



CASTLE GARDENS EXECUTIVE COUNCIL, INC.

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MEETINGS TO ATTEND

- EXECUTIVE BOARD MEETING
- EXECUTIVE COUNCIL MEETING

09/08/2026

UPCOMING EVENTS

- MENDEZ MEDICAL CENTER
- LABOR DAY CELEBRATION

09/03/2026

09/05/2026

SEPTEMBER 2026
VOLUME 9

Happy
LABOR DAY





THE VICE PRESIDENT'S MESSAGE SEPTEMBER 2026

MARY OWJI

VICE PRESIDENT OF THE CLUBHOUSE EXECUTIVE BOARD

Hello September!

Can we talk?

Do you have questions? I have some answers.

When is the next Council Meeting; and why should I go to the meeting?

I'm glad you asked, it is scheduled for Tuesday September 8, at 7:00 pm. As an Owner / Resident your voice is important.

What can I say or do to make anything better?

That's a great question. Let's briefly dig into things we all can do....

Governance & Administration

- Join the Board of Directors: Run for an open seat to directly influence budgeting, maintenance schedules, and community policies.
- Attend Meetings: Regularly participate in general Monthly / Condo board meetings to stay informed, vote on key decisions, and provide constructive feedback during public comment periods. Be in the loop of recent decisions, ongoing repair projects, and financial summaries. Dates, times, and RSVP details for social gatherings or meetings.
- Seasonal upkeep, landscaping rules, or trash pickup schedules that would reflect any citywide changes.
- Serve on Committees: Join specialized advisory groups (e.g., finance, landscaping, architectural review, social, or rules enforcement) to assist the board with detailed research and planning.

Property Care & Vigilance

- Prompt Maintenance Reporting: Report common element issues—such as water leaks, broken exterior lighting, damaged gates, or elevator malfunctions—to management immediately to prevent costly damage.
- Follow Rules & Guidelines: Adhere to trash disposal, parking, noise, and pet policies to keep the communal areas clean and reduce administrative enforcement costs.

Community Engagement & Support

- Organize Social Events: Assist the Director of Activities committee with holiday gatherings, and community events. Fostering a friendly atmosphere and building strong neighbor relationships.
- Help Neighbors in Need: Assist elderly or vulnerable residents with minor tasks, such as carrying groceries, package retrieval, or emergency prep.
- Communication Support: Assist and contribute to community communications, such as newsletters and bulletin board updates.

Essential Section

Drive Safely: Back-to-School Season is Here

With school back in session, our neighborhood streets are much busier during the morning and afternoon hours. Please remember to slow down, completely stop at all stop signs, and stay alert for children walking to / from school or waiting at bus stops.

Fall Prep and Landscaping Reminder

As summer winds down and being in Hurricane Season, please take some time to tidy up your property. Trim back dead summer flowers and ensure your lawn furniture is properly stored should we have any storms.

Shhhh.....uh! never mind, just go and spread the word.

We're having refreshments at the next Council meeting. See you there.

With Love and Respect,

Mary



**Happy Birthday - Andre Loyer, Ramadan Shabaaz, Laura Bertarioni,
Vera Shankman, and all others having birthday this month. Wishing you all a
Beautiful Celebration Month**



CASTLE GARDENS LABOR DAY CELEBRATION @ Clubhouse **Saturday SEPT 5TH** **Time: 6:00pm - 10:00pm**

Lets celebrate our Cultures, our Community and our Unity.

Bring your country to the celebration - Country's Flag.
Bring a favorite meal or dish that highlights your country's culture. Wear something that represents that culture.

One Community, Many Cultures, One Heart.

Lets make this Labor Day a Colorful Celebration of Foods, Flags, Friendship and Culture.

MUSIC ALL NIGHT LONG

RSVP - 954 - 733 - 6030

Please let us know a head of time the dish
you are taking to this event

CASTLE GARDENS EXECUTIVE COUNCIL WEBSITE LAUNCH

We're excited to introduce the new community website, created to make it easier for residents to stay informed, explore amenities, view upcoming events, and submit booking requests online.

www.CastleGardensCommunity.com



**SCAN TO
VISIT THE WEBSITE**



VIEW MEETINGS & EVENTS

Check the community calendar for upcoming meetings, activities, and important dates.

REQUEST A ROOM BOOKING

Explore available event spaces, review capacities and rental rates, and submit your booking request online.

EXPLORE OUR AMENITIES

Learn more about the clubhouse, pools, fitness center, bowling lanes, theater, library, event rooms, and other community amenities.

ACCESS COMMUNITY NEWS

Read the latest newsletters, announcements, and community updates in one convenient place.

Come ENJOY AN Afternoon TO REMEMBER!

