



March 2011

Deed Restricted Community

What's 'Round the Bend?



The Next Cypress Bend HOA Board of Directors (BOD) meeting date is to be announced...

Welcome to Cypress Bend

To ALL new residents since our last newsletter. Please go to our community web site which is listed at the bottom of this page for information about Cypress Bend; we try to put every bit of information about living in Cypress Bend there. Residents should find everything there to help with your orientation into our community and useful information about the local community too. You will find our e-mail addresses; which are direct links to the BODs, our neighborhood watch coordinator and to our management company. Our resident's directory is posted so you have contact with your neighbors but you will need the log on and password to access the information; make contact with any board member or you can send a quick email to (homeowners@cbhoa.org) to receive the log on and password information. Your BODs asks that you *please respect your neighbor's right to privacy*.

MESSAGE FROM YOUR NEW PRESIDENT

February 20, 2011

As the new Cypress Bend Homeowner's Association President, I would first like to thank Ron Carter for his eight years serving as President of our Board. Ron provided a steady hand and clear voice of leadership which guided our community for many years. Ron, we very much appreciate your service!!

Background - I got involved with activities here by first attending Board meetings shortly after we moved here in December, 2005. At the spring, 2008 CBHOA meeting, I was nominated to chair a committee which was responsible for planning and recommending improvements to the pool and cabana. As you may remember, the pool deck at this time was unpainted, marked by numerous cracks, and displayed several additional Brevard Health Dept. violations. After six months of time and effort, our Pool Improvement committee work resulted in the repair of the cracks, painting of the pool and cabana decks, updating of pool railings, installation of a new security system, and other necessary maintenance. As a Board, we appreciate the support which we received from our community, without which these improvements would not be possible.

Current Perspective – Now that springtime is around the corner, our CBHOA Board is approaching this year's projects with renewed confidence. We are fortunate to have an exceptional Manager, Lisa Clawson, who maintains a close oversight of our community activities, maintenance and financial management. In addition, we have dedicated and hard- working BODs. Roger Loftis – Vice President; Sheila Sawyer – Secretary/Treasurer; and Directors are: Linda Harris, Cookie (Alice) Newman and Eileen Vici.

CBHOA Meetings: I would like to encourage all homeowners to attend our Board meetings during 2011. You will get a chance to meet our Board members and become informed about the challenging projects and issues that we are confronting. The dates for these meetings are posted on our web site (cbhoa.org) and on the bulletin board near our pool and cabana . The successful management of a deed-restricted community such as ours is indeed a team effort. We also would like to hear your ideas about how we can work toward a productive and rewarding year for our community.

Bob Olyphant

President, CBHOA

What's happening 'round the bend!

4 June 2011, Cypress Bend COMMUNITY GATHERING at the cabana and pool. Look for a flier which will be delivered in mid May. The flier will give the details for the event.

Community garage sale

Mark your calendar for the 2d Friday and Saturday in October.

CBHOA.ORG

Instructions for reserving our pool and cabana:

New Owners and Residents; your Board of Directors (BOD) and our Management company request that you please reserve the pool before you have a gathering. We do not charge a fee to use the area but the request is important since we use the information as reference. If you look at other communities we are certainly blessed to have this "nice" area to entertain our family and friends and the goal is to keep the area nice for everyone.

You just need to complete the "Notice of Disclaimer" on the "Electronic Bulletin Board." So, go to our community web site www.cbhoa.org and find the "Electronic Bulletin Board" and then "Reserve the Cabana."

Once you have read the important information, filled in the form and clicked "submit;" *your house number and street name will serve as your electronic signature that you agree to the rules to use the area and it is that simple.*

Our electronic bulletin board is an extension of our bulletin board near the cabana and pool for the convenience of those who would rather fill out the virtual form and submit your information and request that way.

And to accommodate; we know that not everyone has or use the internet. If you do not have access to the internet or are not comfortable with the whole internet process you may request a form from any board member.

If you need the hard (paper) copy please make contact with any board member.

Posting the date(s) and time(s) for our residents' different scheduled gatherings has worked out pretty well so if you need to check to see if a particular date has been reserved check the bulletin board and the electronic bulletin board. We will post this information as long as we can receive the information in a timely manner.

Updates, changes and information from 'round the bend!

Our light poles have been painted.

We have purchased and installed 5 timers for the fans and lights at the cabana and pool to keep our fans and lights from being left on when there is no one in the area. These are working very well so far.

We switched to M&M Landscapers effective 1 November 2010 and they are working out nicely.

The irrigation pump at our pool is working.

Reliable Pool service has re-grouted our tiles around the coping and installed new non-skid depth markers.

Leash law issues.....for violations please contact Animal Control; 321.255.4327.

We have new trash and recycle containers and they are considerably large. These containers are a great example of what should not be left outside to get tossed around when the wind picks up; as we Central Floridians know weather conditions can change quickly and without much warning.

Volunteers and committees

"Thank You" to ALL of our volunteers and committees. We have BODs (Bob Olyphant, Roger Loftis, Sheila Sawyer, Linda Harris, Cookie (Alice) Newman, and Eileen Vici, pool chlorine checkers (Roger Loftis, Trish Burrows, Sheila Sawyer, Gary Sakowski, neighborhood watch

coordinator (Stan Sawyer), newsletter (Sheila Sawyer, Trish Burrows, Linda Harris and Cookie (Alice) Newman), architectural review (Linda Harris and Roger Loftis), decorations (Linda Harris, Diana Dudley, Eileen McMullen, and Toni Hill), community gathering coordinator (Linda Harris).

As you know volunteers receive no monetary compensation for their time or efforts. All of our volunteers seem to love being involved in our community and making things happen for the betterment of everyone...☺

Key Fobs for cabana door and pool area

If you have not received your key fob, you may pick yours up at your earliest convenience.

1336; 1307; 1312; 1315; 1317; 1250; 1244; 1240; 1239; 1236; 1230; 1257; 1278CBC – 4732; 4726SHD –4748; 4736; 4730; 4718; 4712WHD. *We try to keep up but if yours is listed and you have in fact picked it up; please make contact so we can remove it from this list.*

Should your fob have to be replaced; the fee is \$20.00 for each fob replaced.

Note: if you should be unable to find your key fob let a board member know so we can disable it. For your convenience you can send a quick e-mail to homeowners@cbhoa.org and we will disable it.

Assessments are due: 1 January, 1 April, 1 July, and 1 October each year. Friendly notice that **late charges will accrue if your payment is not received by the 15th of the month it is due.** We do understand that times are definitely tough for everyone but we absolutely need all of our assessments to keep our community running; so if you are having a difficult time making your payment make contact with Lisa and keep the communication going.

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 Manager: Lisa Clawson [321.638.8880](tel:321.638.8880), ext 410; (lclawson@sentrymgt.com)

