



January 2012

Deed Restricted Community

What's Happening 'Round the Bend?

2011 – The Year in Review for Cypress Bend Homeowner's Association

At year's end, it is a common practice to take a look back and consider what we got done over the last year. So, the following is a partial list of our Board's accomplishments for the year 2011:

1. Last summer, we were able to avoid having our pool shut down by hiring a new pool contractor to complete needed repairs on the pool circulation and chlorine pumps. Talk about "Just in Time!"
2. Once again, we had our annual CBHOA Summer Picnic. Judging by the attendance, it was quite successful, and a lot of fun. Our thanks to Linda Harris for managing the wonderful food, and to Sue Bailey for obtaining the door prizes.
3. We improved the landscape adjacent to the pool by planting more than a dozen bougainvillea plants. Our landscape company M & M Landscaping also added an irrigation system to that area.
4. We arranged for a termite bond to be completed on the cabana. Why was this necessary? The cabana is one of our more expensive assets, is constructed with wood framing, and therefore deserves protection. Thank you to Roger Loftis and Sheila Sawyer for your significant efforts on this project.
5. Our Board updated the procedures for how the cabana is reserved, to more accurately reflect the actual maintenance and upkeep costs.
6. Recently, we contracted with a new homeowner's management company, Leland Management, which has implemented a digitized, cost-saving system for account records.
7. In December, our Board hired a new pool maintenance company, Pristine Pools, owned by Matthew Mahan. Matthew has suggested new technology which should result in additional cost savings.

In part as a result of these efforts, I am pleased to report that the assessment fees for CBHOA will remain the same for a third year in a row. This was one of our predominant goals for the year going forward.

Finally, we look forward to seeing you at our Annual Meeting, on Monday, January 16th at 7:00 p.m. Thanks to all of you who have helped to make Cypress Bend a great place to live.

Bob Olyphant, President

Cypress Bend Homeowner's Association

Meant to be a friendly reminder

When you walk your dog to please pick up afterwards.

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: Leland Management (Justin Kadtko)**. You can send Justin an email from our home page; management web site is: www.lelandmanagement.com

HAPPY NEW YEAR

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

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.

The request will be sent both to Leland Management and to homeowners@cbhoa.org for information.

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 and this is effective as of

1 September, 2011. 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 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 Leland Management, 1215 Admiralty Blvd., Rockledge, FL 32955, with Attention to Cypress Bend HOA, Inc., with your Deposit and Rental Fee amounts; depending on the number of guests attending your gathering. You should keep a copy of the "Pool Facilities Rental Agreement & Hold Harmless" for future reference.

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.*

Key fobs for cabana door and pool area that have not been given out

1336; 1307; 1315; 1317; 1244; 1240; 1239; 1230; 1257; 1278CBC – 4732; 4726SHD –4748; 4736; 4730; 4718WHD.

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 Management know and they will in turn notify Roger Loftis or Sheila Sawyer to disable it. For your convenience you can send a quick e-mail to homeowners@cbhoa.org and we can disable your fob. If you find your fob; let us know and we will enable it again.*

HAPPY NEW YEAR

