



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

Community Newsletter - Spring 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). Our website contains neighborhood information, links to Architectural Review and grievance forms, as well as community covenants.

Board Updates:

- **E-mail:** So much can be communicated and sent electronically. We have received a handful of email addresses from our members but we need everyone's for this to be effective. Please email cypresslake@hotmail.com with your name, address, telephone number(s) and email address so we can add you to our list.
- **Common area sprinkler system:** As many (if not all) had noticed Heads Up sprinkler company spent approximately 3 months diligently working to restore our sprinkler system. Apparently during one of our thunder storms, the sprinkler system was struck. This strike travelled to places even THEY had not experienced. Given our wiring is the original (almost 20 years old), much of the "infrastructure" had to be replaced. This was a very unexpected expense but with our reserve we expect to stay on budget.
- **Lawn/Landscape Maintenance:** The Board received several bids for our lawn and landscape needs. Even though we appreciate everything Tropical Management Company has done for our community, the Board voted to contract with Next Level Landscaping.
- **Rear Berm:** The north berm of our subdivision had become a dumping ground for waste over the last few years. The lawn/landscape company was not able to mow or maintain/trim the landscape easement which led to even more problems, not to mention an eyesore to the homeowners that live along the back. The board hired Next Level Landscape to clean up the rear berm and remove all the waste (carpet rolls, 25 Christmas trees, plywood, landscape trash, etc.). The rear berm is now cleaned up and will be maintained going forward. **Please note:** The landscaping berms are NOT dumpsites! These areas will be closely monitored and violation notices sent to the homeowner, if any waste is discovered.
- **Security:** Two trucks stolen and numerous cars ransacked over the last several months has led the board to seek estimates for a community wide, camera based, security system. We will provide more information as we receive the bids.
- **Common area lighting:** The board has received numerous complaints regarding the entrance (to our subdivision) being dark. A few months ago, up to date, energy efficient halogen fixtures were placed on the left side as a trial. The difference was amazing and we would only need half as many fixtures to get substantially more light. Increased lighting also provides increased community safety. The Board is currently reviewing bids for this potential project
- **Garage Sale:** The next community wide garage sale will be **Saturday April 28th**, 8AM-Noon. The association will place an advertisement in the classified section of the Press Journal as well as place signage in the common areas. Share with your friends on social media for an even greater advertising reach!
- **Cypress Lake HOA covenants:** The board is currently reviewing our covenants and the language used with our attorney. There are a few which we feel are no longer relevant &/or practical. The Board would love to hear from residents of our community on any covenant concerns you may have (additions, deletions and revisions); we want YOUR feedback. We will be bringing any proposed changes to the members for a vote once we have completed this project. We must have **75%** voting participation in order to make covenant changes, **EVERY** vote truly does count! Please send your feedback regarding our covenants to cypresslake@hotmail.com or P.O. Box 6538 Vero Beach 32961.



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- **Grievances/concerns:** It is a responsibility of the Board to address homeowner concerns & grievances AS WELL as respond back to the homeowner regarding their concern or grievance. In order to fulfill this responsibility, the board will NO LONGER accept or act upon "anonymous" tips. Our community has a private email(cypresslake@hotmail.com) and PO Box that signed concerns must be sent to, for Board review. A grievance form can be found on our website (www.cypresslakehoa.com). The Board wants to hear from you!

Reminders

- **HOA Dues:** Annual dues were due January 31 (semi-annual January 31 and July 31). If you have not paid, please do so now to avoid further finance charges and legal action.
- Cypress Lakes has a Facebook page: **Cypress Lake HOA Vero Beach**. This page is for residents of our neighborhood to share and pass along information. PLEASE join our group!
- **Lamp posts:** Please make sure your lamp post is on and in working condition. Lamp post lights are required to be on sensors that operate dusk to dawn.
- **Lawn and landscape:** Please maintain your lawn and landscape. You are required to maintain your yard in a manner that is "in keeping with the husbandry of the neighborhood". This includes mowing your grass, trimming trees, edging, weed control, etc. You are required to have a working sprinkler system.
- **Sidewalks:** You are required to maintain your sidewalk, which includes keeping it power washed and free of debris.
- **Boats:** Boats are not allowed on the property except within an enclosed garage.
- **Parking:** Parking is prohibited on the street overnight.
- **Vehicles with ANY type of signage** must be kept totally enclosed within a garage
- **Pets:** Pets must be kept on a leash when outside the owner's premises and must not become a nuisance to other residents.
- **Any alteration to outside property:** Any addition, alteration, etc. to the outside of your property MUST be presented and approved by the ARC prior to any work beginning. This includes painting, roof replacement, landscaping changes, windows, etc..... Architectural Review Forms can be found on our website www.cypresslakehoa.com
- **IF** you are a homeowner and are renting out your home in our community, **YOU** are responsible for making sure our community's covenants are being followed by your tenant.
- **The covenants** are for ALL of us to follow, we cannot be selective in which ones we choose to adhere to; they ALL apply to each and every homeowner. Please do not be shocked or offended when the Board takes action on violations. Every home within Cypress Lake is purchased knowing we have a Homeowners Association that has standards (covenants). We all CHOSE to be governed by these covenants when we purchased our homes; be respectful of your neighbors and neighborhood.

As always, if you have any questions, concerns, ideas, etc. please let the Board know. Get involved; the more we are part of the solution, the fewer problems we face. Email your board at cypresslake@hotmail.com

2018 Board Members

Kim Williams, President (513) 594-8655
Tracey Terpstra, Vice President
Cortney Ohs, Secretary

Danielle Wynkoop, Treasurer
Larry Krolak