

# The Clusters

## Community Newsletter



KW PROPERTY MANAGEMENT & CONSULTING



### The Board of Directors

Wendy Elder	<i>President</i>
Wayne Behnken	<i>Vice President</i>
Annette Pelletier	<i>Secretary</i>
Derek Fuelling	<i>Treasurer</i>
Jim Dwyer	<i>Director</i>
Kathleen Schorr	<i>Director</i>
Pablo Villalba	<i>Director</i>
Robert Bettarel	<i>Director</i>
Sharon Frank	<i>Director</i>

## Managers Monthly Tips & Tricks

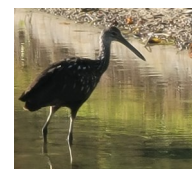
Here are some tips this month from your property manager Jacob:

- If your having an issue with noise from a neighbor at night, contact the police and file a noise complaint. Request a copy of the report from the police department and forward it to our office.
- Check your toilet valves to see if they are running, a leaking toilet valve can cost hundreds of dollars a month.

Remember you can visit our office from 8:30 AM to 5:00 PM and a GREAT member of our team will be happy to help you!

## Our Wildlife

**Limpkins**, *Aramus guarauna*, are medium-sized wading birds with long legs and long, slightly curved beaks. Their bodies are covered in brown feathers, and their heads and elongated necks are accented with white flecks. They're usually found in freshwater wetlands, swamps and mangroves.



## A New Cleaning Team at Cypress Bend I

 CleanNet USA<sup>®</sup> Cypress Bend Condo I is excited to announce that we have a new vendor on site.

Starting June 1st 2022, CleanNet will begin cleaning on-site and helping Cypress Bend Condo shine. Since its founding in 1987, CleanNet has established itself as an ideal commercial cleaning and facility maintenance solution. CleanNet has provided service for over 35,000 locations, totaling over 160 million square feet of commercial office, health care, banking and industrial facilities. They have sustained growth year to year by providing extraordinary, professional and reliable services.

Best of all, the new cleaning services vendor is coming in at a substantial savings to the association, almost \$2000 a month less than the prior vendor providing services. This savings helps keeps your costs down.

## Announcements and Reminders

- The June Board meeting is scheduled for June 9, 2022 at 7:00 PM in the Protective Clubhouse.
- Unit inspections are continuing as scheduled. Please see the posted notices on-site for the date your unit will be inspected.
- All pets must be registered with the office and meet the restrictions of the community. ESA and Service Animals should also be registered with the office.
- Smoking is not permitted in the stairwells or catwalks of the community except for those areas designated by the placement of community ashtrays. Please ensure all butts and trash is properly disposed of after smoking.
- The Sauna in Cluster C is out of service due to a electrical issue, residents of Cluster C can use the Sauna in any other cluster.

# News from the Cypress Bend Protective Clubhouse

- Both parking lots and the circle are due to be redone from June 8—10 2022. Please only use the Cluster A Entrance and Exit by 2313 while work is ongoing.
- A new water fountain is being installed by the Tennis Courts. This will help keep you cool as we get into the heat of summer!
- The Shuffleboard courts and the sidewalks leading from Cluster D will be repainted this month.
- A committee is working on getting ideas for a redesign of the billiards room.



## Message from the President

*Dear Residents and Owners of Cypress Bend I,*

*I am very excited to see all the wonderful things that are happening on site. As your president, resident and visitor safety is one of my top priorities. As such we are making some improvements to help improve your safety on property. These things include the new grip surfaces on the stairwells in each cluster currently being installed, a review of the life safety systems of the building being done by management, and reviewing the security procedures and processes on site.*

*We ask all residents to stay cautious and use vigilance when on site. And remember if you ever see suspicious activity on site, call 911 and let them know.*

*Your President,*

*Wendy Elder*



## How to Identify Toilet Leaks!

Your toilet gets a lot of use, so normal wear and tear results in a lot of maintenance. One of the biggest bathroom issues is a toilet that keeps running after you flush it or runs by itself without being flushed. If left untreated, this problem can run up your water bill, so you should fix it as soon as possible. A new toilet may be required but test it first. There may be a simpler fix.

These problems are typically rooted in the fill tank. The first issue could be the water level. If the water level is above the overflow pipe, then the fill valve or ball cock isn't working properly or is set to the wrong height. Make sure that the water level is adjusted according to the manufacturer's instructions. It's usually stamped inside the tank.

If the internal fill valve diaphragm seal is worn, you may be able to disassemble the fill valve and replace it. Some fill valves can't be repaired, and the entire fill valve must be replaced.

Also check the flapper. If the flapper is leaking, it'll keep triggering the fill valve to refill the tank. **To see if the flapper is leaking, here's a simple test:**

1. Put a few drops of food coloring in the tank.
2. Wait for 25 minutes.
3. If the color spreads into the toilet bowl, there's a leak.

Check for any sediment or debris that may have built up around the flapper. Cleaning it may fix the leak. If there's no sediment or the leak persists after cleaning, replace the flapper. This is typically much cheaper and easier to replace than the fill valve.

Source [Test a Toilet for Leaks \(lowes.com\)](https://www.lowes.com/learn/how-to-test-a-toilet-for-leaks)

