



Cypress Isles News



The official newsletter of the Cypress Isles Homeowners Association
November 2024 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
848 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

In This Issue – November 2024

Welcome to Cypress Isles!	1
Cypress Isles 2025 Operating Budget	2
Fiberoptics Coming to Cypress Isles	2
Water Restrictions	4
Whatcha Gonna Click?	5
Cypress Isles 2025 Budget	6
Who Ya Gonna Call?	7
Cypress Isles Contact List	7
CIN Subscriptions and Publication Schedule	8

Cypress Isles 2025 Operating Budget

Assessments will go up 6.5%.



On September 17th the Cypress Isles Board of Directors approved a \$34,580 operating budget for 2025. The proposed budget is 6.5% larger than the 2024 budget and assessments will increase by \$3.75 to \$61.75 per quarter.

\$2.40 of the \$3.75 increase is for neighborhood inspections and citations that WLCA performed last year but are now once again performed by Cypress Isles. We can reduce this amount in the future by maintaining our properties better to avoid administrative expenses for citations. (We know it's not you; it's them -- amirite?)

Planned annual mulching and pressure washing added \$2.05 to quarterly dues, but this increase was partially offset by removing last year's \$1.04 reserve contribution needed to fund this April's volunteer mulching. Other changes were a \$0.40 insurance premium increase due to last year's trip-and-fall lawsuit and other smaller changes that combined for a net reduction of \$0.06.

The operating budget is shown on some other page and posted on the Cypress Isles website.

Dennis Horazak, Budget Nerd

Fiberoptics Coming to Cypress Isles



AT&T will be digging and boring between now & February to install fiberoptic cables. They sent the letter below and the Frequently Asked Questions following the letter.

AT&T is planning to upgrade their existing infrastructure to a new state of the art fiber to the home network. In order to do so we need to upgrade portions of the existing infrastructure within the easements, pole lines and right of way in your community, depending on where the existing network is located in the community. There is no cost to the community.

This upgrade work will require digging, underground boring and boring under driveways, along with the installation of underground vaults flush mounted to the ground (similar to water meter boxes), connected by underground fiber and conduits at various locations throughout the community within the legally platted utility easements or right of way.

Most homes in the community will be affected by the upgrade. AT&T and its construction contractor guarantee that all disturbed areas will be returned to like condition by the end of the construction project.

During this time, you will see increased traffic and construction workers in your neighborhood. Locate flags will be placed and paint utilized to mark underground facilities. These are for the protection of your community utilities during construction. ***We ask you and your landscapers not to remove these flags as it is a state law that they remain in place during construction.*** AT&T will be starting the upgrades in the next few months.

Residents will be notified by door hangers on all residents' doors approximately 2-3 days prior to construction in the community. We look forward to bringing this exciting new technology to your neighborhood soon. ***This job is scheduled to start between now and February. If you have any questions or if I can be of assistance during the upgrade, please feel free to contact me.***

Thank you,

Jen Lewer

ROW Coordinator/sub-contractor AT&T Southeast

jenlewer@rowcoordinator.com

FREQUENTLY ASKED QUESTIONS

Q. WTF? * *(not official from AT&T, just an anonymous contributor)*

A. IKR? * *(not official from AT&T, just an anonymous contributor)*

Q. What work will AT&T be doing?

A. Placing a new high-speed network, conduit/fiber cable below ground and water meter sized boxes / hand holes both flush to ground.

Q. Who do I contact if I need restoration in my yard?

A. Call the phone number on the door hanger: Blue Streak Construction 1-800-869-1615 or email at: customerservice@bluestreakllc.com

Q. How will we know when they will start working?

A. Door hangers will be placed on resident's door 3 to 5 days prior to work commencing.

Q. What information is on this door hanger?

A. Important contact information for any questions during the project and any restoration issues you may have. Restoration phone number for Blue Streak Construction LLC is: 1-800-869-1615, email: customerservice@bluestreakllc.com

Q. How will contractor Bluestreak LLC be doing the work?

A. By limited trench (digging) and "stitch" boring under driveways and sidewalk.

Q. Will this work require removing sidewalks or cutting streets?

A. No. All work will be within the right of way or utility easements of the community. No pavers, concrete or asphalt will be disturbed.

- Q. Will heavy equipment be in my yard?
 A. The boring machine on a small trailer may be used in the utility easements of your yard, as well as a cable reel at limited locations while placing cable for a very short amount of time. BUT all track marks and or dead grass will be restored.
- Q. How will work area be left at the end of each workday?
 A. All areas not restored by end of day (weather permitting) will be safely secured with safety barriers, fences or cones.
- Q. Will AT&T/contractor guarantee all restorations?
 A. An AT&T contractor will promptly repair and restore all areas that are disturbed as a result of the installation to substantially the same or better condition that they were prior to the installation.
- Q. How soon will our community be able to subscribe to the new AT&T services?
 A. Approximately 10-14 weeks after the installation is complete.
 You can check AT&T.com for updates.

