


Cypress Isles News




The official newsletter of the Cypress Isles Homeowners Association
November 2026 Edition – Published Quarterly since 2001
http://www.CypressIsles.org

November 11th is Veterans Day



Thank you for your service, veterans!

Welcome to Cypress Isles!



Go over and say, "Hi!" to our new neighbors at

731 Divine Circle

If we've missed anyone else who recently moved in, please let us know so we can mention you in our next newsletter.

Sandy Horazak, Editor

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Cypress Isles 2027 Operating Budget

Assessments will stay the same



On September 15th the Cypress Isles Board of Directors approved a $34,580 operating budget for 2027. The proposed budget is the same size as the 2026 budget so assessments will remain at $61.75 per quarter.

The operating budget is shown on some other page and posted on the Cypress Isles website. Increases to seven line items were offset by decreases in eight other line items.

Dennis Horazak, Budget Nerd

Meet Our New Manager

We bid fond farewells in August to Terina Stevens, our Towers Property Manager for 6 years, and wish her all the best in her future endeavors. At the September 15, 2026 board meeting, we welcomed our new Towers Manager, Christine Plant. We wish her the same success with us.

News from WLCA

The WLCA Board of Directors meets at 7:00 p.m. on the fourth Monday of every month except December. Here are some highlights from their August, September, and October meetings.

2027 WLCA Budget – The board approved the 2027 WLCA operating budget with no increase. Assessments will again be $249 per quarter or $996 per year.

Lake Underhill Construction - What began as an emergency wastewater pipeline repair continues as a major project. Work from Woodbury Road to Spring Island Way is nearing completion, after which the project will move eastward to the stretch from Spring Island Way to Seascape Avenue. The front entrance to Cypress Isles will be closed during that next phase. WLCA plans to provide closure dates and a traffic pattern map. Construction is expected to continue through March or April 2027 with final paving expected in June 2027.

ARC News - Over the past four months, several owners were offered “self help" whereby WLCA would remedy their violations at their expense, but so far no homeowners have elected to use self-help, preferring to remedy their problems themselves.
Covenant compliance violations that are not remedied within 120 days will be sent to the attorney for further action, incurring legal fees. Any uncollected legal fees will be converted to unpaid assessments and charged to those homeowners’ accounts.

Fountain Repairs Still on Hold - WLCA Board President Marcos Font has been meeting with shopping center owner Kite Realty to discuss plans for the entrance area at Lake Underhill Road and Alafaya Trail, which is under a WLCA-Kite easement agreement. Repair activities for the leaking entrance fountain are paused while discussions continue.

Reclaim Water Irrigation – In August Vigilant Services (Vigilant Group LLC) was selected to be the Owner's (WLCA's) Representative providing project management services for the conversion to reclaim water for irrigation. The St. Johns River Water Management District (SJRWMD) has been moving the target date forward as long as WLCA continues to show progress. In October SJRWMD agreed to extend the deadline for WLCA'S irrigation Consumptive Use Permit (CUP) from October 12, 2026 to February 15, 2027.

707 Woodbury - In July 2025 the WLCA board agreed to purchase of the property at 707 Woodbury Road with a 10-year, $675,000 loan. On October 5, 2026, Neighborhood Representatives voted at a Special Meeting to designate the 707 Woodbury property as a "Common Area", giving the neighborhoods authority over the use of that property. Then in September WLCA received $776,000 from Comcast under an Exclusive Marketing Agreement (EMA) approved at the April board meeting. That money was used to satisfy the balance of the $675,000 loan and WLCA now owns the parcel free and clear. There are no current plans to develop the property, and neighborhood approval would be needed for any changes to the property.

New Staff People – Amber Belanger was hired in October as the replacement for WLCA's second administrative assistant.

Muscovy Duck Removal – WLCA hired Florida Wildlife Trappers in July 2025 to remove Muscovy Ducks from WLCA property. During the last three months they removed 12 ducks, for an overall total of 124 Muscovy ducks and 11 adorable ducklings 🐥❤️ removed since July 2025.

