



# Cypress Villas

Volume 2, Issue 3

April 2007

Homeowners Association

CVHOA

## Painting of the wall and island dividers scheduled in April.

The first week in April the painter started pressure cleaning and then painting the perimeter wall and the island dividers.

The board and association members at the last

meeting agreed to contract San Pedro Patron Painting For \$3400.00.

If you have yet to paint your villa, you may contact the painter at 305 979-2876 for an estimate.

**IMPORTANT** In order to obtain the best results, it is requested that all residents trim their plants that surround the islands as soon as possible.

Otherwise, they may be damaged and/or your island will not be painted well.



## Painting of the Villas

At the March 29th meeting it was approved by the board that the yearly dues be increased to \$200.00 starting in 2008.

This will allow the association to budget in 5 years for the painting of the walls and islands and to also include the villas.

***Therefore, all villas must be painted by their owners this year by May 31st 2007.***

***Maintenance Notices were previously sent out requiring painting was needed.***

This will maintain all the villas painted uniformly at the same time.

However, it will be the responsibility of the homeowner to maintain the property in good order within the next 5 years, & at his expense to repaint if necessary.

### **Special points of interest: HOA will provide**

- Landscaping cleanup around perimeter wall
- Painting of perimeter wall and island dividers
- Rental Application Forms for CVHOA approval of any new renters

### **Resident Requirements**

- ◆ **\$125.00 for 2007 dues are now past due. Avoid more late charges and attorneys fees. PAY NOW.**
- Residents are requested to trim shrubs around islands.
- Residents requested to remove items from driveways. The driveways are for the parking of vehicles.
- Rental Application forms must be completed & signed by owners & new tenants.

## Landscaping of the Perimeter Wall

The landscaping was done the end of March and will be scheduled at the end of every month. Whether you are a resident homeowner or tenant, you should keep your villa's landscaping looking nice and driveway clean. Give your villa a fresher updated look this summer with some new plants and flowers.



**Cypress Villas  
Homeowners  
Association**

Fax: 305 556-6220

Email: cypressvillas@hotmail.com

www.cypressvillas.photosite.com

PLEASE  
PLACE  
STAMP

## Maintenance Notices

A million thanks to all who have cooperated and done the work. It shows.

The Board of Directors of Cypress Villas Homeowners Association, requires that each Homeowner take responsibility for their property and maintain it in a manner consistent with the governing documents of our covenant-controlled community. **These restrictions apply to any owner, tenant, occupant, licensee, or invitee.**

Our property inspector viewed properties the last couple of months and letters were sent with the violations that needed attention. Work should have been completed within 30 days of the date of the letters.

If the violations were not corrected the Association will, at its option:

1. Ten (10) days after the expiration of the maintenance request, if violations involves the grounds, the Association may have the weeds, bushes, vegetation cut when and as often as the same is necessary in its judgment, and have dead trees, shrubs, plants and debris removed from that lot. Reimbursement will be required and if not paid, a lien to this property will be placed.
2. If the violation involves the exterior to any structure, any need to make repairs and/ or improve the appearance in a reasonable and workmanlike manner additional action would take place thirty (30) days after the expiration date of the maintenance request. Reimbursement will be required and if not paid, a lien to this property will be placed.

The Association would like to believe that these violations have simply been an oversight. We all care about where we live but we realize that there can be extenuating circumstances to home maintenance.

Cypress Villas Homeowners Association would like to offer the following type of assistance:

If the maintenance can be performed but for some reason not within the time restriction, **you must notify** the Property Inspector either in writing at the above email address or at the fax number requesting an extension so that an agreeable date may be established.

It is up to all of us to do our share to help keep our community at its best.

The Association is prepared to follow this matter through to completion. We sincerely encourage your voluntary compliance as soon as possible.

If you have completed the(se) violation(s) prior to the receipt of this newsletter, your cooperation is greatly appreciated and the Association and fellow neighbors **Thank you**. The properties will be inspected on the next scheduled date and upon approval, you will receive a Thank You letter from the Association .

## Progress Report

- Many homeowners have painted and cleaned up their properties.
- Streets have been seal coated.
- Landscaping is now cleaner and nicer.
- The painter has started to pressure clean the walls in preparation for painting.
- Established rules & regulations for new owners and renters. (CVHOA Application Form)
- CVHOA will budget with increased dues for the painting of the villas for the next scheduled painting (5yrs)
- At the associations request the Town of Miami Lakes (TML) has:
- Cleared 2ft away from our perimeter wall & picked up the trash in the bushes.
- Installed 10 rat poison traps along the outside of the perimeter wall.
- Will trim the trees in our inside park areas.
- Will also have the parks dept. adjust the sprinklers away from the houses and walls.

### 2007—2008 Board of Directors Elections

The elections will be held at the April 30th 2007 meeting .

Please attend and consider becoming a member of the Board of Directors. We need your support to make this community a great place to live.

**Next Meeting Plan on Monday April 30, 2007 at 7:30pm**

Location: Miami Lakes Community Center, 15151 Montrose Rd.