



August-September 2011

Deed Restricted Community

What's Happening 'Round the Bend?

Next Board of Directors meeting... TBA

Welcome to Cypress Bend

To ALL new residents since our last newsletter. Go to our community web site (WWW.CBHOA.ORG) for information about Cypress Bend; we try to put every bit of information about living in Cypress Bend community out there. If you are looking around and feel something else should be added please make contact. Residents will find Declaration of Covenants and Restrictions, By-Laws, Minutes from meetings, Membership Directory, Architectural Review application and the instructions about how to submit a request, a link to our Management Company and paying your assessments online, our Financial statement(s), and much more to help with your orientation into our community and also some hopefully useful information about the local community. You will find our community e-mail address; which are direct links to the BODs, our neighborhood watch coordinator and to Sentry Management, Inc., our management company. You will need the log on and password information to access both the Membership Directory and the Financial information; make contact with any board member or you can send a quick email to our community email address to receive the information. Your BODs and Management ask that you *please respect your neighbor's right to privacy and only use the Membership Directory for the purpose(s) it was collected and freely given.*

The Cypress Bend Annual Community Barbecue held on Saturday, June 4 was a big success. A round of thanks go out to the following residents who donated lovely gifts for the drawing held at the barbecue. Nancy Loftis, Eileen McMullen, Diana Dudley, Nancy McBride, Toni Hill. Three \$50.00 gift cards to Wal-Mart and Publix were donated by the Cypress Bend HOA. Thanks to everyone who attended and especially to Linda Harris and her committee; Diana Dudley, Alice "Cookie" Newman, Sheila Sawyer and Sue Bailey for all their hard work. See you there next year.

Homeowners; effective today; 15 August 2011 we have a new manager at Sentry Management, Inc.; Janina Allen. Lisa Clawson no longer works for the company. We are saddened to loose Lisa. We have enjoyed the years having Lisa help us take care of our Association finances and will miss her.

The new email is: "jallen@sentrymgt.com" and the phone number is: 3216388880 ext 411. Please update your address books and contact Janina in in association with Cypress Bend HOA business.

Thanks everyone for your time.

New instructions and rules for when you reserve the cabana and pool for your private gathering

Residents: Your BOD and our Management company request that all residents submit a request before having a private gathering at the Cabana and Pool area. This request can be made through our community website; www.cbhoa.org.

Notice/Update: Effective 1 September, 2011 there will be a **deposit and rental fee** collected when you submit your "Pool Facilities Rental Agreement & Hold Harmless" to have your private gathering at the cabana and pool area. The **deposit** will be returned as long as the area is left clean and neat and in the condition agreed to when you submit your "Reservation Agreement;" i.e., chairs returned, sinks clean, and garbage removed along with charcoal coals, to name a few. Please see the "Pool Facilities & Rental Agreement Hold Harmless" for complete guidelines.

From the home page go to the "Electronic Bulletin Board" and then "Reserve the Cabana."

From there you will download both the "Pool Facilities Rental Agreement & Hold Harmless" fill it in and mail to Sentry Management, Inc. with Attention to Cypress Bend HOA, Inc., with your Deposit and Rental Fee amounts; depending on

the number of guests attending your gathering.

Our goal is to keep the area nice for everyone to enjoy.

Note: *the date(s) and time(s) for scheduled gatherings are posted on our “electronic bulletin board” and on the community bulletin board for the convenience of others and planning.*

To help with maintaining our pool and cabana area

Our pool water checkers (board members and volunteers alternate) will be responsible to ensure there are extra bags in the trash cans. Pool water checkers will also dump the charcoals on our regular trash pick up day; the coals just need to be contained.

Tree trimming on common property

The trees at Cypress Bend are a beautiful asset to the community. However, they do need to be maintained. The common area Oaks and Pines will all be trimmed within the month of August; though no exact date has been set. This trimming will include both the trees around the ponds and the outside perimeter. Please remember that all trees on your property are the owners responsibility to trim, and in the spirit of CBHOA trimming the common areas we ask that owners be sure that your trees are trimmed to a minimum 6 ft. in height over the sidewalks, that your trees be trimmed away from any street light poles and any fences so they are not hanging over the common area fences or in to your neighbor’s yard. All of this will help to keep Cypress Bend one of the best communities to live in!

Note: M&M Landscaping will trim Owner trees at a discounted price if you call and request them to do the trimming at the same time as the common areas will be trimmed. Please call M&M immediately at 3212541525 if you want them to trim your trees.

Annual community garage sale

Mark your calendars for the 14th and 15th of October.

Architectural review requests

When you submit architectural requests your directors are asking that you be willing and able to give time for the response. As many as 30-days may be needed which will allow for any research that *could be* required; but we know that request(s) are completed in many fewer days. It should be helpful if you would not schedule with a contractor until after your request has been acted on; then there should be no stress to rush the process. Management and our architectural review committee members work hand in hand and really hard to turn your requests around quickly.

Key fobs for cabana door and pool area

If you have not received your pool door key fob, you may pick it up at your earliest convenience. Some have expressed that they do not want the key fob and those will be held but removed from this list. So if you just don’t want to take possession; you never use our facilities; just let us know and we will remove your listing...☺

1336; 1307; 1315; 1317; 1244; 1240; 1239; 1230; 1257; 1278CBC – 4732; 4726SHD –4748; 4736; 4730; 4718WHD. *We try to keep up but if yours is listed and you have in fact picked it up; please make contact WITH Management or Sheila Sawyer so we can remove it from this list.*

The fee is \$50.00 for each replacement pool door key fob.

Note: if you cannot find your key fob if you would please let Roger Loftis or Sheila Sawyer know so we can disable it. For your convenience you can send a quick e-mail to homeowners@cbhoa.org and we will disable your fob. Should you find your fob in the future; let us know and we can enable it again. If you find a pool door fob please turn it over to a board member or Management so we can find the rightful owner; each key fob is marked with a coded number and each property should only have two attached.

We are bringing it to everyone’s attention that our pool and cabana door is being left standing open and for hours; and that puts us at risk of having our pool closed. What we want to relay to you is that it is every resident’s responsibility and

not board members alone to make sure that this happens...board members don't want to be labeled; that is not why we serve our community. We really do appreciate your cooperation.

Cypress Bend HOA community web site: <http://www.cbhoa.org/>

E-mail(s): homeowners@cbhoa.org to reach your Board of Directors; Neighborhood Watch coordinator email: neighborhoodwatch@cbhoa.org; and Our Community Manager: **NEW: Janina Allen 321.638.8880, ext 411; (jalen@sentrymgt.com); effective 15 August 2011**