



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

### **Community Newsletter – Fall/Winter 2021**

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 Annual HOA meeting will be held on Saturday, **December 11, 2021**

**9am at the front of our neighborhood in the Gazebo**

For the last few years, we have had our annual meetings at Freedom Church. Due to scheduling conflicts between both parties this year, we had to change the date and location of our annual meeting. However, next year we plan to be back at the church, as that has facilitated a large turnout of neighbors at the meetings.

**Board Members:** The HOA Board is composed of up to 5 residents who volunteer their time to maintain (and improve) the Cypress Lake subdivision. If you are interested in joining the 2022 Board, please send your interest, along with a brief bio, to [cypresslake@hotmail.com](mailto:cypresslake@hotmail.com) **NO LATER THAN NOVEMBER 22, 2021.** Entries will not be accepted after this date, as we will need to print and mail out ballots.

### **Calendar Events / Save the Dates!**

- **YARD SALE:** The end of the year yard sale will be held on **Saturday, December 4, 2021 from 8am-12pm**. We will post this on the Vero Beach Neighborhood, Inc. Facebook group.  
Please note: The Board does not control the number of people who come through, so make sure you are helping to get the word out about the yard sale. There will not be a rain date.

### **General Covenant Reminder:**

- **Homeowner Sidewalks:** Please pressure wash your sidewalks. This is a homeowner responsibility.
- **Mailboxes:** Please pressure wash your mailboxes, and be sure the paint is not peeling or the wood decaying.
- **Violation Letters:** We had minimal violations this year. Thank you to all the residents who help keep our community beautiful!
  - 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 reasonable in nature. ALL covenants apply to ALL homes within our community.
- If you have any questions, you are always welcome to e-mail the Board, or contact any of the Board members. We will help however we can.



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- **Homeowner Association Dues:** If you have not paid your dues in full, please do so immediately to avoid further finance charges. 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.

**Board Updates:**

- **E-mail & Phone Numbers:** We have a handful of new neighbors this year and we will be updating the directory in January. If you do not currently have your phone number or e-mail listed in the directory, and would like to have them listed, please let us know. Please e-mail the Board at [Cypresslake@hotmail.com](mailto:Cypresslake@hotmail.com), by **January 15, 2022**.
- **Rear (North) Berm:** We still have a few minor issues with this berm. Please understand that any debris (natural or otherwise), objects, 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.
- **Community Entrance Sidewalks:** The sidewalks were pressure washed last year and are scheduled to be done again in the Spring.
- **Roads:** We have been in contact with the county and continue to follow up for repaving of our roads. We will continue to work on this.

**We look forward to seeing everyone at the meeting on Saturday, December 11<sup>th</sup> at 9am!**

Thank you,

Cypress Lake HOA Board