



Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association
November 2025 Edition – Published Quarterly since 2001
<http://www.CypressIsles.org>

November 11th is Veterans Day



Thank you for your service, veterans!

Welcome to Cypress Isles!

Go over and say, "Hi!" to our new neighbors at
 806 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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Cypress Isles 2026 Operating Budget

Assessments will stay the same



On September 16th the Cypress Isles Board of Directors approved a \$34,580 operating budget for 2026. The proposed budget is the same size as the 2025 budget so assessments will remain at \$61.75 per quarter.

The operating budget is shown on some other page and posted on the Cypress Isles website. Increases to nine line items were offset by decreases in six other line items.

Dennis Horazak, Budget Nerd

Talkin' Trash

Orange County will change their curbside collection schedule starting Monday December 29, 2025.

	Current	Starting 12/29/25
Recycling	Friday	Thursday
Yard Waste	Monday	Thursday
Garbage	Friday	Friday
Large Items	Monday	Friday

News from WLCA

The WLCA Board of Directors meets at 7:00 p.m. on the fourth Monday of every month except December. Here are some highlights from their August, September, and October meetings.

2026 WLCA Budget – The board approved the 2026 WLCA operating budget with quarterly assessments of \$249 per quarter (\$1 lower than this year) or \$996 per year.

New Staff People – WLCA hired Cheyenne Hart to help manage ARC violations, process walk-in payments, and respond to homeowner inquiries. Ciasia Feliciano was also hired as the 2nd Administrative Assistant position, and Luis Trinidad was hired for the open Groundskeeper/Porter position.

Personal Checks Only – Personal checks will be the only form of payment accepted at the office. Money orders or cashier's checks cannot be processed through ClickPay and would have to be mailed Certified with electronic notice to Corporate at additional expense.

November 3rd Special Member Meeting – The 25 neighborhood Voting Members met on November 3rd to vote on three proposals: a Resale Capital Contribution amendment to charge new owners one year's assessment as an entrance fee; a Rental Restriction amendment requiring all renters of a house to be related; and a permanent reduction of the WLCA board size from seven directors to five. After much discussion, the Voting Members failed to approve any of the proposals. This was the fifth defeat of the Resale Capital Contribution amendment, which was also voted down on 1/25/2010, 1/24/2011, 2/26/2022, and 11/4/2024.

Reclaim Water Irrigation -- A 20-year agreement between the St. Johns River Water Management District (SJRWMD) and Waterford Lakes is set to expire December 2025 and with it, the community's permission to use free well water to irrigate its common areas. The SJRWMD and Orange County require WLCA to use reclaim water for irrigation. Orange County Utilities provided the new rate sheet for Reclaim Water Irrigation usage. WLCA's annual allocation of 80 million gallons will cost approximately \$126,157 per year or about \$40 per homeowner per year. The well water currently used for irrigation is free.

Waterford Chase Entrance Sign – In July the Waterford Chase East Homeowners Association (WCEHOA) agreed to end the lease agreement with WLCA. Their entrance sign remained on WLCA property but needed maintenance. WLCA sent an email to the Waterford Chase Property Manager to ask if Waterford Chase would like to rent the sign back from WLCA. WCEHOA declined, so the letters have been removed, the sign has been painted black, and FSR groundskeepers will gradually demolish and remove the sign over the next several months.

Muscovy Duck Removal – WLCA hired Florida Wildlife Trappers in July to remove Muscovy Ducks from WLCA property. In August FWT removed 37 Muscovy ducks and 11 adorable ducklings, but they took a 2-week break in September because the ducks were becoming more aware of the trappers, making it harder to trap them. The ducks continue to be elusive in October. The ducks are primarily around Pond 1 across from the Recreation Center and Pond 4 east of Mark Twain between the Woodlands and Waterford Park

Pond Refurbishment – Memories of colossal rainfalls, most notably the 2022 inundation from Hurricane Ian, led WLCA to commission LakePros in 2024 to conduct the first-ever comprehensive evaluation of pond flows in Waterford Lakes. LakePros identified 10 neighborhood ponds and 12 WLCA ponds with drainage issues. WLCA Ponds 1, 2, 7, 8, 11, and 15 have been repaired so far.

- Pond 1 is the large pond across Mark Twain from the Recreation Center. Pipes were filled with dirt preventing the proper volume of water to leave the pond.
- Pond 2 is behind Thatcher's Landing west of Mark Twain Boulevard, bordered by Thatcher's Landing, Riverbend, Finn's Cove, and Finn's Cove II. Sedimentation in front of Pond C&D's discharge pipe was reducing their discharge capacity.
- Pond 7 is east of Mark Twain between the Estates and Waterbury. Sedimentation had entered the pond
- Pond 8 is a small pond between the Community and Mark Twain. Its overflow structure only drained at its emergency elevation.
- Pond 11 is east of Cypress Isles front entrance. Pond water was only coming over the top of the grate, probably due to a weep pipe clogged beneath grate.

