561) 498-2911
Fax: (561) 496-0282
Website: www.bocaratonderm.com**

Wouldn't it be great...
**IF OUR "CITIZEN OBSERVER PATROL" CAR
COULD DRIVE ITSELF?**

== But since it doesn't ==
WE NEED YOU!



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:
PALM BEACH COUNTY SHERIFF'S OFFICE VOLUNTEER SERVICES UNIT:**



561-688-3980 / VOLUNTEER@PBSO.ORG

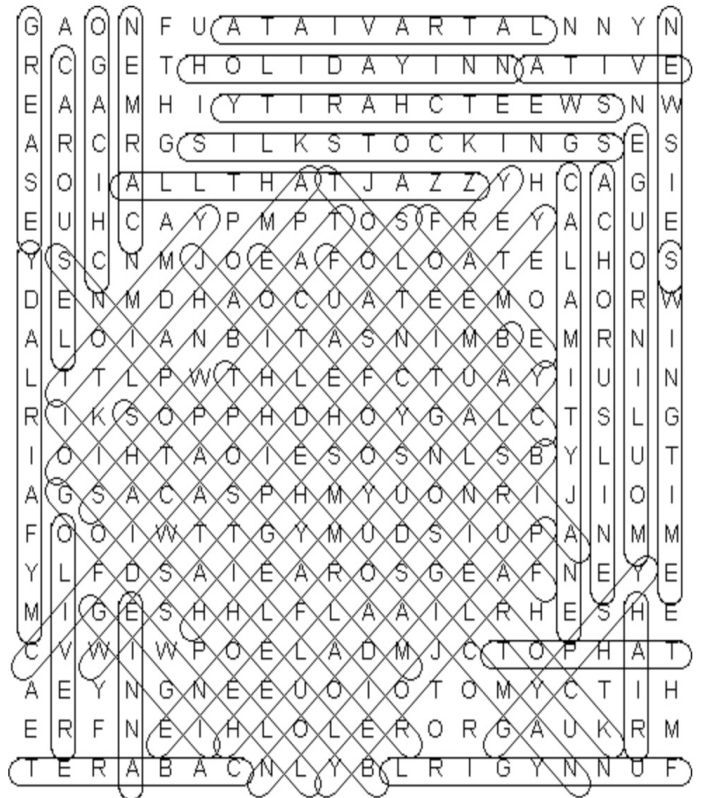
Sudoku Puzzle Solution

1	3	8	2	5	9	7	6	4
2	4	5	7	8	6	1	3	9
6	9	7	1	4	3	2	8	5
4	5	3	8	7	2	9	1	6
9	2	6	3	1	4	8	5	7
7	8	1	9	6	5	4	2	3
8	1	9	5	3	7	6	4	2
3	6	2	4	9	8	5	7	1
5	7	4	6	2	1	3	9	8

1sudoku.com

n° 24450 - Level Medium

Word Search Solution



The hidden movie is: **A FUNNY THING HAPPENED ON THE WAY TO THE FORUM**

Crossword Puzzle Solution

REPTILE HOUSE

By Alice Goodwin

1	P	A	S	S		5	S	E	E	P		9	S	P	A	R	S
14	A	R	C	O		15	O	V	E	R		16	Q	U	I	E	T
17	C	R	O	C		18	O	D	I	L	E	19	D	U	N	D	E
20	T	O	P	I	C	A	L		21	S	E	A	S	A	L	T	
22	S	W	E	A	T		23	T	S	A	R						
				24	L	O	D	G	E		27	F	E	N	D	E	R
32	E	B	B		35	P	O	A	C	H		37	C	O	L	A	
38	F	R	O	G	I	N	T	H	E	T	H	R	O	A	T		
42	T	A	R	O		43	S	N	A	R	E		44	R	N	A	
45	S	E	A	D	O	G		48	I	D	Y	L	S				
					50	B	L	O	C		52	E	L	L	I	S	
56	P	A	R	E	S	I	S		60	L	E	N	I	E	N	T	
62	S	N	A	K	E	B	I	T	E	R	E	M	E	D	Y		
64	S	T	I	E	S		65	E	W	E	R		66	E	R	I	E
67	T	E	N	D	S		68	R	O	S	S		69	D	Y	E	S



Dr. Paul A. Weiner
PODIATRIC MEDICINE & SURGERY
Proudly Serving
South Florida Since 2000



SAME CONVENIENT LOCATION!
15300 Jog Road, Suite 204
Delray Beach
NEW PHONE NUMBER!
561-265-5424

Paul A. Weiner, DPM



OWNER PORTAL

To Register:

- Go to Portal
- Click Sign In
- It will take you to login page, click Create Account.
- Make sure to include the Account Number and/or property address.
- After you register, the management office has to approve your registration. Once approved you will receive an email to change your password.

