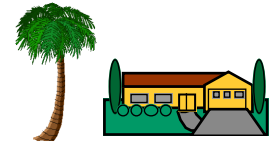




# Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association  
**May 2026 Edition – Published Quarterly since 2001**  
Available at <http://www.CypressIsles.org> > Archives



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## Cypress Isles Annual Members Meeting May 19th

The **2026 Cypress Isles Annual Members Meeting** will start at **5:30 pm** on **Tuesday May 19<sup>th</sup>** at the WLCA Community Building, 453 Mark Twain Boulevard. If we get a quorum (47 owners either in person or by proxy) we could have the first board member election since 2008.

We hope to see you at the meeting, but if you can't make it, PLEASE fill out the proxy and return it to Towers Property Management by 4:00 pm on May 18th or to the Secretary at 726 Divine Circle. There is a box on the porch for the proxies.

The agenda is available as a link on the website home page.

## Entrance Mulch Gets Refreshed

*Many rakes make light work.*

If you're busy watching for traffic as you enter or leave Cypress Isles, you might not notice the mulch around the entrance landscaping. Mulch helps keep moisture in and keep weeds out, but it tends to disappear over time. A lot of the mulch that was installed during "Mulchfest 2024" had dissipated and needed to be replaced, so on April 25<sup>th</sup> six board members and spouses volunteered their Saturday morning to truck and spread 113 bags of pine bark nuggets around the flower beds at both entrances. The total cost of the nuggets was \$539 -- much less than a landscaper would have charged. And the flower beds should look good for another couple of years.

## Need to Clean your Roof?



*Have it done or do it yourself but don't overclean or overpay.*

Most of us know how to clean driveways and sidewalks, but roof cleaning can leave many of us scratching our heads. Homeowners who are not familiar with roof cleaning can become easy prey for shady contractors, such as a recent contractor who offered to clean a roof for \$700.

Other contractors who should know better propose pressure washing, which damages the shingles and can void the roof warranty. Asphalt shingles should never be pressure-washed.

Do-it-yourself roof-cleaning products, such as Spray & Forget™ and Wet & Forget™, cost much less than \$100 and can be sprayed onto a roof from the ground and then hosed off along with the removed algae, mold, and mildew. Home improvement stores can also offer advice about roof cleaning.

Whether you decide to hire a contractor or do it yourself, consider covering nearby plants to protect them from being damaged by the chemical runoff.

*Dennis Horazak, Roving Reporter for Cypress Isles News*

## News from WLCA



*Here are highlights from the February 23rd, March 23rd, and April 27th board meetings.*

- **Board Reorganization** – Dwight Mitchell resigned from the board, creating a board vacancy. Remaining board members appointed Kristen Lambros to serve the 2nd year of that director position, since she received the fifth-largest number of votes at January's Annual Meeting. The board subsequently elected Kristen to be vice-president. The reorganized 2026 WLCA Board members are President Marcos Font, Vice-president Kristen Lambros, Secretary Tiffany Jensen, Treasurer Bob Fisher, and Directors Sue Parrish, Daniel Luis Ortiz, and Matt Meyer.
- **New Agenda Order** – Starting in April, audience members will be able to comment on each agenda item after the board discusses it but before the board votes on it, and the Open Forum will be moved to follow the meeting adjournment.
- **Amended Rules of Use** - The board approved several amendments to the WLCA Rules of Use for Amenities and Common Areas, including new rules for the walking track and

motorized devices such as E-bikes, electric scooters, and similar equipment. The amended Rules will be posted on the WLCA website.

- **Revised ARC Rules** – The board approved proposed changes to WLCA Rules & Regulations, including the removal of color restrictions for holiday lighting. The revised Rules are posted on the WLCA website.
- **Self-help Added to Covenant Enforcement** –The board approved a new “self-help” procedure for recalcitrant homeowners. If a homeowner has still not corrected a covenant violation after three monthly notices, nor contacted WLCA requesting a time extension, WLCA will give the owner two choices: (1) correct the violation within 15 days or (2) agree to have WLCA correct the violation at the owner’s expense. If the owner refuses both options, the case will be sent to the attorney for further action.
- **Focus Groups and Townhalls**– Kristen Lambros proposed having focus groups and townhall meetings hear feedback about WLCA’s operations. The focus groups would consist of two to five owners from each neighborhood. Focus groups have received only slight interest so far.  
The townhalls were intended to be quarterly, with the first one scheduled for Monday April 20th. That townhall, however, was changed to a Neighborhood Leadership Roundtable with attendance limited to neighborhood board members. (See “April 20th Leadership Roundtable” for details.)
- **Entrance Fountain Repairs** –In February the entrance fountain developed a leak located under the fountain itself. WLCA received proposals for \$22,000 and \$30,000 to fix the leak under the fountain and a bid for \$1,750 to inspect the fountain. The \$1,750 inspection was recommended, but others suggested removing the problematic fountain altogether and replacing it with landscaping.
- **Comcast EMA Approved** – The board approved an Exclusive Marketing Agreement (EMA) with Comcast under which Comcast would pay WLCA in exchange for exclusive rights to market bulk service to Waterford Lakes. This EMA does NOT mean WLCA is going bulk, rather that for the next 7 years no other company can attempt to sway the current and future boards to agree to their bulk service. WLCA does NOT want bulk service, and none will be provided.  
This agreement does not affect individual homeowners, who are still free to choose whatever service provider they want, independent of this WLCA EMA with Comcast.
- **Irrigation Waterline**– Dave Schmitt Engineering developed final plans to connect the pump house to Woodbury Road. WLCA asked for vendor recommendations to connect the reclaimed water line to the WLCA irrigation line.
- **Muscovy Duck Management** – Black-and-white Muscovy Ducks are members of an invasive duck species that bullies other ducks. WLCA hired Florida Wildlife Trappers, which removed 82 ducks and 11 adorable ducklings so far, but many more remain.
- **Planned Pond Repairs** - Repairs are planned for 2026 to Pond 6 in Waterford Park, Pond 9 in Waterford Cove, and Pond 11 east of the Cypress Isles front entrance.