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 3, 2024 to March 9, 2025	Saturday only	Sunday only
Daylight Saving Time March 9, 2025 to November 2, 2025	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 9 – November 2, 2025)

Even numbered houses may water on Sunday all year, and also on Thursday during Daylight Saving Time (March 9 – November 2, 2025).

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?”

Cypress Isles 2025 Budget

Waterford Lakes Tract N-25A		2024	2024	2025	
		Approved	Anticipated	Approved	
Acct #		Budget	End of Year	Budget	% Chg
INCOME					
4000	Assessment Income	\$ 32,480	\$ 32,480	\$ 34,580	6.5%
4710	Late Fees & Interest		\$ 1,813		
4900	Interest Earned - Operating Accounts				
	INCOME	\$ 32,480	\$ 34,293	\$ 34,580	6.5%
EXPENSES					
INSURANCE					
5010	Liability	\$ 4,119	\$ 4,119	\$ 4,246	3.1%
5020	D&O	\$ 1,564	\$ 1,564	\$ 1,659	6.1%
	INSURANCE	\$ 5,683	\$ 5,683	\$ 5,906	3.9%
UTILITIES					
5210	Electric - General	\$ 1,800	\$ 1,690	\$ 1,700	-5.6%
	UTILITIES	\$ 1,800	\$ 1,690	\$ 1,700	-5.6%
MAINTENANCE & REPAIRS					
5300	Landscape Contract	\$ 11,530	\$ 11,388	\$ 11,388	-1.2%
5390	Aquatic Weed Control	\$ 1,200	\$ 1,188	\$ 1,200	0.0%
53xx	Mulch & Power Washing	\$ -	\$ -	\$ 1,150	New
	MAINTENANCE & REPAIRS	\$ 12,730	\$ 12,576	\$ 13,738	7.9%
GENERAL & ADMINISTRATIVE					
7000	Management Fee	\$ 8,760	\$ 8,760	\$ 8,760	0.0%
7200	Legal Fees	\$ 800	\$ 1,200	\$ 1,200	50.0%
7400	Storage Fee	\$ 36	\$ 95	\$ 95	164.3%
7420	Postage & Delivery	\$ 443	\$ 869	\$ 869	96.1%
7430	Copies & Printing	\$ 275	\$ 332	\$ 332	20.7%
7440	Office Supplies	\$ 965	\$ 1,484	\$ 1,484	53.7%
7670	Corporate Annual Report	\$ 61	\$ 61	\$ 61	0.0%
7700	Community Events	\$ 100	\$ 131	\$ 100	0.0%
7880	Miscellaneous	\$ -	\$ -	\$ 103	New
7890	Bank Charge	\$ 76	\$ -	\$ -	-100.0%
7895	Assessment Coupons	\$ 12	\$ 27	\$ 27	121.4%
7990	Bad Debt Expense	\$ 25	\$ -	\$ 25	0.0%
	GENERAL & ADMINISTRATIVE	\$ 11,554	\$ 12,959	\$ 13,056	13.0%
RESERVE CONTRIBUTIONS					
9005	Reserves - Pooled	\$ 583	\$ 681	\$ -	-100.0%
9010	Reserves - Website Hosting	\$ 130	\$ 152	\$ 180	38.5%
	RESERVE CONTRIBUTIONS	\$ 713	\$ 832	\$ 180	-74.8%
	TOTAL EXPENSES	\$ 32,480	\$ 33,740	\$ 34,580	6.5%
CURRENT YEAR NET INCOME (LOSS)		\$ (0)	\$ 552	\$ (0)	
NUMBER OF UNITS					
		140			
		<u>Quarterly</u>	<u>Annually</u>		
2024	ASSESSMENTS	\$ 58.00	\$ 232.00		
2025	ASSESSMENTS	\$ 61.75	\$ 247.00		

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

<u>Board of Directors</u>		
Harold Engold, President	407-491-5233	LTHEJHPD@aol.com
Bob Conner, Vice-president	407-382-4886	RCO3975642@gmail.com
Dennis Horazak, Secretary	407-207-6557	densus@bellsouth.net
Myron Davis, Treasurer	407-737-8200	mydavis99@comcast.net
Cookie Symons, Director	407-273-5460	Minnieland@aol.com
Christina Dones, Director	407-760-3517	christinadones@gmail.com
<u>Towers Property Management, Inc.</u>		
Terina Stevens	407-730-9872	terina@towerspropertymgmt.com
<u>Neighborhood Watch</u>		
Sandy Horazak, Coordinator	407-207-6557	sanden@bellsouth.net
Cookie Symons, Coordinator	407-273-5460	Minnieland@aol.com
<u>Communication</u>		
Newsletter - Sandy Horazak	407-207-6557	sanden@bellsouth.net
Website - Dennis Horazak	407-207-6557	densus@bellsouth.net

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!