



Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association
November 2020 Edition – Published Quarterly since 2001
<http://www.CypressIsles.org>

Welcome to Cypress Isles!

Go over and say, "Hi!"

Welcome to our new neighbors at –
702 Divine Circle
519 Divine Circle



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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Meet Our New Manager

On September 15, 2020 the Board of Directors voted to change management companies after 16 years with Community Management Professionals (later absorbed by Associa), so starting November 1st our new management company is Towers Property Management.

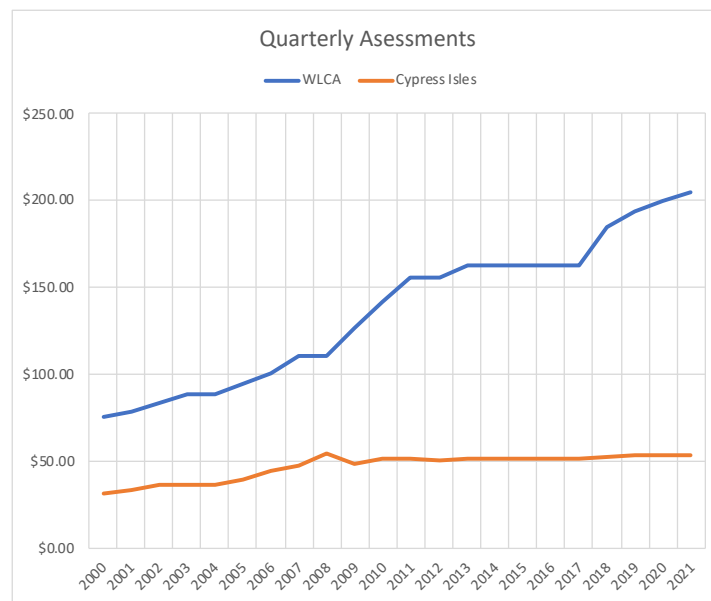
Come meet our new manager Terina Stevens at the November 17th board meeting in the WLCA Community Building, 453 Mark Twain Boulevard. Socially distanced, facially masked festivities start at 6:30 PM.

No Assessment Increase for Cypress Isles in 2021



But a 2.5% increase for WLCA.

Also on September 15th the Cypress Isles Board of Directors approved a \$29,960 operating budget for 2021 with homeowner assessments of \$53.50 per quarter, which is the same assessment as in 2020. The biggest budget changes from last year were increases for insurance, offset by reductions in management fees. The operating budget is shown on some other page and posted on our website.



In a related story, the WLCA Board of Directors approved a \$2.6 million operating budget for 2021 with homeowner assessments of \$205.00 per quarter, \$5.00 per quarter above last year's quarterlies. The chart above tells the story. To be fair, WLCA maintains \$2.5 million worth of amenities while Cypress Isles only maintains four occasionally replaced entrance walls. The multi-page WLCA budget is posted on the WLCA website at <http://www.mywaterfordlakes.org> [resident login] > Resources > Financial Documents > Waterford Lakes Budget > 2021 Approved Budget.

Dennis Horazak, Budget Nerd

Happy (as much as possible) Holidays

Try to make it the most wonderful time of the year.

2020 continues to be a tough year for everyone. Numbers that used to mean perfect vision now invoke derision. Isn't it ironic? Here are some ideas to brighten the end of this year.

Thanksgiving – Roast a chicken for your nuclear family instead of the usual turkey-zilla for the extended-family. Commune with all kinds of relatives over Zoom. One plus – those predictably awkward dinnertime arguments can be stifled by clicking the Mute button.

Winterim (between T-day and C-day) – Decorate like crazy because decorating is about the only normal activity left. Then drive around to see other decorations because that's another welcome normal activity. Lights and stuff can stay up until January 20th. (That's normal too.)

Toyotathon – It would take more than a mere pandemic to shut down this annual event. Look for masks across the grills of those socially parked cars, trucks, SUVs & hybrids.