## April 20th Leadership Roundtable



*The planned “Town Hall” was converted to a Neighborhood Leadership Roundtable*

Twenty-one neighborhood board members attended the “Neighborhood Leadership Roundtable” (formerly known as the “Town Hall”) on April 20th in the Community Building. The meeting did not have to be open to the public because there was neither a majority of Voting Member presidents nor a majority of WLCA Board members. However, the fact that what was originally billed as a “Town Hall” was changed to a closed meeting caused predictable anxiety on social media such as the rumors posted on the Waterford Lakes Talks Facebook page, and the false accusations of WLCA holding an illegal meeting on NextDoor.com. It was not illegal.

The meeting was a brainstorming session where neighborhood leaders provided feedback about WLCA operations. The meeting went smoothly because no decisions were to be made, so there was no need to debate anything to a conclusion. Also, since it was a closed meeting, it was free of procedural apartheid whereby a minority of disruptive homeowners hijack otherwise civil proceedings. None of those disruptive homeowners are from Cypress Isles.

The meeting covered four topics:

1. **Covenant Inspections** - Reflecting on covenant inspections since June 2025.
2. **WLCA Board Meeting Experience** - Reflecting on WLCA board meetings.
3. **Management & Communication** - Reflecting on communication between WLCA, management, and neighborhood boards.
4. **The WLCA & Neighborhood Board Relationship** - Reflecting on the working relationship between WLCA and neighborhood boards.

Attendees were asked to address four sub-topics under each topic:

- A. What do you think is going well?
- B. What do you think is going poorly?
- C. What if we tried...?
- D. What would make this better?

Attendees wrote their answers to 1A, 1B, 1C, etc. on 4x4 Post-its, then posted them on the walls around the room under each topic and sub-topic, followed by limited discussions.

No decisions were made at the meeting. The post-its are being transcribed onto PDFs to be distributed to neighborhood board members for further consideration and possible actions. That comprehensive PDF has not been distributed by WLCA as of this writing.

*Dennis Horazak, Roving Reporter for Cypress Isles News*

## Whatcha Gonna Click?



[www.ocso.com](http://www.ocso.com) - to report non-violent crimes online, such as lost property, theft, vandalism, and vehicle burglary, go to [www.ocso.com](http://www.ocso.com) > Crime Information > File Police Report. Read the instructions, scroll down, and click on the type of incident, and fill out the form.

[www.ocso.com](http://www.ocso.com) - Double-click on "Property Crimes and Robberies in Your Zone" then scroll down and select Zone 22B to find out what types of crimes are occurring in your area.

Duke Energy Streetlight Repair or Power Outage [www.progress-energy.com](http://www.progress-energy.com) > Report an Outage>

A streetlight or area light needs repair > Request a light repair, then follow the prompts to point to the light pole on the map.

You can sign up for power outage alerts and notifications by text or voice message—free service offered by Duke Energy, but standard rates apply according to your text plan. Check with your mobile carrier.

<http://www.orangecountyfl.net/AnimalsPets/ascForm.aspx#.VNTxUMZ9tiU> - Animal Services complaint

CLICK before you dig (Sunshine Network)

[www.call811.com](http://www.call811.com)

Miscellaneous Services – Go to> [www.cypressisles.org](http://www.cypressisles.org) and scroll down to "Whose job is it anyway?"

## Who Ya Gonna Call?



WLCA Office 453 Mark Twain Blvd.

(answered 24/7) 407-380-3803

Orange County Sheriff's Office Non-emergency

407-836-HELP (4357)

Animal Control (unleashed pets, etc.)

311 – by CELL phones only,  
or (407) 836-3111

Bear (or other wildlife) issues

888-404-FWCC (3922)

Duke Energy - Report a power outage:

1-800-228-8485

Call before you dig (Sunshine Network)

811

Orange County 311--One Call for Almost Anything

311 – by CELL phones only  
or (407) 836-3111

## Cypress Isles Contact List

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## CIN Subscriptions and Publication Schedule

The *Cypress Isles News* is published quarterly by the Board of Directors for the residents of Cypress Isles. All issues are published on the Cypress Isles website - [www.cypressisles.org](http://www.cypressisles.org) – and sent by email – in February, May, August, and November.

If you would like to receive the newsletter by email, please email me at: <[sanden@bellsouth.net](mailto:sanden@bellsouth.net)> Please include your name, address, and phone number so I can call you for clarification in case there is a problem with the email address.

*Sandra Horazak, Editor*



*Happy Mother's Day – May 10<sup>th</sup>*



*Happy Father's Day – June 21<sup>st</sup>*