



Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association
November 2022 Edition – Published Quarterly since 2001
<http://www.CypressIsles.org>

November 11th is Veterans Day



Thank you, veterans!

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Who’s Responsible for Sidewalks?

It depends. Different people have different responsibilities.

Sidewalks are great except when someone trips or slips and falls because of a sidewalk issue. That’s when the injured party sues the association and our liability premiums rise. (Also, don’t forget that the injured party was injured, which shouldn’t happen to anyone.)

Property owners and Orange County are each responsible for sidewalks, not the HOA. Orange County is responsible for new sidewalks and sidewalk repairs for safety concerns.

Property owners are responsible for keeping sidewalks clean and (especially) free of slimy, slippery buildups, so nobody slips and falls. Owners are also responsible for reporting any trip hazards such as

sections that are pushed up by roots of nearby trees. If a section is raised more than an inch higher than the next section, report the problem to Orange County by calling 311 on your cell phone or dialing (407) 836-3111 on your landline.



Dinged by WLCA? It's Not Us!

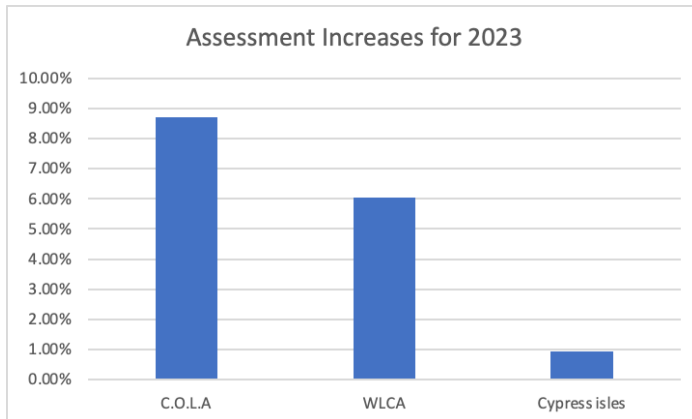
In August 2022, Waterford Lakes Community Association (WLCA) mailed a letter to each homeowner announcing & describing their new Community Standards Department, (CSD) and the reasons for its existence. A similar announcement was posted on their website (<https://wlca.nabrnetwork.com/communityfeed.php>) on October 7, 2022-- "Introducing Our Compliance Coordinators", just before they began their community-wide inspections.

Many of you received violation letters from the new WLCA CSD inspectors. Many of you are unhappy with those letters. And so are we. With a few exceptions, Cypress Isles has been one of the best-looking and well-maintained neighborhoods in all of Waterford Lakes. A lot of the neighborhoods can't make that claim, mostly due to lack of volunteer involvement, including little or no active neighborhood Board of Directors, or poor management. Our CI managers & directors have had mostly positive results with our violation letters. There are, of course, those few who ignore the violation letters until legal action is taken. With the new system, they become WLCA's problem.

Moving forward, our Board of Directors will be working closely with the WLCA CSD to try to reach some agreement for following our Cypress Isles policies for violations, which are not always 100% in sync with WLCA's policies. In the meantime, if you receive a letter from WLCA and have an issue with it, please send an email to ARA@mywaterfordlakes.org. You can also send your concerns to that address if you see a bad-looking property in any Waterford Lakes neighborhood that never seems to improve or is not maintained on a regular basis.

Cypress Isles Assessment Increase 0.9% in 2023

But WLCA assessments will go up 6 %.



On September 20th the Cypress Isles Board of Directors approved a \$30,240 operating budget for 2023 with homeowner assessments of \$54.00 per quarter, a 0.9% increase from 2022. The operating budget is shown on some other page and posted on the Cypress Isles website.

In a related story, the WLCA Board of Directors approved a \$3.1 million operating budget with homeowner assessments of \$250 per quarter in 2023. The multi-page WLCA budget is posted on the WLCA website, available to all residents at <http://www.mywaterfordlakes.org> [resident login] Resources > Waterford Lakes Documents > Financial Documents > Waterford Lakes Budget.

The 2023 WLCA assessment represents a 6.04% increase over 2022 and is largely due to increased personnel expenses in the newly established Community Standards Department.

To complete the comparisons, neither the WLCA nor Cypress Isles increases are as large as the 8.2% general inflation rate or the 8.7% increase in the Cost of Living Allowance (C.O.L.A.)

Dennis Horazak, Budget Nerd

Don't Be a Turkey – Get Your Trash Together

Garbage Eve is FRIDAY the 25th and Collection Day is SATURDAY the 26th.

We've set our clocks back one hour. Now we push our trash forward one day – at least right after Thanksgiving.

Anyone who has their garbage and recycle bins out for Friday pickup will be eligible for the Cypress Isles Turkey Award – a statuette of a turkey looking at a calendar and scratching its head.

