



NEWSLETTER WINTER 2020

Vol. 2 Issue 1 January 2020

WATER, WATER EVERYWHERE

There have been several recent water leaks inside units here in Cypress Strand. The information below is provided to answer some of the most frequently asked questions about how a leak should be handled.

- When a leak is detected, it is the **owner's** responsibility to contact and pay for a reputable plumber (or one recommended by our Association Manager) to determine the root cause of the leak. If it is determined that the leak is contained in the portions of the unit maintained by the Association, the Association should be notified and they will make provisions for the repair and will reimburse the owner for the diagnostic charges.
- The Association is **NOT** responsible for plumbing services and repair if the leak is due to lack of normal maintenance (i.e. clogged drain line under A/C unit, cracked grout in showers and tubs, leaking toilet seals, broken toilet supply lines, under sink drain leaks, leaking hoses in washing machines, dishwashers or refrigerators.) **THESE ITEMS SHOULD BE CHECKED AND MAINTAINED BY THE OWNER ON A REGULAR BASIS.**
- When a leak originates from an upstairs unit, the owner of that unit is responsible for all plumbing bills incurred due to the problem originating in their unit. The owners of the upper and lower units should agree between them who will pay for the repair of any drywall damaged by the leak. This is **NOT the responsibility of the Association.**
- Many of our out of town owners use professional house checkers who come in biweekly to check all areas including water lines, air conditioning, humidity, etc. for a reasonable fee. Check with a neighbor for recommendations.
- Finally, your Board cannot emphasize more the importance of having an individual condo insurance policy to cover the inside of your unit. The Association insurance policy covers only the buildings. It does not cover items inside individual units.

See a problem? Our Association uses a **Ticket System** to report problems or actions needed in our community. To submit a ticket go to the Association web site at www.cypressstrand.com and follow the procedures listed on the front page. The ticket form goes directly to our contractor or to a Board member and is monitored by the Association Manager for completion.

Board of Directors

President—Phil Mucenski
Vice President—John Ward
Treasurer—Dave Van Horn
Secretary—Doreen Winger
Director—Mary Lou Curless

Up Coming Events

Dryer Vent Cleaning – Jan.
21,22,24,27,28
Sprinkler & Extinguisher
Inspection – Feb. 10 & 11
BOD Meetings – 6:30 2/19, 3/18,
Super Bowl Party – Feb. 2

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If you did not receive a copy of this newsletter via email, please contact the Association Manager to be added to our email contact list.



Around the Community

Association Management Class: The class was successfully conducted in our clubhouse on January 4th. There were 15 attendees and feedback was excellent. Our instructor, Ms. Julie Trimpe was both knowledgeable and skillful.

Tennis Court Lock: The Board is evaluating several latching mechanisms to replace the key lock on the tennis court. Stay tuned.

Speed Limiters: The Board will be walking the complex with several contractors as we proceed with the selection of appropriate speed limitation devices and locations this month. Stay tuned.

Meetings of Committee Members: During January, the Association will be conducting meetings of Committees to go over their Charters, elect co-chair persons and review the current status of the responsibilities of the committee. Individuals who have volunteered to serve on committees will be notified of the individual committee meetings.

Coming Soon!

The Technology Committee has been working on a **NEW and IMPROVED Cypress Strand website** to be launched in the upcoming weeks. It will contain important information as well as links to forms and documents used in the community that will be accessible from computers, tablets and mobile phones.

Watch for more information.

Did You Know?

Back Flow Inspections. The Back Flow valve for individual condo units is located near the curb, rising out of the ground. In order to ensure annual inspections are conducted properly, the Association has a multi-year contract with Casey Plumbing to inspect all of our back flows. Any correspondence received from Manatee County directing you to inspect your valve **is not applicable** for Cypress Strand owners.

Helpful Hints: Windows & Well Water

The irrigation systems operate with local well water. While this saves the Association the cost of city water, well water contains high mineral concentration that is difficult to clean off cars and windows.

Our contractor periodically checks the performance of the sprinklers throughout the complex to ensure they are not spraying driveways and windows. However, wind driven spray can collect, particularly on front windows.

The Association contracts to clean windows annually. Their job is to clean the windows; not remove scale build up. If you see scale deposits forming on your windows, try cleaning them with LIME AWAY and 0000 grade steel wool or a solution of half vinegar and water left on the windows for a few minutes..

If you see a sprinkler that is obviously out of adjustment, fill out a ticket on our website and it will be adjusted soon.

Reminders from the Rules

Dogs: Pets must be on a leash when outside. Owners are responsible to pick up the animal's excrement immediately and keep it in the garage until the next trash pickup.. Continued violation of these rules could result in removal of the pet from the community.

Our rules limit pets to a maximum of two under 25 pounds each. If you see a pet being housed in Cypress Strand that is obviously over 25 pounds, please report it to the Association Manager.

Garbage: All garbage containing any food or food residue must be in plastic bags AND **placed inside a trash can with a securely closed lid.** More than one trash can may be necessary.

- Trash cans and recycle bins may be placed on driveways, after sundown, on the night before collection.

- All emptied trash cans and recycle bins must be placed inside the unit's garage no later than sundown on the collection day



President's Corner

I want to welcome all the snowbirds back to Cypress Strand and hope that you find the appearance of the community to your liking. The Board has been hard at work making improvements to landscaping since you were here last. Please note the new shrubbery by the Clubhouse entrance and the plantings around the pool fence to promote more privacy for those using the pool

There are three initiatives that will be taking place before winter residents start heading home in April. They are as follows:

- On February 11, a contractor will be available to install smoke detector batteries for those homeowners who have purchased batteries and wish to have them installed. The cost will be **\$20 payable to the contractor when installation is complete**. This is especially helpful to our older and second floor residents where some of the smoke detectors are hard to reach.
- We are currently getting pricing on screen replacement and plan to offer this service to residents who wish to rescreen their windows and/or lanais.
- We have a contractor lined up to install stainless steel braided hoses on the washing machines as required in HOA documents. With dryer vent cleaning currently taking place, it has been noted that 50% of all units still have rubber hoses. The cost of **\$30** for parts and labor/installation is cheaper than the price of just the hoses at Lowes.

The above items are the responsibility of the homeowner and not the Association. The Board is trying to assist in these matters and to get group pricing. Please take advantage of these services as a good response will make it easier to do so again in the future.

Financial Summary

Through November 30, 2019, our year-to-date revenues are \$3,943 ahead of budget due primarily to interest earned on operating funds. Operating expenses are \$36,412 under budget. The under budget expense categories include:

- Building maintenance - \$27,591
- Ground maintenance - \$5,958
- Pool/clubhouse - \$4,754
- Utility expenses - \$1,382

Administrative expenses are over budget by \$3,272.

It is important to remember that our annual budget is spread equally each month over the full twelve month period, but many of our expenses are one-time expenses such as the annual fire extinguisher and sprinkler inspection in February. This can make comparison of actual to budgeted expenses throughout the year somewhat misleading.

At this time the Board anticipates that expenses will be under budget at the end of the fiscal year.

Work on the 2020/2021 fiscal year budget is ongoing and will be presented at the February 19th BOD meeting.