



Cypress Villas

Volume 3, Issue 1

January 2008

Homeowners Association

CVHOA

Reflective Roof Coatings Improve A/C Efficiency – Save\$\$\$\$

An FPL participating Independent Contractor (FLORIDA REPAIR CENTERS INC) called to say that FPL has approved a Savings & Rebate program for the ENTIRE Cypress Villas community to receive at NO OUT OF POCKET COST TO THE HOMEOWNER (FPL will rebate the contractor)

for a REFLECTIVE ROOF PAINT COVERTING. Roof temperatures will drop substantially with the Acu-Shield paint and SAVE you lots of money on your FPL bill. You can get more information on line at the following sites: www.FPL.com & go to Savings & Rebate, the Participating Independent Contractors

for a list of contractors, Residential Reflective Roof. You should visit www.new-roofs.com. Click on news video for more information. This will be a topic of discussion on our next meeting. Please be sure to attend this important money saving one time opportunity meeting



that will impact all of us for many years to come. Since it is not known how long FPL will have this program, it is in our best interest to act now, get as much information as possible & do it before the summer months.



Property Tax Relief



By voting yes on AMENDMENT ONE on January 29th, you have the opportunity to reduce the property tax bill for your home. There will not be another opportunity for tax relief voting until November 2008 and then you won't see a savings for another two years. Property owners cannot wait so long. It is expected to save \$12 billion in the first four years by: 1. Doubling the homestead exemption for 94 % of homeowners, from \$25,000 to \$50,000. 2. Portability. Allows owners to transfer up to \$500,000 in benefits to a new home. Portability will be retroactive to Jan.1, 2007. Learn more. Go to <http://www.yeson1florida.com> and <http://www.floridarealtors.org>.

"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful."

Albert Schweitzer



**Cypress Villas
Homeowners
Association**

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Email: cypressvillas@hotmail.com

PLEASE
PLACE
STAMP

Important Phone Numbers & Websites

Fire Rescue (general): 305 595-6263

Police (general): 305 827-4020

Town of Miami Lakes: 305 364-6100 www.miamilakes-fl.gov

Miami Dade County: 305 375-2800 www.miamidade.gov

Pinturama Paint: 305 624-4456

AC Grills: Willard Shutter Co - 305 635-9335
www.willardshutterco.com

Florida Repair Centers: 954 292-6676- www.new-roofs.com

Trash (solid waste): 305 594-1500 7870 NW 178th ST, Miami, Fl (7am-5:30p) daily - including weekends.

Animal Control: 305 884-1101

Cypress Villas email – cypressvillas@hotmail.com

Cypress Villas Fax: 305 556-6220

Reminders

- Crime Watch -neighbors looking out for neighbors. Exchange telephone numbers.
- Report any suspicious or criminal activity to the Miami Lakes Platoon Sergeant 305 525-6678 or emergency **911**
- To report any complaints or concerns involving matters of the town go to www.miamilakes-fl.gov and click on *customer service via better places* (on the left hand bottom side).
- Rental occupants should be no more than 4 persons per unit.
- Prior to renting your unit get approval from the association. Get the Rental Application Form from Cypress Villas HOA.
- If you use a trash can, make sure not to keep it outside except on garbage days.
- **Clear maintenance violations.**
- New Watering Restrictions began January 15th 2008 - allowing watering 1 day per week from 4am to 8am OR 4pm to 8pm. Odd numbered addresses can water on Mondays Even can water on Thursdays. Washing of vehicles is not restricted.

Next Meeting Plan on **Thursday, January 31st at 7:30pm**
Topics: **Roofs, Taxes & Raising CVHOA Homeowners Dues**

Location: Miami Lakes Community Center, **15151 Montrose Rd (NW 82nd Ave)**