Dennis Horazak, Roving Reporter for Cypress Isles News

Water Restrictions

No, they haven't gone away…

This article is a rerun for the benefit of new neighbors who may not know this info, and for some of us old-timers who may forget! ☺



We are still under the same Orange County mandatory water restrictions that were implemented in 2008. As a reminder of what that means:

- Water only if necessary and not between 10:00 a.m. and 4:00 p.m.

- Water in accordance with the following irrigation schedule:

Time of year	Homes with odd-numbered addresses	Homes with even-numbered addresses
Standard Time November 1, 2026 to March 14, 2027	**Saturday only**	**Sunday only**
Daylight Saving Time March 14, 2027 to November 7, 2027	Wednesday & Saturday	Thursday & Sunday

BOTTOM LINE:

NO WATERING on Monday, Tuesday, and Friday.

NO WATERING between 10:00 a.m. and 4:00 p.m. on your designated day, or ANY day.

Odd numbered houses may water on Saturday all year, and also on Wednesday during Daylight Saving Time (March 14 – November 7, 2027)

Even numbered houses may water on Sunday all year, and also on Thursday during Daylight Saving Time (March 14 – November 7, 2027).

The exceptions to these rules are newly planted sod (30 days); and "watering in" fertilizer or chemicals within 24 hours of application, but still not between 10 a.m. and 4 p.m.

Any questions? Ask the Orange County Water Division at (407) 254-9850, or visit their website at http://www.occonservewater.net

Whatcha Gonna Click?



www.ocso.com - to report non-violent crimes online, such as lost property, theft, vandalism, and vehicle burglary, go to www.ocso.com > Crime Information > File Police Report. Read the instructions, scroll down and click on the type of incident, and fill out the form.

www.ocso.com - Double-click on "Property Crimes and Robberies in Your Zone" then scroll down and select Zone 22B to find out what types of crimes are occurring in your area.

Duke Energy Streetlight Repair or Power Outage www.progress-energy.com > Report an Outage > A streetlight or area light needs repair > Request a light repair, then follow the prompts to point to the light pole on the map.
You can sign up for power outage alerts and notifications by text or voice message—free service offered by Duke Energy, but standard rates apply according to your text plan. Check with your mobile carrier.

http://www.orangecountyfl.net/AnimalsPets/ascForm.aspx#.VNTxUMZ9tiU - Animal Services complaint

CLICK before you dig (Sunshine Network) www.call811.com

Miscellaneous Services – Go to www.cypressisles.org and scroll down to "Whose job is it anyway?"

Who Ya Gonna Call?



WLCA Office 453 Mark Twain Blvd.	(answered 24/7) 407-380-3803
Orange County Sheriff's Office Non-emergency	407-836-HELP (4357)
Animal Control (unleashed pets, etc.)	311 – by CELL phones only, or (407) 836-3111
Bear (or other wildlife) issues	888-404-FWCC (3922)
Duke Energy - Report a power outage:	1-800-228-8485
Call before you dig (Sunshine Network)	811
Orange County 311--One Call for Almost Anything	311 – by CELL phones only or (407) 836-3111

