



Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association
November 2017 Edition – Published Quarterly since 2001
<http://www.CypressIsles.org>

Welcome to Cypress Isles!

Go over and say, "Hi!"

Welcome to our new neighbors at --
719 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



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Board to Consider Holiday and Party Lights Policy

Whether you're a ho-ho-homeowner or a closet Scrooge, you can tell the board what you think.

We all like holiday decorations, right? But how long should they stay up? And which holidays are covered? Join the board and your neighbors on November 21st to discuss a neighborhood policy on holiday decorations. The meeting starts at 6:30 p.m. in the WLCA Community Building. Oh, and there will be no Pumpkin Spice anything.

Dennis Horazak, Board Secretary

Cypress Isles Budget Set for 2018

Cypress Isles assessments will increase by 2% in 2018.



On September 19th the Cypress Isles board of directors approved a \$28,840 operating budget for 2018. Next year's \$52.50 quarterly assessment is 1.9% higher than the 2017 assessment. This is the first increase since 2014.

The budget includes reductions in quarterly statement costs, bad debt, and legal services, and the end of contributions to reserves, which are fully funded at this time.

However, these reductions are offset by increases in printing, postage, and liability insurance premiums. The printing and postage increases reflect an increasing number of ARC violations and collection notices, especially to the few unresponsive homeowners who require legal action before finally maintaining their properties or paying their overdue balances. The insurance premium increase is the result of an insurance claim by an owner who injured himself during a walk around the neighborhood. Our premium jumped by 19% in 2015 after the claim was filed and now by another 33% after the claim was settled.

Cypress Isles assessments increased four times and decreased once since 2009, for an average annual increase of 1.0% per year. By contrast, the average annual inflation rate since 2009 has been 1.4% per year.

The complete budget is shown on another page of this issue and posted on the website, and paper copies of the budget will be mailed to all homeowners with the first 2018 assessment statement.



Cypress Isles 2018 Budget

ACCOUNT	2017 Budget	2018 Proposed	2018 Qrtly	%Change
INCOME				
Assessment Income	28,840.00	29,400.00	\$52.50	1.9%
Late Fees & Interest	0.00			
Interest Earned - Operating Accounts	0.00			
TOTAL INCOME	28,840.00	29,400.00	\$52.50	1.9%
ADMINISTRATIVE EXPENSES				
Bad Debt/ uncollectible assessments	500.00	300.00	\$0.54	-40.0%
Quarterly Statement Costs	980.00	700.00	\$1.25	-28.6%
Office Supplies	300.00	300.00	\$0.54	0.0%
Records Storage	100.00	100.00	\$0.18	0.0%
Website Maintenance		100.00	\$0.18	New
Miscellaneous Administrative	50.00	50.00	\$0.09	0.0%
Community		200.00	\$0.36	New
Printing & Copying	462.00	900.00	\$1.61	94.8%
Postage	290.00	700.00	\$1.25	141.4%
Insurance D&O	1,248.00	1,300.00	\$2.32	4.2%
Insurance – Liability	2,100.00	2,800.00	\$5.00	33.3%
TOTAL ADMINISTRATIVE	6,030.00	7,450.00	\$13.30	23.5%
UTILITIES				
Electric Service	740.00	700.00	\$1.25	-5.4%
Telephone Service	0.00	0.00	\$0.00	-
TOTAL UTILITIES	740.00	700.00	\$1.25	-5.4%
GROUNDS MAINTENANCE				
Landscape Maintenance	9,480.00	10,000.00	\$17.86	5.5%
Permits & Licenses	90.00	90.00	\$0.16	0.0%
Lakes / Ponds / Water Maintenance	1,248.00	1,230.00	\$2.20	-1.4%
Lighting Repairs	50.00	50.00	\$0.09	0.0%
TOTAL GROUNDS MAINTENANCE	10,868.00	11,370.00	\$20.30	4.6%
PROFESSIONAL SERVICES				
Legal Services	1,200.00	1,000.00	\$1.79	-16.7%
Management Fees	8,622.00	8,880.00	\$15.86	3.0%
TOTAL PROFESSIONAL SERVICES	9,822.00	9,880.00	\$17.64	0.6%
OTHER EXPENSES				
Reserve Retention Ponds Expenses	500.00	0.00	\$0.00	-100.0%
Reserve Greenbelt Expenses	50.00	0.00	\$0.00	-100.0%
Reserve General Expenses	830.00	0.00	\$0.00	-100.0%
TOTAL OTHER EXPENSES	1,380.00	0.00	\$0.00	-100.0%
TOTAL EXPENSES	28,840.00	29,400.00	\$52.50	1.9%
NET INCOME/(LOSS)	0.00	0.00		