Christmas – Santa and his reindeer get blown off the road by the mechanized cavalry of Amazon, FedEx, UPS, and USPS trucks delivering toys, fruit cake, and relaxed-fit clothes to all. Best Christmas ever for the cat – all those boxes!

New Year's – Bid 2020 a long-awaited farewell (provided the Times Square ball doesn't crash) and raise a glass to testing negative in 2021.

Elf on the Shelf

Turkey Day Shifts Trash Day

Garbage Eve is the 27th and Collection Day is the 28th.

We've set our clocks back one hour. Now we push our trash forward one day – at least right after Thanksgiving. Here is Orange County's chart:

THANKSGIVING COLLECTION SCHEDULE

NO COLLECTION on Thanksgiving Day for garbage, recycling, yard waste, or large items.
During the holiday week, Thursday collection will be on Friday, and Friday collection will be on Saturday.



M	23	T	24	W	25	T	26	F	27	S	28
No service changes	No service changes	No service changes	NO COLLECTION	Collection if your regular day is THURSDAY	Collection if your regular day is FRIDAY						

Please place materials curbside by 6 a.m. on collection day.

Cypress Isles 2021 Budget						
GL #		2020 Budget	2021 Approved	Qtrly	\$ Chg	% Chg
	Income	\$ 53.50	\$ 53.50			
4000	Assessment Income	\$ 29,960	\$ 29,960	\$ 53.50	\$ -	0.0%
	Total Income	\$ 29,960	\$ 29,960	\$ 53.50		0.0%
	Administrative					
5010	Bad Debt	\$ 100	\$ 50	\$ 0.09	\$ (0.09)	-50.0%
5030	Coupons and Statements	\$ 700	\$ 735	\$ 1.31	\$ 0.06	5.0%
5080	NSF Charges	\$ -	\$ -	\$ -	\$ -	n/a
5090	Office Supplies	\$ 250	\$ 360	\$ 0.64	\$ 0.20	44.0%
5100	Storage	\$ 100	\$ -	\$ -	\$ (0.18)	-100.0%
5195	Miscellaneous Administrative	\$ 197	\$ 109	\$ 0.19	\$ (0.16)	-44.7%
5200	Community Events	\$ 200	\$ 200	\$ 0.36	\$ -	0.0%
5210	Printing & Copying	\$ 750	\$ 622	\$ 1.11	\$ (0.23)	-17.1%
5215	Postage	\$ 500	\$ 712	\$ 1.27	\$ 0.38	42.4%
5415	Insurance D&O	\$ 1,300	\$ 1,210	\$ 2.16	\$ (0.16)	-6.9%
5445	Insurance - Liability	\$ 4,300	\$ 5,146	\$ 9.19	\$ 1.51	19.7%
	Total Administrative	\$ 8,397	\$ 9,144	\$ 16.33	\$ 1.33	8.9%
	Utilities					
6000	Electric Service	\$ 711	\$ 750	\$ 1.34	\$ 0.07	5.5%
	Total Utilities	\$ 711	\$ 750	\$ 1.34	\$ 0.07	5.5%
	Grounds Maintenance					
6100	Grounds Maintenance	\$ 9,817	\$ 9,817	\$ 17.53	\$ -	0.0%
6199	Landscape Other - Crash Wall, etc.	\$ -	\$ -	\$ -	\$ -	n/a
6300	Permits & Licenses	\$ 61	\$ 61	\$ 0.11	\$ -	0.0%
6418	Lakes / Ponds / Water Maintenance	\$ 1,188	\$ 1,188	\$ 2.12	\$ -	0.0%
	Total Grounds Maintenance	\$ 11,066	\$ 11,066	\$ 19.76	\$ -	0.0%
	Professional Services					
7000	Accounting Fee/Tax Prep	\$ -	\$ -			
7020	Legal Services	\$ 500	\$ 500	\$ 0.89	\$ -	0.0%
7040	Management Fees	\$ 9,186	\$ 8,400	\$ 15.00	\$ (1.40)	-8.6%
	Total Professional Services	\$ 9,686	\$ 8,900	\$ 15.89	\$ (1.40)	-8.1%
	Reserve Funding					
5115	Website Hosting	\$ 100	\$ 100	\$ 0.18	\$ -	0.0%
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	\$ 100	\$ 100	\$ 0.18		
	Total Expenses	\$ 29,960	\$ 29,960	\$ 53.50	\$ -	0.0%
	Net Profit/(Loss)	\$ -	\$ -	\$ -	\$ -	