Great company, lots of laughs
and the chance to win
amazing prizes!

*Good times.
Great memories.*

BINGO!

 FUN, PRIZES AND SMILES
AWAIT YOU! 



DATE:
09/03/2026



TIME:
2:00 PM



LOCATION:
CLUB HOUSE


Share laughs,
make new friends
and enjoy an afternoon
full of joy and
good vibes.

*We can't wait
to see you!* 



Every number
brings us
closer to a great
memory!

PROUDLY SPONSORED BY: 

 **aetna**® &


MÉNDEZ
MEDICAL CENTER
Caring for Our Community

FOR MORE INFORMATION, CONTACT:

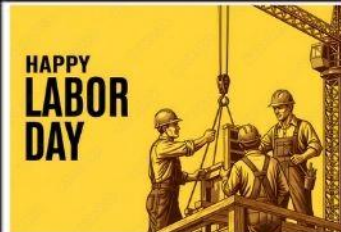
Sheila Berquist

 **407-443-2938**



BECAUSE OUR SENIORS DESERVE **THE BEST!**



Clubhouse Week Day Hours Mon - Fri 8 am - 10 pm		SEPTEMBER 2026					Clubhouse Week End Hours Sat 10 am - 10 pm Sun 10 am - 8 pm	
SUN	MON	TUE	WED	THU	FRI	SAT		
		1 Publix @ 10 am	2 Executive Board Meeting @ 4 pm Games Night - Every Wednesday @ 4 - 7 pm	3 Walmart (Sunrise) @ 10 am Mendez Medical - Bingo @ 2pm - 4pm	4 Lauderhill Fish & Meat @ 10 am	5 Clubhouse Event @ 6:00pm International Day of Charity		
6 Reserved Rm 2 & 3	7 Labor Day Office is Closed	8 Publix @ 10 am Executive Council Meeting @ 7 pm	9 Games Night - Every Wednesday @ 4 - 7 pm	10 World Suicide Prevention Day Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	11 Patriot Day Aldi / Walmart & Broward Meat @ 10 am	12		
13 Reserved Rm 2 & 3	14 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	15 Publix @ 10 am	16 Games Night - Every Wednesday @ 4 - 7 pm	17 Walmart (Sunrise) @ 10 am Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	18 Lauderhill Fish & Meat @ 10 am Rental Auditorium	19 Rental Auditorium Rental Rm 2 & 3		
20 Reserved Rm 2 & 3	21 Yom Kippur Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	22 Publix @ 10 am	23 Fall begins Games Night - Every Wednesday @ 4 - 7 pm	24 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	25 Aldi / Walmart & Broward Meat @ 10 am National Daughter's Day	26		
27 Reserved Rm 2 & 3 Gold Star Mothers Day	28 National Son's Day Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	29 Publix @ 10 am World Heart Day	30 Games Night - Every Wednesday @ 4 - 7 pm					

Residents Must Inform The Clubhouse for Use of Pools & Picnic Area With Gathering of ten or More (10+)

FUNNIES

Life is short,
so do what makes you
HAPPY.

Be with those who
make you. *smile,*
laugh as much as you
breathe,
and **love**
as long as
you *live!*



CLASSIFIED ADS

These are paid advertisements, Castle Executive is not responsible for service.

Are you looking for a job? I can help, call Ivylin @ 754 - 252 - 1444. Online Experience would be a great asset. Website: isamuels.wearelegalshield.com. No experience needed; I will train you. Notary Service are also available, if you need your will done, we can help for a small fee. (Exp. 09/2026)

One Furnished Bedroom for rent in Sunrise. For inquiries please call 954 - 588 - 7980 or 914 - 426 - 8672 (Exp. 09/2026)

Carla at building # 3, License CNA & Certified HHA seeking a job as a caregiver, companion and house cleaning. Please contact Carla at 347 - 759 - 8391 (Exp. 09/2026)

One Bedroom Condo for Sale, for inquiries please call: 754 - 252 - 1444. Price negotiable - \$95,000.00 or rent to own. (Exp. 09/2026)



954-693-9989

www.rmgsouthflorida.com

Email us at **info@rmgsouthflorida.com**

- Tenant Screening
- Rent Collection
- Tenant Placement
- Maintenance Coordination
- HOA/Condo Management - Licensed & Insured

Serving South Florida for over 25 years

(Exp. 09/2026)

IF YOU WANT TO PUT YOUR CLASSIFIED AD IN THE NEWSLETTER, PLEASE VISIT THE CLUBHOUSE OR CALL 954-733-6030 OR EMAIL CASTLEEXECUTIVE@COMCAST.NET

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**PRIME TOTAL SERVICES**
DEPENDABLE HOME CARE & MAINTENANCE

FRIENDLY & RESPECTFUL SERVICE
SERVING OUR COMMUNITY WITH PRIDE

HONEST & REASSURING SERVICE

Let Us Help Keep Your Home Safe & Clean

Relax and let our professional, respectful team handle the heavy lifting. Honest, quality care for your home—always at reasonable rates.

