



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

Community Newsletter - Fall 2019

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.

The next HOA meeting will be held on Tuesday, December 10, 2019.

6:30pm at Freedom Church - 455 58th Ave SW, 32968.

We are hoping ALL residents can join us!

Calendar Events / Save the Dates!

- **Lawn and Landscape: SOUTH BERM RESIDENTS...** The week of November 4th, Next Level will be on the south berm trimming back the oak trees. If you have a fence, please provide access for their crews to trim and clean up. If you don't provide access, the oaks in your yard will not be trimmed and will be your responsibility to trim.
- **YARD SALE:** The Fall yard sale will be held on Saturday, November 9, 2019 from 8am-12pm. We will post this on the Vero Beach Neighborhood, Inc. Facebook group. Please note: The Board does not control the number of people who come through, so make sure you're helping to get the work out about the yard sale.
- **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 2020 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 or drop it off to any board member **NO LATER THAN NOVEMBER 15, 2019.**
- **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:

- **Lawn and Landscape:** Next Level also trimmed all of the palm trees on every berm this summer.
- **Oak Tree Covenant:** We have had numerous requests to update the oak tree covenant. We have 50% of the votes needed. We will be sending out a voting ballot in mid-November. Please make sure to vote!
- **Bus Pick-up:** No one is permitted to park on any of the common area grass, or block the flow of traffic.
- **Rental Homes:** We have had a few issues with the rental properties. Please makes sure your tenants are abiding by the covenants.



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- **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
- **Common Area Sprinklers:** Our sprinkler system is not being maintained on a quarterly basis.
- **Rear Berm:** We had a few minor issues again with this berm. Please understand that any debris, objects, toys, lawn furniture, that is on the berm will be removed at your cost. This is not a dumping site. Please help us keep our community beautiful.

General Covenant Reminder:

- **Cypress Lake 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.

In lieu of sending out individual violation notices, the board decided to let this newsletter serve as written notice #1 for a few issues:

- **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 its 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.
- **Article VIII section 7; Landscaping:** As a homeowner, you are required to keep your landscape neat and tidy. One thing often overlooked in our covenants is all trees are required to be trimmed at least 6 feet above the sidewalks. This means if your landscaping hangs down more than 6 feet ABOVE the sidewalk, it needs trimmed. Many of our neighbors enjoy walking and should be able to do so without "fighting" through foliage.
- **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 to be maintained in a manner to avoid 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.

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) no later than November 15, 2019.

We look forward to seeing everyone at the meeting on October 30th.

Thank you,

Cypress Lake HOA Board