

The Clusters

Community Newsletter



KW PROPERTY MANAGEMENT & CONSULTING



The Board of Directors

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Managers Monthly Tips & Tricks

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

- You should be checking your air conditioning with your service company each year. As we get into the heat of summer, check your unit now, or you could be in for a few hot days.
- Don't leave your trash under staircases, hallways, or other areas. Our office will be reviewing Camera footage and sending clean-up costs to offending units.

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



Peninsular Cooter Turtle, is a species of freshwater turtle in the genus *Pseudemys*. You may see these turtles in our lake or canal. They also like to crawl up on the shores after a big rain.

On-Site Laundry and You!

Your Management team is working hard to make sure you have access to the best possible laundry facilities. One of the new improvements you have likely already seen is "QR Codes" located in each laundry room. You can use these codes to report a laundry machine is out of order or another issue in a laundry room. Here is what happens when you leave a report.

1- Our office will receive your report immediately. Our maintenance team will investigate the machine at the next opportunity.

2- If our maintenance cannot resolve the issue, our Laundry Vendor, visits our machines once a week (Either Thursday or Friday.) Please note, many deficiencies require ordering parts that are suffering from supply chain shortages.

Remember, if you ever have a failed load, and you submit a report using the QR Code, our office will happily refund you the cost of your load of laundry. Just stop by our office to pick up your quarters.

Announcements and Reminders

- The June Board meeting is scheduled for July 14, 2022 at 7:00 PM in the Protective Clubhouse.
- Remember, the Board has voted to require all owners to service their AC and insure it is properly insulated prior to December 31, 2022. Notices will be sent with details this month.
- 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. All animals must be leashed at all times when traversing any common area.
- 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.

News from the Cypress Bend Protective Clubhouse

- ◆ The asphalt restoration of our parking lots were completed.
- ◆ We will be revamping the billiards room into a game room. The room will be completely gutted and renovated. Final plans will be made July 6th and hope to start shortly thereafter.
- ◆ The picnic and shuffleboard areas will be painted and the awning pressure cleaned and we are looking into new tables and benches.
- ◆ Janitorial service was moved to the evening shift as to not to interfere with activity during the day.
- ◆ The protective hired a full time maintenance person to assist in keeping the grounds maintained and to offset costs.
- ◆ Cyndy Floyd, City Commissioner, and Greg Harrison are scheduled to speak at our next meeting – July 7th
- ◆ Organic mulch is scheduled to be placed in the playground and a new picnic table has been obtained for this area.
- ◆ People are really enjoying the two new pickle ball courts.



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.

I recently performed an evening walkthrough with our manager to assess Cypress Bend's lighting needs. New brighter LED's bulbs will be coming to the property to help brighten the space and improve safety. As an added bonus we will also see a significant electrical savings.

As always, 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



July 4th Firework Safety!

The Fourth of July is almost here, which almost always means that fireworks are involved. Regardless of whether your community association already has rules or restrictions in place, here are 5 tips you can use to remind your residents about safety on Fourth of July, whether they celebrate in the community or not:

- 1. Use only legally purchased, approved fireworks.** Use them as directed, under supervision and clear of any combustible material and clear of all buildings. Legal fireworks should be used or overseen by a responsible adult. No such fireworks may be thrown into, over, or around other homes, forested areas, or left in the common areas of the community.
- 2. Local Code enforcement Laws -** If you plan on using fireworks you should first check with the local law enforcement or city codes before setting off fireworks. There may be noise ordinances and fireworks may be illegal altogether. This goes beyond the governing by the community.
- 3. Association Property rules and regulations -** If you plan on using fireworks for a 4th of July celebration, it is important to check your association documents, and association's CC&Rs regarding the use of fireworks.
- 4. Safety-Insurance -** You need to fully understand your homeowners insurance policy regarding your own property damage, accidents or injuries as a result of using fireworks. If your fireworks go or land on another resident's property or on common areas, you may be responsible for damages to property and accidents or injuries that may occur.
- 5. Littering -** Fireworks leave debris, paper shreds, fuses, powder residue and other materials that may leave a mess and be potentially harmful. Be sure to clean up after your fireworks display.

To ensure a safe 4th of July, we encourage residents to know and adhere to all policies by your community association and local laws before having a fireworks display.