



Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association
November 2023 Edition – Published Quarterly since 2001
<http://www.CypressIsles.org>

November 11th is Veterans Day



Thank you, veterans!

Welcome to Cypress Isles!

Go over and say, "Hi!" to our new neighbors at

13213 White Cedar Ct
529 Spring Island Way
13762 Crystal River Dr



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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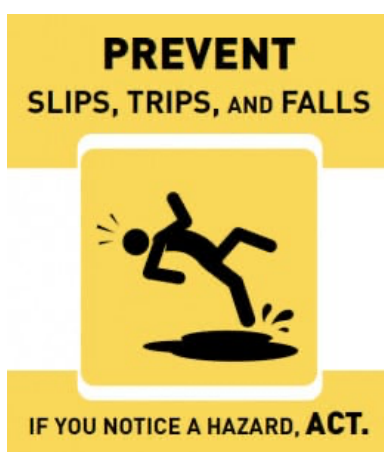
Who's Responsible for Sidewalks?

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.



Cypress Isles 2024 Operating Budget

Assessments will go up 7.4% after nine years of near-zero increases.



On September 19th the Cypress Isles Board of Directors approved a \$31,920 operating budget for 2024 with homeowner assessments of \$58.00 per quarter, a 7.4% increase from 2023. The increase was needed after 9 years of near-zero increases.

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Increase	0.0%	0.0%	0.0%	1.9%	1.0%	0.9%	0.0%	0.0%	0.9%	7.4%

The operating budget is shown on some other page and posted on the Cypress Isles website. Noteworthy changes are described below.

UTILITIES

Electric-General = \$1,800 (\$3.21 per quarter, up 28.1%). Electric service is 6.4% higher than the anticipated end-of-year value, but lower than last year's 15% jump.

MAINTENANCE AND REPAIRS

Landscape Contract = \$11,530 (\$20.58 per quarter, up 13.7%). The cost increase reflects a new contract with Grasshoppers, replacing our previously underperforming contractor.

Aquatic Weed Control = \$1,200 (\$2.14 per quarter, down 6%). The contract was under budget this year but we anticipate a cost increase in the December contract renewal.

GENERAL AND ADMINISTRATIVE

Management Fee = \$8,760 (\$15.64 per quarter, up 2.1%). increases by \$15 per month. Last year Towers agreed to split the proposed \$30 monthly rate increase over the two years, so it went from \$700 to \$715 per month in 2023 and from \$715 to \$730 per month in 2024.

Storage Fee = \$36, (\$0.06 per quarter, up 178%). Storage was underestimated in 2023, now increased to the 2023 end-of-year projected value. This was a large percentage jump in a small actual cost.

Postage & Delivery = \$443 (\$0.79 per quarter, down 45%). This was sharply reduced because violation notices are sent out by WLCA, not Towers.

Copies & Printing = \$275 (\$0.49 per quarter, down 32%). This was sharply reduced because violation notices are sent out by WLCA, not Towers.

Office Supplies = \$965 (\$1.72 per quarter, up 209%). The increase reflects changes in Florida statutes that require HOAs to submit sworn notarized affidavits with each delinquent account, done after the Intent-to-Liens (ITLs) go out and before they expire. WLCA has the same onerous requirements.

Community Events = \$100 (\$0.18 per quarter, down 50%). The budget is reduced to reflect fewer new homeowner Welcome Gifts in a slowing housing market. The anticipated 2023 end-of-year total for this category is \$32.

RESERVE CONTRIBUTIONS

Pooled Reserves = \$583 (\$1.04 per quarter). This new line item is the start of a multi-year plan to replenish our reserves following a \$7,000 expense to refurbish the signage at our four entrances.