- Pond 15 is behind Lakeshore Landing southeast of the intersection of Lake Underhill Road and Waterford Chase Parkway. There was erosion around pond 15, its skimmer needed to be reset, and four new posts needed to be installed.

Dennis Horazak, Roving Reporter for Cypress Isles News

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 2, 2025 to March 7, 2026	Saturday only	Sunday only
Daylight Saving Time March 8, 2026 to November 1, 2026	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 8 – November 1, 2026)

Even numbered houses may water on Sunday all year, and also on Thursday during Daylight Saving Time (March 8 – November 1, 2026).

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>

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.

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

Bear (or other wildlife) issues

888-404-FWCC (3922)

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 2026 Budget

Waterford Lakes Tract N-25A		2025	2025	2026	
		Approved	Anticipated	Approved	
Acct #		Budget	End of Year	Budget	% Chg
INCOME					
4000	Assessment Income	\$ 34,580	\$ 34,580	\$ 34,580	0.0%
4710	Late Fees & Interest		\$ 632		
4900	Interest Earned - Operating Accounts				
	INCOME	\$ 34,580	\$ 35,212	\$ 34,580	0.0%
EXPENSES					
INSURANCE					
5010	Liability	\$ 4,246	\$ 4,263	\$ 4,550	7.2%
5020	D&O	\$ 1,659	\$ 1,659	\$ 1,736	4.7%
	INSURANCE	\$ 5,905	\$ 5,923	\$ 6,287	6.5%
UTILITIES					
5210	Electric - General	\$ 1,700	\$ 1,787	\$ 1,841	8.3%
	UTILITIES	\$ 1,700	\$ 1,787	\$ 1,841	8.3%
MAINTENANCE & REPAIRS					
5300	Landscape Contract	\$ 11,388	\$ 11,392	\$ 11,388	0.0%
5390	Aquatic Weed Control	\$ 1,200	\$ 1,188	\$ 1,620	35.0%
53xx	Mulch, Sod & Power Washing	\$ 1,150	\$ 350	\$ 750	-34.8%
	MAINTENANCE & REPAIRS	\$ 13,738	\$ 12,930	\$ 13,758	0.1%
GENERAL & ADMINISTRATIVE					
7000	Management Fee	\$ 8,760	\$ 8,760	\$ 9,000	2.7%
7200	Legal Fees	\$ 1,200	\$ -	\$ -	-100.0%
7400	Storage Fee	\$ 95	\$ 113	\$ 113	19.1%
7420	Postage & Delivery	\$ 869	\$ 781	\$ 781	-10.2%
7430	Copies & Printing	\$ 332	\$ 285	\$ 285	-14.1%
7440	Office Supplies	\$ 1,484	\$ 1,171	\$ 1,171	-21.1%
7670	Corporate Annual Report	\$ 61	\$ 61	\$ 61	0.0%
7700	Community Events	\$ 100	\$ 68	\$ 100	0.0%
7880	Miscellaneous	\$ 103	\$ -	\$ 106	3.0%
7890	Bank Charge	\$ -	\$ -	\$ -	New
7895	Assessment Coupons	\$ 27	\$ 17	\$ 17	-37.1%
7990	Bad Debt Expense	\$ 25	\$ -	\$ 25	0.0%
	GENERAL & ADMINISTRATIVE	\$ 13,056	\$ 11,257	\$ 11,659	-10.7%
RESERVE CONTRIBUTIONS					
9005	Reserves - Pooled	\$ -	\$ -	\$ 750	New
9010	Reserves - Website Hosting	\$ 180	\$ 180	\$ 285	58.3%
	RESERVE CONTRIBUTIONS	\$ 180	\$ 180	\$ 1,035	475.0%
	TOTAL EXPENSES	\$ 34,579	\$ 32,077	\$ 34,580	0.0%
CURRENT YEAR NET INCOME (LOSS)		\$ 1	\$ 3,135	\$ (0)	
NUMBER OF UNITS		140			
		<u>Quarterly</u>	<u>Annually</u>	<u>Change</u>	
2025	ASSESSMENTS	\$ 61.75	\$ 247.00		
2026	ASSESSMENTS	\$ 61.75	\$ 247.00	0.00%	

Cypress Isles Contact List

<u>Board of Directors</u>		
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Bob Conner, Vice-president	407-382-4886	RCO3975642@gmail.com
Dennis Horazak, Secretary	407-207-6557	densus@bellsouth.net
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Christina Dones, Director	407-760-3517	christinadones@gmail.com
<u>Towers Property Management, Inc.</u>		
Terina Stevens	407-730-9872	terina@towerspropertymgmt.com
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Sandy Horazak, Coordinator	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 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!