♪♪♪♪ *A Seasonal Jingle* ♪♪♪♪

And now, (drum roll, please...) reprinted by popular demand and special request (last printed CI News XMAS 2014):



"Pressssure wash your walks and driveways
Fa-la-la-la-laaaa, la-la-la-la
So the reindeer won't slide sideways
Fa-la-la-la-laaaa, la-la-la-la
Clean the slime off where you're walking
Fa-la-la, la-la-la, laa-laa-laa
Keep the A.R.C. from squawking
Fa-la-la-la-laaaa, la-la-la-laaaaaaaaa"

WLCA Passes 2018 Budget

Assessments will rise 13.5% -- the first increase in five years.

The WLCA Board of Directors approved the operating budget for 2018 at their October 23rd meeting. The budget includes a 13.5-percent increase in assessments to \$185 per quarter. The 2018 budget is balanced, with \$2.3 million in revenues covering \$2.3 million in expenses. The complete budget is available to residents at <http://www.mywaterfordlakes.org> [resident login] > Financial Info > WLCA Budgets > 2018 Approved Budget.

WLCA had its last deficit budget in 2017 when \$163-per-quarter assessments produced \$2.0 million in revenue; expenses were \$2.2 million, and surplus cash from previous years provided the difference. In fact, WLCA had been able to avoid assessment increases since 2013 by using the surplus cash. However, that surplus has dwindled while expenses have increased. Also, WLCA no longer collects rent from 30 foreclosed homes that were rented until they were sold, and no longer receives assessments from The Crest homeowners, which disassociated from WLCA in 2016. This combination of facts resulted in the need for increased assessments.

Responding to feedback received about this year's "surprise" fee increase, the Finance Committee is working on WLCA's first multi-year budget to help project future finances and warn of fee increases farther in advance.

Dennis Horazak, WLCA Correspondent



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
Duke Energy - Report a power outage:	1-800-228-848
Call before you dig (Sunshine Network)	811
Orange County 311--One Call For Almost Anything	311 – by CELL phones only or (407) 836-3111

Whatcha Gonna Click?

<p>www.ocso.com - NEW> to report non-violent crimes online, such as lost property, theft, vandalism, and vehicle burglary, go to 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.</p>	
<p>www.ocso.com - NEW> 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.</p>	
<p>www.cfcrimelinewarrants.com - to check individuals for warrants.</p>	
<p>Duke Energy Streetlight Repair or Power Outage</p>	<p>www.progress-energy.com > Report an Outage > A street light or area light needs repair > Request a light repair, then follow the prompts to point to the light pole on the map.</p>
<p>OR 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.</p>	
<p>http://www.orangecountyfl.net/AnimalsPets/ascForm.aspx#.VNTxUMZ9tiU - Animal Services complaint</p>	
<p>Call OR CLICK before you dig (Sunshine Network)</p>	<p>www.call811.com</p>

Cypress Isles Contact List

Board of Directors

Harold Engold, President	407-491-5233	LTHEJHPD@aol.com
Bob Conner, Vice-president	407-382-4886	RCO3975642@aol.com
Dennis Horazak, Secretary	407-207-6557	densus@bellsouth.net
Myron Davis, Treasurer	407-737-8200	mdavis8200@comcast.net
Cookie Symons, Director	407-273-5460	Minnieland@aol.com

Community Management Professionals

Bob Borg	407-455-5917	bborg@community-mgmt.com
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Neighborhood Watch

Sandy Horazak, Coordinator	407-207-6557	sanden@bellsouth.net
Cookie Symons, Coordinator	407-273-5460	Minnieland@aol.com

COPS Committee

Harold Engold, Coordinator	407-491-5233	LTHEJHPD@aol.com
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Media

Sandy & Denny Horazak	407-207-6557	sanden@bellsouth.net
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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 - and email subscriptions are available by request. If you would like to receive the newsletter by email, please email me at: **sanden@bellsouth.net** to be put on the newsletter list. 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.

Sandy Horazak, Editor



Happy Holidays!

