



Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association
November 2018 Edition – Published Quarterly since 2001
<http://www.CypressIsles.org>

Welcome to Cypress Isles!

Go over and say, "Hi!"

Welcome to our new neighbors at --
 13203 Spring Haven Court



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



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The Wall is (Mostly) Back

The smashed rear entrance wall still needs a few items.

It's been eight months since a speeder lost control of his car and wrecked one of our rear entrance walls, but the repair process has been anything but speedy. The speeder's insurance adjusters took about two months to visit the crash site and approve payment, after which they

wrote a check to the wrong party. It took them another month to send the corrected check to Cypress Isles.

Scheduling the mason to rebuild the wall was another exercise in patience. There are very few excellent masons so there was a long line of customers ahead of Cypress Isles. (Note to career seekers: consider the trades.) Frequent rains also hampered the project.

The result, shown below, was worth the wait. The wall has been rebuilt, the Cypress Isles logos are installed, the irrigation lines were restored, and the landscaping has been replanted. Still missing are the "Cypress Isles" letters, electric wiring, and lighting. With luck the project might be finished by Christmas, but no date has been set for completion.



Wall 2.0 - November 4, 2018

Dennis Horazak, Wall-watcher

Cypress Isles 2019 Budget – Up 1%



Assessments will go up one percent.

On September 18th the Cypress Isles Board of Directors approved a \$29,680 operating budget for 2019 with assessments of \$53.00 per quarter per owner. The assessment is \$0.50 (1%) higher than the 2018 assessment. The complete budget is shown on separate page.

The largest increase is the \$1,400 (50%) increase for liability insurance caused by last year's hurricanes coupled with this year's liability settlement. This increase is equivalent to \$2.50 per

owner per quarter. The second-largest quarterly increase is \$0.30 (1.9%) for management fees. The other expenses together are \$2.30 lower than they were last year.

There are no contributions to Reserve Funding because the Reserve accounts are fully funded.

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 2019 assessment statement.

Board of Directors

♪♪♪ A Seasonal Jingle ♪♪♪

If it's November it must be the annual nag about pressure washing.

And now, (drum roll, please...) back by popular demand from 2014:



"Pressssssure 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"

Architectural Review Committee

Wooden Fence Survey Results

What did you think about banning wooden fences? Here are the results.

In the August issue of the *Cypress Isles News* we asked you whether you would prefer to phase out wooden fences or continue to allow them. Well, the responses have been rolling in, and as of this writing a total of four (4) votes were cast – two (2) for and two (2) against.

Based on this underwhelming yet equivocal response, nothing will change. Wooden fences will still be allowed, but they should be kept in good condition – repaired if they are broken or rotted – the same as PVC and aluminum fences.