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Cypress Isles 2027 Budget

	Waterford Lakes Tract N-25A	2026	2026	2027	
		Approved	Anticipated	Approved	
Acct #		Budget	End of Year	Budget	% Chg
INCOME					
4000	Assessment Income	$ 34,580	$ 40,343	$ 34,580	0.0%
4710	Late Fees & Interest		$ 791		
4900	Interest Earned - Operating Accounts				
	INCOME	**$ 34,580**	**$ 41,135**	**$ 34,580**	**0.0%**
EXPENSES					
INSURANCE					
5010	Liability	$ 4,550	$ 4,550	$ 5,232.89	15.0%
5020	D&O	$ 1,736	$ 1,736	$ 1,996.62	15.0%
	INSURANCE	**$ 6,287**	**$ 6,287**	**$ 7,230**	**15.0%**
UTILITIES					
5210	Electric - General	$ 1,841	$ 1,709	$ 1,709	-7.2%
	UTILITIES	**$ 1,841**	**$ 1,709**	**$ 1,709**	**-7.2%**
MAINTENANCE & REPAIRS					
5300	Landscape Contract	$ 11,388	$ 11,392	$ 11,392	0.0%
5390	Aquatic Weed Control	$ 1,620	$ 1,620	$ 1,620	0.0%
5330	Mulch, Sod & Power Washing	$ 750	$ 621	$ -	-100.0%
	MAINTENANCE & REPAIRS	**$ 13,758**	**$ 13,633**	**$ 13,012**	**-5.4%**
GENERAL & ADMINISTRATIVE					
7000	Management Fee	$ 9,000	$ 9,000	$ 9,000	0.0%
7200	Legal Fees	$ -	$ -	$ -	New
7400	Storage Fee	$ 113	$ 131	$ 131	15.9%
7410	Website	$ -	$ 220	$ 220	New
7420	Postage & Delivery	$ 781	$ 539	$ 539	-31.0%
7430	Copies & Printing	$ 285	$ 115	$ 115	-59.6%
7440	Office Supplies	$ 1,171	$ 843	$ 843	-28.0%
7670	Corporate Annual Report	$ 61	$ 61	$ 61	0.0%
7700	Community Events	$ 100	$ 382	$ 100	0.0%
7880	Miscellaneous	$ 106	$ -	$ -	-100.0%
7890	Bank Charge	$ -	$ 65	$ 65	New
7895	Assessment Coupons	$ 17	$ 11	$ 11	-37.4%
7990	Bad Debt Expense	$ 25	$ -	$ 25	0.0%
	GENERAL & ADMINISTRATIVE	**$ 11,659**	**$ 11,367**	**$ 11,110**	**-4.7%**
RESERVE CONTRIBUTIONS					
9005	Reserves - Pooled	$ 750	$ 750	$ 617	-17.7%
9007	Reserves - Landscaping	$ -	$ -	$ -	New
9009	Reserves - Contingency	$ -	$ -	$ 617	New
9010	Reserves - Website Hosting	$ 285	$ 285	$ 285	0.0%
	RESERVE CONTRIBUTIONS	**$ 1,035**	**$ 1,035**	**$ 1,520**	**46.8%**
	TOTAL EXPENSES	**$ 34,580**	**$ 34,030**	**$ 34,580**	**0.0%**
CURRENT YEAR NET INCOME (LOSS)		**$ (0)**	**$ 7,105**	**$ 0**	
	NUMBER OF UNITS	**140**			
		Quarterly	**Annually**	**Change**	
2026	**ASSESSMENTS**	**$ 61.75**	**$ 247.00**		
2027	**ASSESSMENTS**	**$ 61.75**	**$ 247.00**	**0.00%**	

Cypress Isles Contact List

Board of Directors		
Harold Engold, President	407-491-5233	LTHEJHPD@aol.com
Bob Conner, Vice-president	407-382-4886	RCO3975642@gmail.com
Dennis Horazak, Secretary	407-207-6557	densus@bellsouth.net
Myron Davis, Treasurer	407-737-8200	mydavis99@comcast.net
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Christina Dones, Director	407-760-3517	christinadones@gmail.com
Towers Property Management, Inc.		
Christine Plant	407-730-9872	christine@towerspropertymgmt.com
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Sandy Horazak, Coordinator	407-207-6557	sanden@bellsouth.net
Cookie Symons, Coordinator		Minnieland@aol.com
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CIN Subscriptions and Publication Schedule

The *Cypress Isles News* is published quarterly by the Board of Directors for the residents of Cypress Isles. All issues are published on the Cypress Isles website - www.cypressisles.org – and sent by email – in February, May, August and November.

If you would like to receive the newsletter by email, please email me at: **sanden@bellsouth.net** to be put on the newsletter list. Please include your name, address, and phone number so I can call you for clarification in case there is a problem with the email address.

Sandy Horazak, Editor







Happy Holidays!