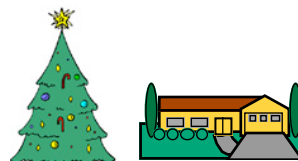




# Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association

**November 2010 Edition – Published Quarterly since 2001**

<http://www.CypressIsles.org>



## Holiday Lighting Contest December 12

*Different year, different awards!*

The annual Cypress Isles Holiday Lighting Contest will be on Sunday December 12th starting at 7:00 p.m.

This year, instead of first, second, and third place awards (they're SO last century) we'll have awards in various categories, such as the Nice-n-White award, the Most Colorful Mix award, the Most Things in the Yard award, and -- Progress Energy's favorite -- the Whirling Wattmeter award.

Winners will be posted on our website shortly after December 12<sup>th</sup> and published in the February 2011 *Cypress Isles News*.

## Orange You Festive!

Again this year, Pam and Bob Janoske kicked off the holiday decorating season with their orange lights in the trees over the west/south/front entrance to Cypress Isles. Thanks, Pam and Bob!



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The next board meeting – the last one this year -  
- will be November 16, 2010 at 6:30 PM at  
Connect Realty, **\*new location\*** ---  
11513 Lake Underhill Road. It's in the same  
complex, but is one building west (closer to  
Hooters) of the prior location.

## New Manager, New Phone

*Same company.*

Welcome to Bob Borg, who has been our association manager since October, replacing Marie Anderson. Bob is also from Community Management Professionals, Inc. and has 17 years management experience.

Community Management Professionals recently moved to new offices with new phone numbers. Bob is at 407-455-5917.

*Dennis Horazak, Secretary*

## 2011 Cypress isles Fees Up 0.0%

*Reserves balance increases in other areas.*

On September 21<sup>st</sup> the Cypress Isles board of directors approved a \$28,700 operating budget for 2011, keeping residential fees at \$51.25 per quarter. Details of the 2011 budget are listed in a separate article, "Cypress Isles 2011 Budget."

General and Administrative expenses, which account for about half of the budget, increased by 6.8 percent, primarily due to increased legal services associated with delinquencies and foreclosures. Grounds Maintenance expenses also rose, by 0.8 percent. However, most of the reserve accounts are now fully funded, so reserve contributions were reduced in order to offset these other increases.

### *Separate Coupons for WLCA, Cypress Isles*

Each homeowner should receive two payment coupon books during December – one for Cypress Isles and the other for WLCA. Each payment goes to a different address. In both cases, you can either pay the first payment by January 1, or you can pay off the entire year at once and get it over with. Either way, be sure to send your coupons with your checks.

*Dennis Horazak, Secretary*

## Dead Grass Problems?

*If it's brown, ask around.*

We know it's been a tough year for grass with the drought and chinch bugs and all, and about a quarter of the lawns have big brown patches. Some look like the work of chinch bugs, and some look to be fungus, as reported by one homeowner who replaced half his front lawn due to fungus.

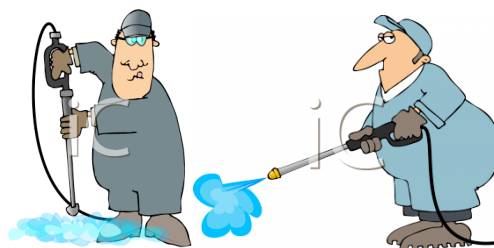
The best way to deal with brown spots in any lawn is to consult the garden center at Lowe's or Home Depot. The people there seem to know what's going on. If you bring some of your actual brown grass with you, or photos of the affected areas, the garden center will have a better chance of diagnosing the problem correctly.

So just do the best you can, ask some landscape dude/ette for advice, maybe spring for a round of fertilizer, and make sure the grass is well watered. (Only once a week until next March – odd numbered addresses on Saturday, even numbered addresses on Sunday.) We'll check back with you in the spring.

*Dennis Horazak, Blade Runner*

## Clean Your Own Sidewalks (CYOS)

*On the other hand, you've got no excuse for that Walk of Slime you call a sidewalk or driveway.*



There is a rumor that Orange County is responsible for cleaning our sidewalks. To check out that rumor, we asked Cathy Evangelo, Utility Coordinator & Sidewalk Program Manager for the Orange County Public Works Department, if they county cleans sidewalks. Ms. Evangelo replied, "We do not have funding to do sidewalk cleaning. Normally this is the responsibility of the property owner. We use our budget for new sidewalks and sidewalk repairs for safety concerns."