Previous Turkey awards went to people all throughout Orange County who set their trash and recycle bins out right after Tropical Storm Ian despite plenty of notice that they would not be picked up that week.

Water Restrictions

No, they haven't gone away...

This article is a rerun for the benefit of new neighbors who may not know this info, and for some of us old-timers who may forget! 😊



We are still under the same Orange County mandatory water restrictions that were implemented in 2008. As a reminder of what that means:

- Water only if necessary and not between 10:00 a.m. and 4:00 p.m.
- Water in accordance with the following irrigation schedule:

Time of year	Homes with odd-numbered addresses	Homes with even-numbered addresses
Standard Time November 6, 2022 to March 11, 2023	Saturday only	Sunday only
Daylight Saving Time March 12, 2023 to November 5, 2023	Wednesday & Saturday	Thursday & Sunday

BOTTOM LINE:

NO WATERING on Monday, Tuesday, and Friday.

NO WATERING between 10:00 a.m. and 4:00 p.m. on your designated day, or ANY day.

Odd numbered houses may water on Saturday all year, and also on Wednesday during Daylight Saving Time (March 12 – November 5, 2023)

Even numbered houses may water on Sunday all year, and also on Thursday during Daylight Saving Time (March 12 – November 5, 2023).

The exceptions to these rules are newly planted sod (30 days); and “watering in” fertilizer or chemicals within 24 hours of application, but still not between 10 a.m. and 4 p.m.

Any questions? Ask the Orange County Water Division at (407) 254-9850, or visit their website at <http://www.occonservewater.net>

Cypress Isles 2023 Budget

In case you're not bored enough...

		Cypress Isles Budget		
Waterford Lakes Tract N-25A		2022	2022	2023
		Approved	Anticipated	Proposed
Acct #		Budget	Expenses	Budget
INCOME				
4000	Assessment Income	\$ 29,960	\$ 29,960	\$ 30,240
4710	Late Fees & Interest		\$ 804	
4900	Interest Earned - Operating Accounts			
	INCOME	\$ 29,960	\$ 30,764	\$ 30,240
EXPENSES				
INSURANCE				
05010	Liability	\$ 3,273	\$ 3,273	\$ 3,900
05020	D&O	\$ 1,310	\$ 1,310	\$ 1,540
	INSURANCE	\$ 4,583	\$ 4,583	\$ 5,440
UTILITIES				
05210	Electric - General	\$ 1,140	\$ 1,338	\$ 1,405
	UTILITIES	\$ 1,140	\$ 1,338	\$ 1,405
MAINTENANCE & REPAIRS				
05300	Landscape Contract	\$ 9,954	\$ 9,480	\$ 10,144
05390	Aquatic Weed Control	\$ 1,188	\$ 1,188	\$ 1,277
	MAINTENANCE & REPAIRS	\$ 11,142	\$ 10,668	\$ 11,421
GENERAL & ADMINISTRATIVE				
07000	Management Fee	\$ 8,400	\$ 8,400	\$ 8,580
07200	Legal Fees	\$ 1,500	\$ 175	\$ 1,000
07400	Storage Fee	\$ -	\$ 12	\$ 13
07420	Postage & Delivery	\$ 1,100	\$ 746	\$ 806
07430	Copies & Printing	\$ 500	\$ 374	\$ 404
07440	Office Supplies	\$ 427	\$ 290	\$ 313
07670	Corporate Annual Report	\$ 61	\$ 61	\$ 61
07700	Community Events	\$ 200	\$ 40	\$ 200
07880	Miscellaneous	\$ -	\$ 12	\$ 187
07890	Bank Charge	\$ 24	\$ 164	\$ 177
07895	Assessment Coupons	\$ 735	\$ 73	\$ 78
07990	Bad Debt Expense	\$ 48	\$ -	\$ 25
	GENERAL & ADMINISTRATIVE	\$ 12,995	\$ 10,347	\$ 11,845
RESERVE CONTRIBUTIONS				
09010	Reserves - Website Hosting	\$ 100	\$ 100	\$ 130
	RESERVE CONTRIBUTIONS	\$ 100	\$ 100	\$ 130
	TOTAL EXPENSES	\$ 29,960	\$ 27,036	\$ 30,240
	CURRENT YEAR NET INCOME (LOSS)	\$ -	\$ 3,728	\$ (0)
	NUMBER OF UNITS	140		
		<u>Quarterly</u>	<u>Annually</u>	
2022	ASSESSMENTS	\$ 53.50	\$ 214.00	
2023	ASSESSMENTS	\$ 54.00	\$ 216.00	

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 streetlight or area light needs repair > Request a light repair, then follow the prompts to point to the light pole on the map.

You can 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

CLICK before you dig (Sunshine Network)

www.call811.com

Miscellaneous Services – Go to www.cypressisles.org and scroll down to "Whose job is it anyway?"

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

<u>Board of Directors</u>		
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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!