Dennis Horazak, on the fence

Cypress Isles 2019 Budget

Cypress Isles 2019 Budget						
GL #		2018 Budget	2019 Approved	Qtrly	\$ Chg	% Chg
	Income	\$ 52.50	\$ 53.00	\$ 53.00	\$ 0.50	1.0%
4000	Assessment Income	\$ 29,400	\$ 29,680			
	Total Income	\$ 29,400	\$ 29,680	\$ 53.00		1.0%
	Administrative					
5010	Bad Debt	\$ 300	\$ 200	\$ 0.36	\$ (0.18)	-33.3%
5030	Coupon Costs	\$ 700	\$ 550	\$ 0.98	\$ (0.27)	-21.4%
5090	Office Supplies	\$ 300	\$ 300	\$ 0.54	\$ -	0.0%
5100	Storage	\$ 100	\$ 100	\$ 0.18	\$ -	0.0%
5115	Website	\$ 100	\$ 100	\$ 0.18	\$ -	0.0%
5195	Other Administrative Services	\$ 50	\$ 100	\$ 0.18	\$ 0.09	100.0%
5200	Community Events	\$ 200	\$ 200	\$ 0.36	\$ -	0.0%
5210	Printing & Copying	\$ 900	\$ 750	\$ 1.34	\$ (0.27)	-16.7%
5215	Postage	\$ 700	\$ 500	\$ 0.89	\$ (0.36)	-28.6%
5415	Insurance D&O	\$ 1,300	\$ 1,300	\$ 2.32	\$ -	0.0%
5445	Insurance - Liability	\$ 2,800	\$ 4,200	\$ 7.50	\$ 2.50	50.0%
	Total Administrative	\$ 7,450	\$ 8,300	\$ 14.82	\$ 1.52	11.4%
	Utilities					
6000	Electric Service	\$ 700	\$ 700	\$ 1.25	\$ -	0.0%
	Total Utilities	\$ 700	\$ 700	\$ 1.25	\$ -	0.0%
	Grounds Maintenance					
6100	Grounds Maintenance	\$ 10,000	\$ 9,720	\$ 17.36	\$ (0.50)	-2.8%
6300	Permits & Licenses	\$ 90	\$ 61	\$ 0.11	\$ (0.05)	-32.2%
6418	Fountains/Ponds/Lakes Services	\$ 1,230	\$ 1,260	\$ 2.25	\$ 0.05	2.4%
6600	General Repair & Maintenance	\$ -	\$ 64	\$ 0.11	\$ 0.11	New
6640	Lighting Supplies/Repair & Maintenance	\$ 50	\$ 25	\$ 0.04	\$ (0.04)	-50.0%
	Total Grounds Maintenance	\$ 11,370	\$ 11,130	\$ 19.88	\$ (0.43)	-2.1%
	Professional Services					
7000	Accounting Fee/Tax Prep	\$ -	\$ -			
7020	Legal Services	\$ 1,000	\$ 500	\$ 0.89	\$ (0.89)	-50.0%
7040	Management Fees	\$ 8,880	\$ 9,050	\$ 16.16	\$ 0.30	1.9%
	Total Professional Services	\$ 9,880	\$ 9,550	\$ 17.05	\$ (0.59)	-3.3%
	Reserve Funding					
3328	Reserves - Electric	\$ -	\$ -	\$ -		
3366	Reserves - Interest	\$ -	\$ -	\$ -		
3370	Reserves - Landscaping	\$ -	\$ -	\$ -		
3386	Reserves - Masonry	\$ -	\$ -	\$ -		
3404	Reserves - Retention Ponds	\$ -	\$ -	\$ -		
3428	Reserves - Sign	\$ -	\$ -	\$ -		
3442	Reserves - Greenbelt Areas	\$ -	\$ -	\$ -		
3446	Reserves - General Reserves	\$ -	\$ -	\$ -		
	Total Reserve Funding	\$ -	\$ -	\$ -		
	Total Expenses	\$ 29,400	\$ 29,680	\$ 53.00	\$ 0.50	1.0%
	Net Profit/(Loss)	\$ -	\$ -	\$ -		

WLCA 2019 Budget – Up 4.9%

Assessments will increase for the second time in six years.

On October 22nd the WLCA Board of Directors approved a \$2.4 million operating budget for 2019 with quarterly assessments of \$194 per homeowner. The 2019 assessment is 4.9% higher than the 2018 assessment, which was the second increase in six years; last year's increase was 13.5%. The main reasons for the 2019 increase are landscape labor wage increases.

The complete budget is posted on the WLCA website at <http://www.mywaterfordlakes.org> [resident login] > Financial Info > WLCA Budgets > 2019 Approved Budget.

Dennis Horazak, WLCA Correspondent

Whatcha Gonna Click?



www.ocso.com - 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.

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.

www.cfcrimelinewarrants.com - to check individuals for warrants.

Duke Energy Streetlight Repair or Power Outage

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.

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.

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

Call OR CLICK before you dig (Sunshine Network)

www.call811.com

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) 836-31

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 - 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!