Dennis Horazak, Budget Nerd

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 10, 2024	Saturday only	Sunday only
Daylight Saving Time March 10, 2024 to November 3, 2024	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 2024 Budget

		Cypress Isles Budget			
Waterford Lakes Tract N-25A		2023	2023	2024	
		Approved	Anticipated	Approved	
Acct #		Budget	End of Year	Budget	% Chg
INCOME					
4000	Assessment Income	\$ 30,240	\$ 30,240	\$ 32,480	7.4%
4710	Late Fees & Interest		\$ 782		
4900	Interest Earned - Operating Accounts				
INCOME		\$ 30,240	\$ 31,022	\$ 32,480	7.4%
EXPENSES					
INSURANCE					
05010	Liability	\$ 3,900	\$ 3,900	\$ 4,119	5.6%
05020	D&O	\$ 1,540	\$ 1,540	\$ 1,564	1.5%
INSURANCE		\$ 5,440	\$ 5,440	\$ 5,683	4.5%
UTILITIES					
05210	Electric - General	\$ 1,405	\$ 1,692	\$ 1,800	28.1%
UTILITIES		\$ 1,405	\$ 1,692	\$ 1,800	28.1%
MAINTENANCE & REPAIRS					
05300	Landscape Contract	\$ 10,144	\$ 9,480	\$ 11,530	13.7%
05390	Aquatic Weed Control	\$ 1,277	\$ 1,188	\$ 1,200	-6.0%
MAINTENANCE & REPAIRS		\$ 11,421	\$ 10,668	\$ 12,730	11.5%
GENERAL & ADMINISTRATIVE					
07000	Management Fee	\$ 8,580	\$ 8,580	\$ 8,760	2.1%
07200	Legal Fees	\$ 1,000	\$ 2,800	\$ 800	-20.0%
07400	Storage Fee	\$ 13	\$ 36	\$ 36	0.0%
07420	Postage & Delivery	\$ 806	\$ 443	\$ 443	-45.0%
07430	Copies & Printing	\$ 404	\$ 275	\$ 275	-32.0%
07440	Office Supplies	\$ 313	\$ 965	\$ 965	208.6%
07670	Corporate Annual Report	\$ 61	\$ 61	\$ 61	0.0%
07700	Community Events	\$ 200	\$ 32	\$ 100	-50.0%
07880	Miscellaneous	\$ 187	\$ -	\$ -	-100.0%
07890	Bank Charge	\$ 177	\$ 76	\$ 76	0.0%
07895	Assessment Coupons	\$ 78	\$ 12	\$ 12	0.0%
07990	Bad Debt Expense	\$ 25	\$ -	\$ 25	0.0%
GENERAL & ADMINISTRATIVE		\$ 11,845	\$ 13,281	\$ 11,554	-2.5%
RESERVE CONTRIBUTIONS					
090xx	Reserves - Pooled	\$ -	\$ -	\$ 583	0.0%
09010	Reserves - Website Hosting	\$ 130	\$ 130	\$ 130	0.0%
RESERVE CONTRIBUTIONS		\$ 130	\$ 130	\$ 713	448.8%
TOTAL EXPENSES		\$ 30,240	\$ 31,211	\$ 32,480	7.4%
CURRENT YEAR NET INCOME (LOSS)		\$ (0)	\$ (188)	\$ -	
NUMBER OF UNITS		140			
		<u>Quarterly</u>	<u>Annually</u>		
2023	ASSESSMENTS	\$ 54.00	\$ 216.00		
2024	ASSESSMENTS	\$ 58.00	\$ 232.00		

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>		
Harold Engold, President	407-491-5233	LTHEJHPD@aol.com
Bob Conner, Vice-president	407-382-4886	RCO3975642@gmail.com
Dennis Horazak, Secretary	407-207-6557	densus@bellsouth.net
Myron Davis, Treasurer	407-737-8200	mydavis99@comcast.net
Cookie Symons, Director	407-273-5460	Minnieland@aol.com
Christina Dones, Director	407-760-3517	christinadones@gmail.com
<u>Towers Property Management, Inc.</u>		
Terina Stevens	407-730-9872	terina@towerspropertymgmt.com
<u>Neighborhood Watch</u>		
Sandy Horazak, Coordinator	407-207-6557	sanden@bellsouth.net
Cookie Symons, Coordinator	407-273-5460	Minnieland@aol.com
<u>Communication</u>		
Newsletter - Sandy Horazak	407-207-6557	sanden@bellsouth.net
Website - Dennis Horazak	407-207-6557	densus@bellsouth.net

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!