(Exp. 09/2026)

HOW WE CAN HELP YOU TODAY:

-  **Carpet & Rug Cleaning**
Gentle, deep clean extraction to remove stubborn stains and allergens.
-  **A/C & Heating Maintenance**
Keep your home warm or cool with certified system tune-ups and filters.
-  **Safe Roof & Tile Cleaning**
Gentle, non-damaging soft wash that safely protects your home's exterior.
-  **Pressure Washing (Driveways & Patios)**
Cleans away slippery mold to keep walkways, patios, and driveways safe.
-  **Dryer Vent Cleaning & Safety**
Saves energy and helps prevent dangerous laundry room lint fires.

 PLEASE CALL US FOR A FREE, EASY ESTIMATE
754-801-3083

LICENSED & INSURED · SENIOR-FRIENDLY CREW
Your complete peace of mind is our only goal.

LOOKING TO SELL YOUR LAUDERHILL CONDO?

Before you sell, it is important to know how marketable your condo is to today's buyers.

I'm Sharon McLennon, a Lauderhill Real estate broker and CPA. I help condo sellers like you turn buyer interest into a strong financial return.



Sharon McLennon
754-246-6002

Start with my FREE Marketability Quiz to see how appealing your condo is in the current market.



- ✓ Find out how sellable your condo is right now
- ✓ Get instant, personalized insights
- ✓ Take the first step towards selling for maximum value.

▪ Scan the QR code above or visit <https://bit.ly/4nbpKHx>



(Exp. 09/2026)

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Your Castle Gardens Real Estate Consultant—Here to Help!

As a long-time Castle Gardens resident and licensed Florida Realtor, I understand our community, our buildings, and our market. I am here to help you buy, sell, or invest with clarity and confidence. Buying or Selling in Castle Gardens? Let's Make It Happen.

The more you know - Condo Law Reforms effective January 1, 2026.

These Reforms protect owners, strengthen communities, and create a more transparent condominium market. I am here to help you understand what these changes mean for your building, your budget, and your long-term investment

- Requirements include:
 - Digital posting of meeting minutes and videos for associations with 25+ units.
 - Increased accountability for how boards spends owner money.
 - More visibility into fee increases and special assessments. Condo Records Transparency Requirement (Separate Provision), a separate law that took effect Jan 1, 2026, specifically targets records access for condominium residents statewide.
- What this means:
 - Associations must respond faster to records requests.
 - Penalties for non-compliance are strengthened.
 - Digital access is now the default expectation.

Located in the highly desired Building 12 • Unit 618, Spacious 2/2 in Castle Gardens — \$150K, negotiable.

For Sale 2 bed 2 bath Updated Condominium for Sale New Hurricane Impact Windows Bldg. 8 Unit 112 \$150, 000. List price open for negotiation.

"Thinking of buying or selling? Let's chat! Call or text me at 954 445-5127."

FL Real Estate Lic. #: 0702688

CASTLE GARDENS CLUBHOUSE CONTACTS

Address: 4850 NW 22nd Court
Lauderhill, FL33313

Email: castleexecutive@comcast.net

Phone: 954-733-6030

Fax: 954-733-6047

www.CastleGardensCommunity.com

Olivier Protection Services: To contact the on - duty
Surveillance patrol between the hours of 10 pm – 6 am (as of March 12, 2026)
Call 954-278-1676

If you are involved in an emergency, call 911

If you are not having an emergency, call the Lauderhill Police Department at
954-764-4357

THE EXECUTIVE BOARD OF DIRECTORS:

Executive President: Cherianna Brown Phillips

Email: president.cgfl@gmail.com

Executive Vice President Mary T. Owji

Email: vpresident.cgfl@gmail.com

Treasurer: Johanne Raymond

Email: finance2.cgfl@gmail.com

Secretary: Sharon Thompson

Email: secretary - analdea88@yahoo.ca or cgfl@gmail.com

Vice President of Activities:

Email: entertainment.cgfl@gmail.com

Marva Farquharson

Vice President of Maintenance:

Email: maintenance.cgfl@gmail.com

Michel Lacroix

Vice President of Security:

Email: protectioncgdirector@gmail.com

Camille Masse

For all your notary needs please contact Castleexecutive@comcast.net
or Telephone us at 954-733-6030

For classified ad in our newsletter

Please visit clubhouse or call 954-733-6030

Clubhouse phone: 954-733-6030

WWW.CASTLEGARDENSCOMMUNITY.COM