



Home Owners' Association of Indian River County, Inc.  
PO Box 6538, Vero Beach, FL 32961-6538

## Community Newsletter - Fall 2018

The Board would like to extend a huge welcome to all our new neighbors! We invite you to join our Facebook page (Cypress Lake HOA Vero Beach) and visit our website ([www.cypresslakehoa.com](http://www.cypresslakehoa.com)). Our website contains neighborhood information, links to Architectural Review and grievance forms, as well as community covenants.

The annual HOA meeting will be held Tuesday, October 30, 2018, 6:00PM at Freedom Church: 455 58<sup>th</sup> Avenue SW, 32968. We are hoping ALL residents can join us as we have many items to discuss **INCLUDING possible property assessments**

**Community Wide garage sale will be Saturday November 3, 2018, 8:00AM-Noon**

- **Board Members:** The homeowners association board is composed of 5 residents who VOLUNTEER their time to maintain (or improve) the Cypress Lake subdivision for a term of one year. Voting for the 2019 Board will be taking place in November. Many of you have some very good ideas on how best to maintain our wonderful subdivision; NOW is the time to be part of the board. We need at least 5 individuals to step forward and serve their neighborhood. Please send your interest, along with a brief bio, to [cypresslake@hotmail.com](mailto:cypresslake@hotmail.com) or drop it off to any board member **NO LATER THAN OCTOBER 31**. Only 2 of the current board members will be seeking reelection so please, please, please consider running for a board seat. If we do not have 5 people willing, an outside management company will be retained at an **increased** cost to all of us.
- **Homeowner Association Dues:** If you have not paid your dues in full, please do so immediately to avoid further finance charges and legal action. Per our covenants, past due accounts are charged 18% APR and turned over to the HOA attorney after 3 months of non-payment. All attorney fees incurred collecting the debt will be charged to homeowner. If the homeowner still does not remit payment, the HOA will lien to foreclose the property. We currently have one property such action is being taken against.

### **Board Updates:**

- **E-mail:** A lot of information can be communicated and sent electronically. We have received quite a few email addresses from our members and are working on setting up a way to correspond with our neighborhood via email. If we do not have yours, please send it to [Cypresslake@hotmail.com](mailto:Cypresslake@hotmail.com)
- **Common Area Sprinklers:** Our sprinkler system along the subdivision berms and common areas have been an ongoing project pretty much for the past year. As stated in the Spring newsletter, our system was struck by lightning and this "fried" the majority of our 20+ year old wiring. All the affected wiring has been replaced and the "junction boxes" updated. We also had a "ground" installed to hopefully prevent this in the future. We will be receiving bids for a maintenance contract to ensure the sprinkler system never returns to the shape it was in. The sprinklers are



programmed to run Monday-Friday in half hour increments between the hours of 11P and 2:45A. This project was much needed but costly (in excess of \$15,000.00); the reserve emergency funds were sufficient to cover.

- **Lawn and Landscape:** We have admittedly had some “growing pains” with Next Level but now that they understand our expectations, we feel the trimming and mowing has improved. All dead/diseased trees have been removed and everything over 8 feet is being trimmed. The trimming should be finishing up by mid-October. If you still have concerns, please let the board know so we can address it.
- **Front Entrance:** The front entrance has been updated/refreshed and we will continue to maintain it with seasonal flowers. The lighting has also been replaced and we have received many wonderful compliments on how nice our front entrance looks.
- **Rear Berm:** We will continue to monitor the rear berm and discuss with appropriate homeowners if we see debris. Indian River County has a yard waste dump and weekly recycling, please **DO NOT** use the berm for this purpose.
- **Street Lights:** FPL replaced all street lights with energy efficient LED and that has really lit up our neighborhood. We were able to have this done at no upfront cost to us 😊