Her statement aligns with the times. A recent Rasmussen Reports telephone survey found that most voters (65%) say they prefer a government with fewer services and lower taxes rather than one with more services and higher taxes.

So if your sidewalk has more colors than an oil slick in the Gulf, get out the pressure washer (or rent one) and restore your hardscapes to their original concrete luster. Your yard will look better, the sidewalk will be safer to walk on, and you will help stop big government. It's a win-win-win.

*Luke Sidewalker*

## Move Outside Clutter Inside, Please

*Your driveway is not a showroom.*



Most people bring their trash cans and bins in within a day of collection, but a persistent few leave their trash cans, recycle bins, or hoses out all the time where they can be seen from the street. This is not good. Hoses, trash cans, non-working appliances, leftover fencing, spare pavers, your son-in-law's transmission – whatever it is, it belongs in your garage where your neighbors don't have to look at it.

If you don't have room in your double or triple garage for a hose or a couple of trash bins, then write to the producers of "Hoarders" and ask them to help you de-clutter your garage.

*Your Neighbors' ARC*

## Recycle Junk Mail, Office Papers

*Recycle junk papers and reduce your trash!*



You might have missed it, but there was big news on the front of the 2-page Summer/Fall 2010 issue of the *Orange County Recycler*. Residents of unincorporated Orange County can now recycle more materials curbside! The following additional materials are now accepted in the orange bin:

+ Junk mail (includes unopened or opened envelopes)

+ Office paper (does not include shredded paper)

Check it out for yourself. Go to <http://www.ocfl.net/utilities/> and scroll down to Recycling, where it says, "Use the orange bin to recycle: pasteboard (i.e., cereal boxes, empty paper towel and toilet paper rolls, and shoe boxes); newspapers, magazines, brown paper grocery bags, corrugated cardboard (flattened and cut down to no larger than 3 ft. by 3 ft.), catalogs, telephone books, **junk mail, and office paper.**

We started recycling junk mail at home and reduced our regular trash by about half.

*Dennis Horazak, Junk Mail Survivor*

## Celebration

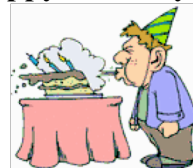
### Dates and Figs

#### Happy Anniversary to:



November 30 – Dick & June Glesener  
February 26 - John & Kathleen Tenney

#### Happy Birthday to:



November 16 – Vilma Hugh  
December 22 – Cookie Symons  
January 12 - Janice Patten  
January 26 - Kathleen Tenney  
February 4 – Scott Symons  
February 23 - Grace Tenney

### Who Ya Gonna Call?

WLCA Office (Becky) 407-380-3803  
453 Mark Twain Blvd. wlca@bellsouth.net  
Orange County Sheriff's Office  
Non-emergency 407-836-HELP (4357)  
Animal Control (unleashed pets, etc.)  
407-254-9140  
Progress Energy Streetlight Repair or Power Outage  
1-800-228-8485  
www.progress-energy.com  
Call before you dig (Sunshine Network) 811  
www.call811.com

### Whatcha Gonna Click?

www.ocso.com - Click on "E-Reporting" - to report certain types of crime online, such as lost property, theft, vandalism, and vehicle burglary.  
www.ocso.com- Click on "Property Crimes and Robberies in Your Zone" - to find out what types of crimes are occurring in your area.  
www.cfcrimelinewarrants.com - to check individuals for warrants.

### 2011 WLCA Fees Up 9.9%

*But hey, last year they went up 12.25%.*

On October 25<sup>th</sup> the WLCA board of directors approved a \$2.15 million operating budget for 2011 and \$156.00 quarterly fees for homeowners. This fee is 9.9% higher than the current quarterly fee of \$142, but the increase is less than the 12.25% increase in 2010 or the 15% increase in 2009. As with most HOAs, the increases are due to unprecedented delinquencies and foreclosures.

The entire 3-page WLCA budget for 2011 is posted on the WLCA web site at [www.mywaterfordlakes.org](http://www.mywaterfordlakes.org). Click on "resident," then click "Documents," choose the category "2011 Approved Budget," then click on "2011 Approved Budget." This budget will also be mailed to all 3,380 WLCA homeowners at the end of the year.

