

WELCOME TO CYPRESS STRAND CONDOMINIUMS

On behalf of Cypress Strand Condominium Association, welcome to our neighborhood. Here is some information to assist you. Please contact the management company if you have a problem. You may also contact a board member any time for questions.

- 1. Cypress Strand Condominium Association Management:** Our homeowners association has a board of directors, elected annually in March, who oversee the operation and maintenance of our building exteriors, grounds, pool, clubhouse and tennis court. Day-to-day management of the association is through our management company, Sentry Management. Our manager is Stephanie Tirado, (941) 361-1222, extension 51003, email, stirado@sentrymgt.com.
- 2. MASTER ASSOCIATION:** Tara Master Association (TMA) maintains the common elements of all communities in Tara and contracts for cable TV service throughout Tara. The two primary elements of TMA are the private Tara Golf and Country Club and the Preserve (Cypress Strand is within the Preserve). The TMA collects dues once annually at the beginning of the year. The current cable contract is with Comcast and covers basic service, a modem and WiFi router, a DVR, two remote HD boxes and free HBO.
- 3. WEBSITE:** In our website, www.cypressstrand.com you will find a wealth of information on our rules, newsletters, board meetings, etc. Please take the time to browse through it. For owner specific information, passwords may be obtained from the management company.
- 4. EMAIL LIST:** The Association maintains an email list for owners and tenants that is used to privately alert residents in emergencies and keep you informed of current happenings. New owners and tenants are automatically contacted for permission to add names/ emails to the list.
- 5. POOL:** Our pool is essentially open from dawn to dusk and is a designated non-smoking area. An entrance fob is required for the pool and bathrooms. Bathrooms are only accessed from the back of the building for pool users. A key is used for access to the tennis court. Entry fobs and court keys are obtained from the Management Company (or landlord/rental agent if leasing). The pool has Wi-Fi with the password available from our manager. To maintain access control to the pool area, please ensure the gate is shut when you enter and exit.
- 6. CLUBHOUSE:** Our non-smoking clubhouse is open the same hours as the pool. Access is by fob.
- 7. ACTIVITIES:** During the winter months, the men gather in the street in front of the pool at 9am on Wednesdays and go to breakfast. Also, the ladies gather in the clubhouse for coffee starting at 10am. There is a "Happy Hour" for everyone at 5:30 pm on Fridays at the clubhouse. You are welcome to come, just bring a sharing snack and your own beverage and meet your neighbors.
- 8. TRASH/RECYCLING:** Trash is picked up on Tuesdays and Fridays. Recycling on Tuesdays. Recycle containers may be obtained from Manatee County Waste Management (941-792-8811). All garbage and any bags with garbage residue must be put in a trash can with a lid that closes tight as the birds can be messy. For excess **trash only, black** plastic bags should be used.
- 9. DOGS/PETS:** Two small pets (under 25lbs) are ok but must be on a leash. Dog walkers are required to **immediately pick up their pet's mess.** .
- 10. MAILBOXES:** Mailboxes for all units are located on Scrub Jay Road. Keys are controlled by owners. Lost keys require a locksmith at owner expense.
- 11. BULLETIN BOARDS:** There are two bulletin boards by the mail boxes on Scrub Jay and one in the clubhouse for announcements and information.