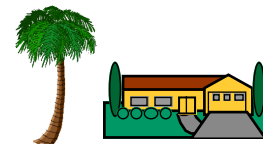




Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association

May 2025 Edition – Published Quarterly since 2001

Available at <http://www.CypressIsles.org> > Archives

Welcome to Cypress Isles!

Go over and say, "Hi!"

Welcome to our new neighbors at

615 Spring Island Way

If we've missed anyone else who recently moved in,
please let us know so they can be welcomed in our next newsletter.

Sandra Horazak, Editor



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Annual Members Meeting May 20th

The **2025 Annual Members Meeting** will start at **5:30 pm** on **Tuesday May 20th** at the WLCA Community Building, 453 Mark Twain Boulevard. If we get a quorum (47 owners either in person or by proxy) we could have the first board member election since 2008.

We hope to see you at the meeting, but if you can't make it, PLEASE fill out the proxy and return it by May 19th to Towers Property Management or to the Secretary at 726 Divine Circle.

The agenda is available as a link on the website home page.

News from WLCA

New Covenant Inspections

Starting June 2nd, WLCA will begin routine covenant inspections of all neighborhoods, replacing the inspections that have been performed by our manager. Covenant Inspections will be discussed during the second hour (7-8pm) of the May 12th Town Hall Meeting.

The full list of rules and guidelines are online at mywaterfordlakes.org (*Forms & Documents > Compliance Rules & Regulations*).

Covenant violations will be processed according to the following schedule.

- Day 1 – Courtesy Notice
- Day 31 – Second Notice (if not resolved)
- Day 61 – Final Notice (if not resolved)
- Day 91 – Legal Action, **charged to homeowner (if not resolved)**
Additional 30-day extension may be granted if requested by Homeowner

With a few weeks to prepare, now is a great time to take a walk around your property and make sure everything is in line with the community standards.

New Application Processing

Another change is that Architectural Review Applications (ARAs) are being processed by WLCA instead of by Cypress Isles. This means that approvals or disapprovals are now based on WLCA rules and regulations and the WLCA Paint Color Book. This change does not affect homeowners except that house paint colors and schemes should be selected from the WLCA Paint Color Book instead of the Cypress Isles Paint Color Book.

707 Woodbury Road- Season 6

The 1.8-acre parcel on the southeast corner of Lake Underhill and Woodbury was never transferred to either WLCA or Orange County and is now owned by a developer. Residents learned about this parcel in a November 4, 2020 Zoom information meeting, and neighborhood presidents authorized its possible purchase at the February 27, 2021 WLCA Annual Meeting.

Since then, there has been much discussion about the developer's possible developments and WLCA's possible purchase to prevent such developments. In 2019 the developer asked Orange County for permission to build apartments on the site, but his request was denied. Any development would have to address some aspects that reduce its attractiveness such as limited access and Orange County's plan to widen Woodbury Road.

Fast forward to 2025, and the WLCA board is asking homeowners how much they would be willing to pay to prevent development. The options are:

- A. Do nothing — allow the developer to proceed or try to sell to someone else.
- B. Offer \$375,000 (WLCA commercial appraised value) and allow the seller to retain any future eminent domain compensation. \$375,000 is \$121 per homeowner.
- C. Offer the seller's full asking price of \$675,000, which is \$218 per homeowner.
- D. Other (please specify)

The survey you have or will receive contains more detailed funding scenarios and options for you to select.

The 707 Woodbury parcel will be discussed during the first hour (6-7pm) of the May 12th Town Hall Meeting.

Pond Maintenance

WLCA is soliciting proposals to repair several WLCA Ponds including Pond 11, which is near Lake Underhill Road between Cypress Isles and Bradford Lakes. Pond water is only coming over the top of the grate, probably due to a weep pipe clogged beneath the grate.

Dennis Horazak, Roving Reporter for Cypress Isles News

Testing for Unlocked Vehicles

Around 4:30 on the morning of Wednesday April 16th a NEST camera caught a glimpse of two people walking along Crystal River Drive, testing vehicle door handles to see if doors were locked.

Hopefully they didn't find any unlocked doors. Reminder: PLEASE keep your car doors locked--and your garage doors closed overnight. If they're checking cars in driveways, an open garage is only steps away to access all that beer you have stashed in your garage fridge! 🐱 Seriously, an open garage could give them access to your laundry room and your entire house. So keep all those doors locked.



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 Contact List

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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>
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.

Sandra Horazak, Editor



Happy Mother's Day – May 11th



Happy Father's Day – June 15th