Why Pressure Wash?

Why Do We Pressure Wash Our Sidewalks?

Here are four reasons.

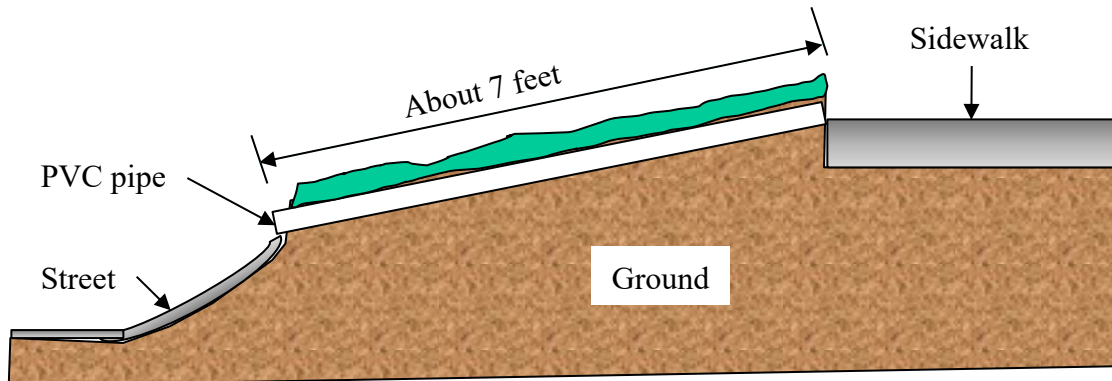
- Nutrient runoff + dirt + water => mold and slime.
- Rain and sprinklers turn slimy sidewalks into slip-n-slides.
- A slip & fall person could sue the homeowner whose lot the sidewalk crosses.
- It just looks better.
- Don't forget your gutters and downspouts. Driveways, sidewalks, and exterior walls are obvious items for pressure washing but some gutters need to be done as well. Our homes look great when pressure washed gutters complete the overall clean look. So get your mind in the gutter.

But what if your sidewalk doesn't drain well?

PVC Pipe Can Drain Sidewalk Ponds

Sidewalks were originally flat and slightly above ground level, so rain and sprinkler water could drain off the sidewalks onto the grass and into the ground. But fast-forward to now, when decades of grass clippings and dust have settled into the grass raising the ground level slightly above the sidewalks. During the same time, tree roots shifted some sidewalk squares, creating low spots that collect water into little ponds that have nowhere to drain. What's a homeowner to do? I'm glad you asked.

If you don't mind a little work, you can install a PVC drain line from the sidewalk to the street to drain those little ponds. All you need are about seven feet of PVC pipe (3/4-inch, 1-inch, or 1-1/2-inch), garden tools to dig a little trench and cut out any roots that are in the way, and about an hour. The sketch below tells it all. Just be sure the PVC line is straight.



If the line gets clogged with grass clippings and dirt, you can quickly clear it out with a long wire or that drain snake you hardly ever use. If you clear it while the pond is still there, the water will help flush out the line. Be sure the PVC pipe is lined up with the edge of the grass and does not hang over onto the sidewalk. That could be a real toe-stubber for pedestrians—either barefoot or in flip-flops.

Dennis Horazak, Drainage Nerd

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:

1-800-228-8485

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 – 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 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!