#### **Covenants:**

When Cypress Lake was established, covenants were declared. When each of us purchased our home, we understood our property would be subject to the Covenants that were already in place. ALL covenants apply to ALL homes within our community. If you don't like/agree with one or all of them, appropriate voting must take place to remove or reword. The vast majority take pride in their property and abide by the covenants as we all agreed to when we moved into Cypress Lake. Gentle reminders are sent when violations are found and again the majority of the time, it was an oversight on the homeowner and corrective action is taken immediately. Unfortunately, the few that choose to ignore the reminders create time and financial problems for all of us. When covenant violations continue, the board has no choice but to involve our attorney which is an expense we all take part in. A few of our covenants contain “ambiguous” language and need updated BUT this requires a vote. Most of the covenants are self-explanatory and homeowners should have no problem understanding what is expected and what is NOT allowed..... If you have questions, please reach out to any board member for clarification. If you receive a violation notice please take corrective action, if you feel you received the notice in error, please reach out to any board member. Over the last year, the board has received quite a bit of “pushback” from the few that choose to not follow the covenants they agreed to abide by when they purchased a home in our subdivision. If you feel any covenant is outdated or needs revised PLEASE discuss with any board member and work together to make positive changes.

Many of our covenants serve to remind us of general maintenance issues for our homes. If you do not agree with the Cypress Lake HOA covenants please amend them in the appropriate manner, don't make the mistake of “pretending they don't apply to YOU” Please be aware (according to the covenants) the board will provide you a final notice, giving you 15 days to complete any violation correction, before taking action AT HOMEOWNERS EXPENSE (Article V & IX)



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**In lieu of sending out individual violation notices, the board decided to let this newsletter serve as written notice #1 for a few issues we have seen or had reported:**

- **Architectural Guidelines III E; Post light:** You are required to have a functional post light that operates on a light sensor. In most cases when the light isn't on it's due to a burned out bulb, your light switch being turned off or the sensor going bad. Please look at your light this evening and repair it as necessary.
- **Architectural Guidelines III D and Amendment (9/28/2006) III D; Mailbox/post:** Maintain them.....wash them, use Clorox to clean them or repaint them as necessary to keep it looking nice.
- **Article VIII section 2; Pets:** They are **required** by county law (and covenants) to be on a leash! You are also required to clean up after your pet!
- **Article VIII section 5; Boats (motorized and non-motorized) and Trailers (of any type):** **NOT** allowed unless they are in your enclosed garage. The covenants are **VERY** clear that boats of any type are **NOT** allowed **EXCEPT** in you enclosed garage...this means they are **NOT** allowed in the front of your home, the side of your home or the back of your home. They are **NOT** allowed propped up against any part of your home unless it is inside of an enclosed garage.
- **Article VIII section 4; Parking:** Street parking overnight or for prolonged periods of time is **NOT** permitted. This is a direct violation of our covenants and a major safety concern! Emergency vehicles are not able to get where they need to be with cars on the road.
- **Article VIII section 11; Trash cans/Recycle can:** Trash and Recycle cans are not to be visible from the street. Water pumps, gas tanks, air conditioning units, sprinkling systems and garbage cans are to be screened with a structure or landscaping so as not to be visible from the street.
- **Architectural Guidelines V C and Amendment (9/28/2006) V C; Sprinkler:** You are required to have a working sprinkler on a timer.
- **Article V & VIII section 7; General Husbandry:** You are required to maintain your home to the standards of the majority; property is to be maintained in a manner that avoids an unsightly appearance. Trim your landscaping, edge your sidewalks/driveway, power wash your house/repaint it when necessary, keep yard (front and side) free from debris/clutter. Our covenants state No refuse piles or unsightly objects allowed.
- **Article VII and Architectural Guidelines VI & VII; ARC (Architectural Review Committee):** No improvements to the outside of the property shall take place without written approval of the ARC. Even if you are Painting your home the same color or replacing your roof with the same color/material you are required to obtain ARC approval. ARC applications can be found on the Cypress Lake website.

Please consider being a part of your HOA Board, submit your intent to run along with a short statement about yourself to the board ([cypresslake@hotmail.com](mailto:cypresslake@hotmail.com)) no later than October 31, 2018.

**We look forward to seeing everyone at the meeting on October 30<sup>th</sup>**