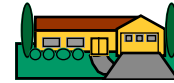




Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association

November 2012 Edition – Published Quarterly since 2001

<http://www.CypressIsles.org>



Holiday Lighting Contest December 16th

No money, just fun!

The 12th annual Cypress Isles Holiday Lighting Contest will happen on Sunday December 16th at 7:00 p.m. Anyone whose lights are on is automatically entered.

Again this year, we'll have awards in various categories, such as Most Enchanted, Most Original, and Most Joyful.

Winners will be posted on our website shortly after December 16th and published in the February 2013 *Cypress Isles News*.



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2013 Cypress Isles Quarterlies up 50¢

That's two bucks a year.

On September 18th the Cypress Isles board of directors approved a \$28,560 operating budget for 2013, increasing quarterly fees to \$51.00 per quarter. The complete budget is listed separately under "Cypress Isles 2013 Budget."

Use separate coupons for WLCA and Cypress Isles. Each homeowner should receive two payment coupon books during December – one for Cypress Isles and the other for WLCA. Each payment (with its coupon) goes to a different address.

Pay quarterly or all at once. 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.

Financials available in January. Copies of the 2012 Financials will be available to all Cypress Isles homeowners after January 20, 2013. Just contact Bob Borg at bborg@community-mgmt.com or 407-455-5917 after January 20th.

Dennis Horazak, Secretary

Welcome to Cypress Isles!



Go over and say, "Hi!"

Welcome to our new neighbors at:
745 Spring Island Way

If we've missed anyone else who recently moved in, please let us know so we can mention you in our next newsletter.

Sandy Horazak, Editor

Street Light Out?

Help is on the way

CI Board member, Harold Engold, has volunteered to make your life a little easier by contacting Progress Energy to report your street light out, if you are unable or don't want to do it. Just call Harold at 407-273-4990 or email him at LTHEJHPD@aol.com with your name, address, phone number, and the pole number of the burnt out light. Progress Energy usually has them repaired within a few days.

Sandy Horazak, Guiding Light

Early Decorations Brighten Season

Once again the Janoskes have enhanced our neighborhood with their beautiful fall decorations behind our front entrance wall. The bright orange lights in their trees add a nice touch to our entrance for all to see. Thank you, Bob & Pam!



WLCA Fee Increase 4.5% in 2013

Bad debt, better lighting, and 79 other things add \$7 to quarterly fees.

On October 22nd the WLCA board of directors approved a \$2.3 million operating budget for 2013 and \$163.00 quarterly fees for homeowners. This fee is 4.49% higher than the current quarterly fee of \$156. The overall change from last year's budget is the sum of various ups and downs in each of the 81 line item expenses, but two items stand out: a 16% increased allowance for Bad Debt and a 31% increase in street lighting expense.

The Bad Debt allowance is for unpaid dues and uncollected expenses trying to collect those unpaid dues. This is one of the most frustrating aspects of operations – trying to keep the place looking good with a sizeable bunch of residents either unwilling or unable to pay their fair shares. On the brighter side, the 31% increase in electricity is for the new lights to be installed along the walking track around the big pond.

The entire 3-page WLCA budget for 2013 is posted on the WLCA web site at www.mywaterfordlakes.org.

Click on “resident,” then click “Documents,” choose the category “2013 Approved Budget,” then click on “2013 Approved Budget.” The full budget will also be mailed to all 3,380 WLCA homeowners at the end of the year.

Dennis Horazak, WLCA Correspondent



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

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.

Who Ya Gonna Call?

WLCA Office (answered 24/7) 407-380-3803
453 Mark Twain Blvd.
wlca@mywaterfordlakes.org

Orange County Sheriff's Office
Non-emergency 407-836-HELP (4357)

Animal Control (unleashed pets, etc.)
407-254-9140
Or-- 407- 836-3111

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

Cypress Isles Contact List

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CIN Publication Schedule

Check out our website - 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. 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', the Engolds, the Gallaghers, and the Greens 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

Cypress Isles 2013 Budget

| | 140 Homes | 2012 Budget | 2013 Budget | Qtrly Fee |
|-------------------------------------|-----------------------------|--------------------|--------------------|----------------|
| INCOME | | 50.50 | 51.00 | |
| 4310 | Assessments | 28,280.00 | 28,560.00 | \$51.00 |
| | Total Income | 28,280.00 | 28,560.00 | \$51.00 |
| GENERAL & ADMINISTRATIVE | | | | |
| 6010 | Management Fees | 8,370.50 | 8,370.50 | \$14.95 |
| 6020 | Acctg / Tax Prep | 0.00 | 15.00 | 0.03 |
| 6040 | Legal Services | 500.00 | 500.00 | 0.89 |
| 6070 | Payment Coupons | 560.00 | 560.00 | 1.00 |
| 6090 | Postage | 300.00 | 300.00 | 0.54 |
| 6100 | Insurance - Liability | 1,649.00 | 1,764.43 | 3.15 |
| 6110 | Insurance - D&O | 1,250.00 | 1,337.50 | 2.39 |
| 6150 | Office Supplies | 150.00 | 150.00 | 0.27 |
| 6160 | Telephone / FAX | 10.00 | 5.00 | 0.01 |
| 6170 | Copying & Printing | 800.00 | 800.00 | 1.43 |
| 6185 | Newsletter | 250.00 | 250.00 | 0.45 |
| 6220 | Corporate Annual Report | 75.00 | 65.00 | 0.12 |
| 6240 | Bad Debt | 800.00 | 500.00 | 0.89 |
| 6270 | Meeting Room Expense | 160.00 | 150.00 | 0.27 |
| 6299 | Miscellaneous | 50.00 | 0.00 | - |
| | G&A Expenses | \$14,924.50 | \$14,767.43 | \$26.37 |
| GROUNDS MAINTENANCE | | | | |
| 6510 | Grounds Maintenance | 9,800.00 | 10,094.00 | \$18.03 |
| 6630 | Lakes/Ponds/Waterways | 1,188.00 | 1,211.76 | 2.16 |
| 6710 | Lighting-Repairs | 300.00 | 300.00 | 0.54 |
| 7830 | Electricity - Entry Lights | 900.00 | 927.00 | 1.66 |
| | Ground Maint Expense | \$12,188.00 | \$12,532.76 | \$22.38 |
| RESERVE EXPENSES | | | | |
| 8010 | Entrance Signage | 81.50 | 81.50 | \$ 0.15 |
| 8020 | Entrance Landscaping | 650.00 | 650.00 | 1.16 |
| 8030 | Entrance Masonry | 0.00 | 0.00 | - |
| 8040 | Entrance Electric | 100.00 | 100.00 | 0.18 |
| 8050 | Retention Ponds | 300.00 | 392.31 | 0.70 |
| 8060 | Conservation Areas | 36.00 | 36.00 | 0.06 |
| | Reserve Expenses | \$1,167.50 | \$1,259.81 | \$ 2.25 |
| | Total Expenses | 28,280.00 | 28,560.00 | \$51.00 |
| | Excess / Deficit | \$0.00 | \$0.00 | \$ - |