

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>
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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:

- Visit www.cypressbend1.com for a number of useful features like downloading documents or submitting maintenance requests.
- The benches outside the elevators are NOT donation areas, please properly dispose of all trash.
- If you call, leave a voicemail with your name, phone number, unit number, and reason for your call. Calls without messages will not be returned.

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!

Contractor Insurance Requirements at Cypress Bend

In order to protect the association and unit owners from any potential liability all vendors who perform work on site must carry certain insurance policies. Some vendors do not choose to carry all of the policies required by the association. These vendors will not be allowed to perform work.

In the event a vendor requires anything to complete work from the association (roof keys, electrical room access, etc.), the vendor's insurance will be verified by the management office. Vendors will be unable to gain access until such time as all documents are submitted.

The insurance required for all vendors are as follows:

1. General Liability
2. Workers Compensation (Exemptions not allowed)

The association will also request a copy of any licenses required to perform the specified work by the vendor. **Make sure you check with your vendor before hiring them that they are properly insured and have their information on file with the management office.**

Announcements and Reminders

- **The June Board meeting is scheduled for September 8, 2022 at 7:00 PM in the Protective Clubhouse.**
- You can now text our office at 954-971-1341 with any issues you might be having.
- 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.
- Please do not leave items by the benches on the first floor of each cluster. This is not a donation or disposal area.
- Trash must be placed in the chutes in Bags. Please do not place trash into the chute between the hours of 9:00 AM and 2:00 PM on Monday, Wednesday, and Friday as the trash chutes are closed for emptying at that time.

Our Wildlife

The **tricolored heron** (*Egretta tricolor*), formerly known as the Louisiana heron, is a small species of heron native to coastal parts of the Americas.



News from the Cypress Bend Protective Clubhouse

- While the next free Silver Sneakers class will not be held in September, this exercise class will resume in October.
- Protective keys may be purchased at the Protective office (\$100.00 cash or money order) 8 am-10 am. You can no longer purchase Medeco Keys from the Cypress Bend Condo I Management office.
- C B Protective 2023 Proposed Budget will be given to the C B Associations for distribution to their membership for the Budget Meeting in October.
- Please report issues with protective amenities to the protective directly.



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, I want to ensure that we all have a beautiful place to live.

We are currently working on getting our pools back in tip top shape in preparation for the return to season.

This process includes creating a plan to give a facelift to some of our pool furniture, as well as ensuring that our pool equipment is getting the attention that it needs.

So keep an eye out for the upgrades coming to the pools soon!

Your President,
Wendy Elder

The Loss of a Board Member

It is with deep regret that we must inform the owners and residents of Cypress Bend of the passing of long time resident and board member Kathleen Schorr. Our deepest sympathies and condolences go out to those who knew her.

CONDO COVERAGE AREAS

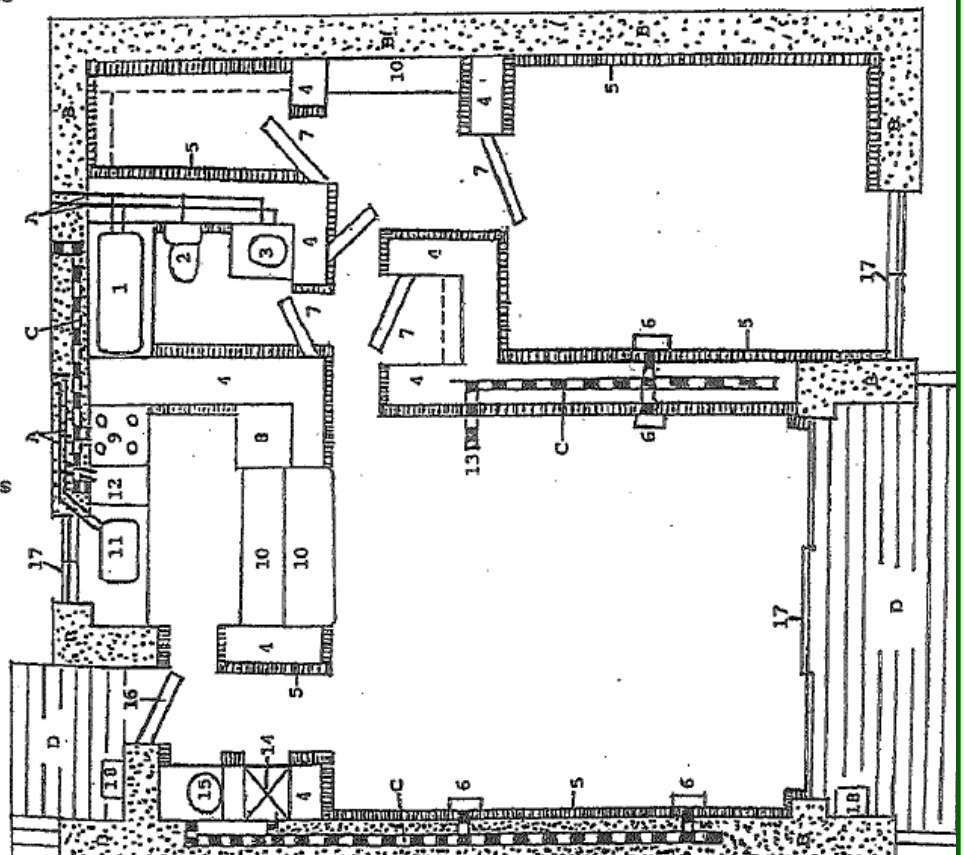
This diagram provided for illustration purposes only and should not be relied upon exclusively as the basis for insurance. We recommend you review the 718 Condominium Statutes and your specific condominium documents for updated insurance and maintenance responsibilities for your Association.

Unit Owner's Insurance Responsibilities Alterations & Additions

1. Bathtub
2. Toilet
3. Bathroom Sink
4. Wall/Floor/Ceiling Coverings
5. Electrical Outlet & Fixtures
6. Interior Door
7. Refrigerator
8. Stove & Hood
9. Counter Tops/Cabinets
10. Kitchen Sink
11. Dishwasher
12. Light Fixtures
13. Water Heater
14. Window Treatments, including curtains, drapes, blinds and hardware

Association's Insurance Responsibilities Alterations & Additions

- A. Hot/Cold Water Pipes
- B. Perimeter/Load-bearing walls
- C. Electrical Wiring
- D. Balcony/Porches/Stairs
- E. Unfinished Drywall/Wall board
- F. Roofs
- G. Unfinished Floors
- H. Exterior Doors
- I. Windows/Sliding Glass Doors





Dovetail Landscape & Maintenance



September 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			31 Cypress Bend 1 st Cut Flower Beds & Shrubs	1 Cypress Bend Turf Insect Spray	2 International Bacon Day 	3 National Tailgating Day 
4	5 Labor Day LABOR DAY 	6	7	8	9 Teddy Bear Day 	10 Chinese Moon Festival 
11 Patriot Day 	12 Cypress Bend 2 nd Cut Flower Beds & Shrubs	13 Positive Thinking Day 	14	15	16 American Legion Day 	17 Batman Day 
18 Wife Appreciation Day 	19 Talk Like a Pirate Day 	20	21 International Peace Day Cypress Bend 3 rd Cut Flower Beds & Shrubs	22 Start of Fall 	23	24 International Rabbit Day 
25 Rosh Hashanah 	26 Johnny Appleseed Day 	27	28 National Drink Beer Day 	29 Feast of the Archangels 	30	(Dates Subject to Change)