



May 2011

Deed Restricted Community

What's 'Round the Bend?

No date has been set for our next Board of Directors meeting...so stay tuned to the bulletin board and our community web site; the date will be posted in both places for your convenience.

Welcome to Cypress Bend

To ALL new residents since our last newsletter. Go to our community web site for information about Cypress Bend; we try to put every bit of information about living in Cypress Bend community there. Residents will find Declaration of Covenants and Restrictions, By-Laws, Minutes from meetings, Membership Directory, Architectural Review application, 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 addresses; 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 to access both the Membership Directory and the Financial information; make contact with any board member or you can send a quick email to receive the information. Your BODs asks that you please *respect your neighbor's right to privacy and only use the Membership Directory for the purpose(s) for which it was collected and freely given.*

What's happening 'round the bend!

Sue Bailey is back on the team with your Board of Directors; Welcome back Sue...☺

Our annual community gathering is scheduled for 4 June 2011 from Noon until 3:00 at our cabana and pool; details of the event will be included in a flier to be distributed soon.

We have a new pool maintenance company: Chris Camic, owner of Chris Camic Pools. We are hopeful again that our pool is in good hands. As you have read before in this document our pool and cabana is our most valuable common asset. That being so your officers and directors needed to change direction with our pool maintenance services. After a few "serious" problems, our manager told us about Chris and Chris came out and gave us valuable information about what was going on with our pool and the service(s) and everyone was very impressed and signed on with the company.

Cabana roof cleaning

The cabana roof will be cleaned in the near future.

Security cameras and equipment

We will be adding an additional security camera to cover the irrigation system and our pool equipment in the fenced area.

We need a committee for chairs and flags

We have a sign posted to remind that when you leave the area to replace your lounge or chair back underneath the cabana and this is both for protection of the furniture from the direct elements of nature as well as just in case the wind should get high those rather large lounge chairs are less likely to be tossed around from underneath the cabana. And the flags at our entrance are usually left flying when the winds get high and they can get very tattered and torn. We need for someone or more than one person to step up and say you will take on this responsibility; taking this on will not require a lot of your time; especially if it is a team effort; but we would like a "real commitment." If you are interested and will do this for the community Lisa Clawson, our Manager will take your name and contact information at the community gathering OR you could make contact before the gathering.

Annual community garage sale

Mark your calendar for the 2d Friday and Saturday in October. A director will make sure that an article gets into the Florida Today for advertisement.

We have new trash and recycle containers and they are considerably larger. These containers are a great example of what should not be left out to get tossed around when the wind picks up.

New shrubbery

Just as it did at our private residences the winter took a toll on some of the shrubbery around and near our pool and cabana and other common areas. Our lawn maintenance service will be replacing shrubs here and there.

From “Clayton & McCulloh Association Developments”

Rights and Responsibilities for Better Communities

CAP's Principles for Homeowners and Community Leaders

Homeowners have the Right to:

A responsive and competent community association.

Honest, fair and respectful treatment by community leaders and managers.

Participation in governing the Community Association by attending meetings, serving on committees and standing for election.

Access to appropriate association books and records and Prudent expenditure of fees and other assessments.

Homeowners Have the Responsibility to:

Read and comply with the governing documents of the community.

Maintain their property according to established standards.

Treat Association leaders honestly and with respect.

Pay association assessments and charges on time.

Vote in community elections and on other issues.

Community Leaders Have the Responsibility to:

Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.

Exercise sound business judgment and follow established management practices.

Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.

Understand the association's governing documents and become educated with respect to applicable state and local laws and manage the community association accordingly.

Establish committees or use other methods to obtain input from owners and non-owner residents.

Community Leaders have the Right to:

Expect owners and non-owner residents to meet their financial obligations to the community.

Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the Association.

Respectful and honest treatment from residents.

Conduct meetings in a positive and constructive atmosphere.

Receive support and constructive input from owners and non-owner residents.

8-1-1 know what's below. Call before you dig (from the City Gas insert)

Planning outdoor Improvements? Dial 8 -1 -1

Spring is in full swing, and that means you may be thinking about doing some work outside. Before you use mechanized equipment to dig on your property, the law requires you to notify all utilities at least 48 hours in advance so that underground lines can be located and clearly marked at no charge to you. Just dial 8 -1 -1 from any phone.

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 usually completed in 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.

Community web site – “Electronic Bulletin Board”

Instructions to “Reserve the Cabana” for your private gathering:

Owners and Residents; your BOD and our Management company request that you please reserve the pool and cabana area before you have a private gathering up there. We do not charge a fee but the request is very important. Our goal is to keep the area nice for everyone to enjoy for many years to come.

You just need to complete the “Notice of Disclaimer” on our “Electronic Bulletin Board.” Go to our community web site www.cbhoa.org and find the “Electronic Bulletin Board” and then “Reserve the Cabana.”

Your house number and street name serves as your electronic signature that you understand and agree to the rules for using the area; and it is that simple.

If you do not have access to the internet you may request a form from a board member. Check your membership directory for contact information.

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

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; 1312; 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 \$20.00 for each replacement pool door key fob.***

Note: if you should be unable to 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 should find a pool door fob please turn it over to a board member so we can find the rightful owner; each key fob is marked with a coded number and we can find the rightful owner.

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 your board members alone to make sure that this happens...board members don't want to be labeled "bad guys" that is not why we volunteer; we really appreciate your cooperation.

Assessments are due: 1 January, 1 April, 1 July, and 1 October each year. 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 tough for everyone but we absolutely need all of our assessments to pay our bills; so if you are having a difficult time make contact with Lisa Clawson at Sentry Management, Inc. 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 Community Manager: Lisa Clawson 321.638.8880, ext 410; (lclawson@sentrymgt.com)