*Dennis Horazak, WLCA Correspondent*

### Cypress Isles Contact List

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**Have a safe and enjoyable  
holiday season, and a  
healthy, Happy New Year!**



## Cypress Isles 2011 Budget

	140 Homes	2010 Budget	2011 Budget	Quarterly Fee
<b>INCOME</b>		51.25	51.25	
4310	Assessments	28,700.00	28,698.00	\$51.25
4170	Newsletter Reimbursement		-	\$-
	Other Income			
	<b>Total Income</b>	<b>28,700.00</b>	<b>28,698.00</b>	<b>\$51.25</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>				
6010	Management Fees	7,890.00	8,126.70	\$14.51
6040	Legal Services	1,500.00	2,093.08	\$3.74
6050	OCHAA Membership	0.00	0.00	\$-
6070	Payment Coupons	560.00	576.80	\$1.03
6090	Postage	450.00	450.00	\$0.80
6100	Insurance - Liability	1,800.00	1,060.48	\$1.89
6150	Office Supplies	130.00	168.89	\$0.30
6160	Telephone / FAX	130.00	7.80	\$0.01
6170	Copying & Printing	800.00	820.00	\$1.46
6185	Newsletter	50.00	50.00	\$0.09
6220	Corporate Annual Report	62.00	61.25	\$0.11
6240	Bad Debt	0.00	725.00	\$1.29
	Meeting Room Expense	0.00	150.00	\$0.27
6299	Miscellaneous	2.00	0.00	\$-
	<b>G&amp;A Expenses</b>	<b>\$13,374.00</b>	<b>\$14,290.00</b>	<b>\$0.50</b>
<b>GROUNDS MAINTENANCE</b>				
6510	Grounds Maintenance	10,788.00	10,788.00	\$19.26
6630	Lakes/Ponds/Waterways	1,116.00	1,116.00	\$1.99
7830	Electricity - Entry Lights	900.00	1,000.00	\$1.79
6799	Miscellaneous	0.00	0.00	\$-
	<b>Grounds Maint. Expenses</b>	<b>\$12,804.00</b>	<b>\$12,904.00</b>	<b>\$0.45</b>
<b>RESERVE EXPENSES</b>				
8010	Entrance Signage	675.00	300.00	\$0.54
8020	Entrance Landscaping	950.00	950.00	\$1.70
8030	Entrance Masonry	659.00	30.00	\$0.05
8040	Entrance Electric	148.00	148.00	\$0.26
8050	Retention Ponds	40.00	40.00	\$0.07
8060	Conservation Areas	50.00	36.00	\$0.06
	<b>Reserve Expenses</b>	<b>\$2,522.00</b>	<b>\$1,504.00</b>	<b>\$0.05</b>
	Total Expenses	28,700.00	28,698.00	\$51.25
	<b>Excess / Deficit</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$(0.00)</b>

Publication of this newsletter was made possible by



*Your Total Outdoor Solution*

**Approved lawn care vendor for Cypress Isles  
Currently maintaining your neighborhood common areas**

Full service property maintenance:

Mow, edge, weed-eat, blow, hedge trim, landscape bed weed control

**Discounted pricing for Cypress Isles homeowners!!**

\$85.00 per month

\$80.00 per month after 10 homes start service

\$75.00 per month after 15 homes start service

\$70.00 per month after 20 homes start service

\$65.00 per month after 25 homes start service

*(all homes will be discounted to lowest price being offered)*

**Call or Visit our website to start service:**

**321-303-0650 / [www.DPCORLANDO.com](http://www.DPCORLANDO.com)**



## CIN Publication Schedule

*Check out our website - [www.cypressisles.org](http://www.cypressisles.org)  
to see your newsletter in color!*

The *Cypress Isles News* is published quarterly by the Board of Directors for the residents of Cypress Isles.

We welcome non-commercial articles and paid advertising from our neighbors. Send email submissions to Sandy Horazak -

[sanden@bellsouth.net](mailto:sanden@bellsouth.net). Copy deadlines are February 1 for the February issue, May 1 for the May issue, August 1 for the August issue, and November 1 for the November issue. Articles may be edited for length, clarity, or content. Advertisements are subject to approval of the Cypress Isles News staff and the Cypress Isles Board of Directors.

Advertising in the *Cypress Isles News* does not constitute endorsement by the Cypress Isles

HOA or the Cypress Isles News. We do not guarantee the accuracy of the advertisements or the performance or proper licensing of our advertisers. We recommend that consumers check references.

## Thanks...

...to the Symons' and the Engolds for delivering the newsletter to our homes.



...to our Webmaster Dennis Bode for maintaining the best website in Waterford Lakes –  
<http://www.Cypressisles.org>



*Sandy Horazak, Editor*