



Home Owners' Association of Indian River County, Inc.  
PO Box 6538, Vero Beach, FL 32961-6538

### Community Newsletter - Fall 2020

The Board would like to extend a huge welcome to all our new neighbors!

We invite you to join our Facebook page ([Cypress Lake HOA Vero Beach](#)) and visit our website ([www.cypresslakehoa.com](http://www.cypresslakehoa.com)). Our website contains neighborhood information, links to Architectural Review Forms, Covenants, and By-Laws.

The next HOA meeting will be held on Tuesday, December 15, 2020.

6:30pm at Freedom Church - 455 58th Ave SW, 32968.

We are hoping ALL residents can join us!

**2021 Board Members:** The Homeowners Association Board is composed of 3 to 5 residents who volunteer their time to maintain the Cypress Lake subdivision. If you are interested in serving on the 2021 Board, please send your interest, along with a brief bio, to [cypresslake@hotmail.com](mailto:cypresslake@hotmail.com) **NO LATER THAN NOVEMBER 21, 2020.** Entries will not be accepted after this date, as we will need to print and mail out ballots.

*The ballots will be mailed on November 23<sup>rd</sup> along with the annual budget report.*

#### Board Updates:

- **Christmas Decorations:** If you can volunteer to put up the front entrance Christmas decorations, please let the Board know.
- **The Annual Meeting:** This meeting is slightly later this year. Due to Covid concerns, we wanted to push it out as far as possible. If you have a cough or are not feeling well, we ask that you please stay home. We are happy to answer any questions you may have via e-mail.
- **HOA Board Voting:** We will be providing an additional envelope this year in the voting packets. This will add a layer of anonymity. This has not been done in quiet some time; however, it was suggested by a neighbor and the board will be re-implementing it.
- **Homeowner Association Dues:** If you have not paid your dues in full, please do so immediately to avoid further finance charges and legal action. Per our covenants, past due accounts are charged 18% annual interest (1.5% monthly compounding interest). If a homeowner still does not remit payment, the HOA will lien to foreclose the property. Please note, all costs incurred are billed back to the homeowner. Avoid all of this by just simply paying your dues every year, and on time.
- **Common Area Sprinklers:** Our sprinkler system has been worked on extensively this year. There is still a little more work to be done that we plan to have it all completed next year. There was a lot of work to do, while also maintaining the HOA budget.

#### Calendar Events

- **YARD SALE:** The Board is cancelling the Fall yard sale. Due to Covid, neighbors expressed that they did not feel comfortable, and therefore did not participate in the spring yard sale. We will schedule our spring 2021 yard sale early next year.



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**General Covenant Reminder:**

- **Violation Letters:** Please understand that a letter from the HOA is not a personal attack. The board is responsible for enforcing the covenants that we all agreed to upon purchasing our homes. The covenants are generally reasonable in nature. If you are new to Cypress Lake, please visit our website ([www.cypresslakehoa.com](http://www.cypresslakehoa.com)). The Board is always happy to answer any questions anyone may have.
- **Rear (North) Berm:** We are still having a dumping issue behind some homes and the lawn maintenance crew has a hard time accessing some of the berm. Please understand that any debris, objects, toys, lawn furniture, that is on the berm will be removed at your cost. This is not a dumping site. Please help us keep our community beautiful.
- **Pond Plants:** The pond maintenance company has acknowledged that they mistakenly killed off some of the foliage that was planted around the pond. They have agreed to replant, they are just waiting for the pond level to recede slightly from all the rain.
- **Rental Homes:** We have had a few issues with the rental properties. Please make sure your tenants are abiding by the covenants.
- **Pets:** Pets must be leashed and picked up after. Please do not allow your pets (dogs or cats) to roam freely in the neighborhood.

Please consider being a part of your HOA Board, submit your intent to run along with a short statement about yourself to the board ([cypresslake@hotmail.com](mailto:cypresslake@hotmail.com)), or you can drop it off to any board member, **no later than November 21, 2020.**

We look forward to seeing everyone at the meeting on December 15<sup>th</sup> at 6:30pm.

Thank you,

Cypress Lake HOA Board