



Cypress Villas

Volume 1, Issue 2

December 2006

Homeowners Association



Merry Christmas & Happy New Year

The November 1st 2006 meeting brought a number of homeowners together where many ideas were exchanged. We need **all** of your ideas and input to make Cypress Villas a great place to live.

Please make it a point to join our next meeting Monday January 29th.

You will get another reminder several days before.

Due to the busy holidays, there will be no meeting in December.

Thank You

To All villa owners & residents who are “cleaning up” and making their villas shine. Congratulations to all residents for taking pride in their homes and thereby increasing the value of our property. Thank you again and keep up the good work during the next year.



ITEMS FROM THE LAST MEETING

- **Exterior Painting.** The villas were painted about 5 years ago. Between paintings, it is the homeowners responsibility to maintain the villas appearance. Many times stains on the exterior of the villas are caused by runoff from the AC units on the roof. This can be solved by having an AC contractor clean the drain line properly & in some cases extending the drain pipe away from the wall. Also runoff from the roof causes dirt & sap stains along the trim line. Stains such as these need to be removed and in some cases the wall & trim needs to be repainted. Colors must match the paint being used.



PINTURAMA at 16181 NW 57th Ave, Miami Lakes, tel# 305 624-4456 has a book showing the required colors for Cypress Villas

All walls should be **CREAMY SATIN** code # 1087

Trim work must be **BUTTERNUT SQUASH** code # 1090

The outside perimeter walls are painted by the association.



- **AC Grills** are required around all AC units. This not only enhances the look of the units but helps protect the AC units from possible deterioration.

(cont'd)



Cypress Villas
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Items (cont'd)

- **A/C Grills** - The grills must have 4 panels, be securely fastened & be in good repair. Here is information on a current vendor for the AC grills should yours need work or replacement. (Any vendor can be utilized so long as the AC grills conform with the others in the area)

Omar & Sons Services—contact Omar Jr. at
305 884-3992

- **PAVING STREETS**— The streets and driveways are in bad disrepair and need immediate attention. All homeowners are asked if they know of any company that will do an economical and effective job in not only repaving but repairing and seal coating. Please reply via email, fax or attend the next meeting. Proposals from different companies will be obtained and presented at the next meeting (Jan. 29th). A special assessment fee may be necessary if there is not enough money in the reserves.



- **Periodic Community Inspections**— are being conducted and homeowners will be notified of maintenance requests and of any infractions. See photos <http://www.cypressvillashomeowners.photosite.com>
- **Exterior Changes to your Villa**— remember that any exterior modifications to your property must have prior approval of the homeowners association & the Town of Miami Lakes.

Cypress Villas does not endorse any vendor. It is up to the individual homeowner to decide which company will best service their needs and that the vendor is currently licensed and insured.

Meeting Reminder

Plan on **Monday January 29th at 7:30 PM.** For the next Cypress Villas Homeowners Association meeting.
Location: Miami Lakes Community Center, 15151 Montrose Rd.