If you have more than one account:

- Click on your name on the top right corner
- Click on **Switch Accounts**
- Scroll down click on **Register Additional Property**
- If you need to switch accounts just do steps 1-3 to select the account you want to access.

To View Payment History :

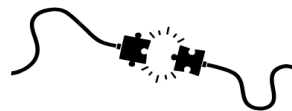
Your Account Balance shows up on your dashboard.

If you would like to view Payment History, click on **Account Info** button.

You can also pay online & set up recurring payments by going to the **Pay Assessment** tab.

To View Documents:

- Hover over the **Community Information** Tab
- Click on **Documents** in the dropdown
- Click on the folders on the left side of screen
- Documents will be on the right side, just click on the documents and they will download to your device.



PROVEN EXPERTISE AND COMPETITIVE FEES



Karen Fhima Lippman
Certified Public Accountant

Tel: 561-999-9701
Fax: 561-999-9703

karen@lippmanfc.com



We breathe new life into your community!

SPECIALIZING IN PROVIDING PERSONAL SERVICE TO SMALL BUSINESSES AND INDIVIDUALS.

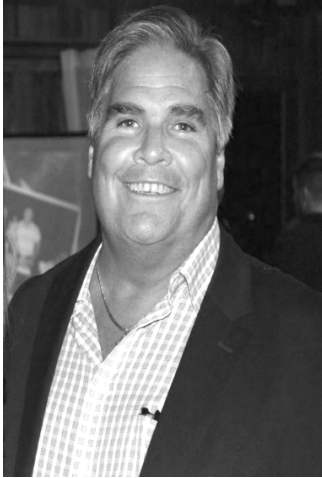
ONE STOP SOLUTION FOR YOUR ACCOUNTING AND FINANCIAL NEEDS

- Accounting for Condominium and Homeowners' Associations
- Small Business Accounting, Audits and Tax Services
- Individual Tax Returns • Business Tax Returns
- IRS Resolutions • Tax Planning
- Payroll Services • Financial Analysis
- Consulting

CALL FOR AN APPOINTMENT TODAY !

361 East Hillsboro Blvd.
Deerfield Beach, FL 33441

**COMPLIMENTARY
BUSINESS TAX CONSULTATION**



ZACK FORRESTAL Realtor

Direct: 561-577-9722

Office: 954-815-6846

TRUE

Zackf888@comcast.net

SUN & SEA PROPERTIES
WHERE FLORIDA DREAMS COME

Call Zack Forrestal Today for all your Real Estate needs. With over 18 yrs experience selling Las Verdes, he's your Las Verdes Property Expert!

"Zack made the entire listing and sales process extremely easy for my wife and me. Your actions getting my place ready for sale and taking care of any problems that arose during the showings and contract negotiations went above and beyond what would be expected from any realtor. Your expertise in handling this transaction reassured me that I picked the right agent to handle my sale."
Mark Covet 2022

PROPERTIES FOR SALE:

Top Floor Deluxe True 3 Bedroom Condo is move in ready n all redone. Den converted to 3rd bedroom, perfect for visitors. Newer kitchen n baths in mint condition, plus Accordion Shutters for storm protection....Reduced to \$249,900 (Banyan)

End Unit 2nd Floor regular 2 bedroom has nice 18" diagonal tile in living areas and newer laminate in both bedrooms, new vanities, new Refrigerator & Disposal and updated AC & Water Heater systems, offered Turn Key...only \$209,000 (Olive Leaf)

Best Buy Turnkey Unit in all of Las Verdes this 2/2 ground floor unit has remodeled Master Bath, tile throughout, New AC System '23 & Tankless Water Heater...Lowest Price in LV \$199,000 (Oleander)

Recent Sales **by Zack:** 121 Coconut Palm, 5469 Laurel Oak St, 219 Palmetto, 307 Evergreen, 111 Aspen, 316 Evergreen, 207 Evergreen, 15741 Bottlebrush Cir, 205 Aspen, 123 Coconut Palm, 317 Cypress, 121 Banyan, 203 Palmetto, 108 Oleander, 307 Coconut Palm