



December 2020

Happy Holidays to all owners at Cypress Springs Owners Association.

The Board of Directors has good news that they would like to share with you. In the year 2020, Cypress Springs accomplished some fantastic things!

- **New Playground with fence!**
- **Community- wide landscape enhancement!**
- **New cameras at the pool, tennis court, pavilion and playground!**
- **Pool and pump repairs, replacements and upgrades!**

Because of the excellent management of funds of the association, the association will be able to pay for these projects without the need for a special assessment or increase in HOA dues!

You too can have a positive effect on the value of your home and your neighborhood by paying special attention to some areas of maintenance that you may have overlooked.

PRESSURE WASHING: Please clean your roof and pressure wash your home, sidewalks, driveways and curbs regularly. This adds to the appearance of the entire community which boots home values!

LANDSCAPE: We have enhanced the landscape throughout the community and it looks fantastic! Our landscape company is contracted to treat our community once per week in the spring and summer and twice per month in the fall and winter. It can be a lot of work to keep an attractive lawn with hot weather, irrigation, pest control and lots of mowing. Nonetheless, maintaining an attractive lawn is rated as one of the top things an owner can do to increase the value of their home. Don't forget to weed and edge!

TREE TRIMMING: Please make sure the easement trees on your property are trimmed to the proper height. Branches should not hang over the sidewalk any lower than 8 feet. The roadways should be raised to a 12-foot canopy.



FENCES: We have all heard the saying "fences make good neighbors". This may be true but not when the fence is falling down, has broken slats or is in general disrepair. Take a good, hard look at your fence to determine if it's in good shape or not.

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REGISTER YOUR AMENITY CARDS: Failure to register your amenity cards may result in your inability to get through the gate at the pool, playground and tennis court area. Just send an email to: CypressSprings@HomeRiver.com



HOLIDAY DECORATING: Join the Board and your neighbors to decorate the pavilion and neighborhood monument entrances. Details to follow.

PETS: Please remember to walk your pets on a leash and pick up after them. This is a County ordinance as well as an association regulation.

TRASH CANS: Keep your trash cans out of sight. No one likes the looks of trash cans. It takes some effort to hide the trash cans but it is worth it. Keep them behind a fence or screen and only put them out on pickup day.

GARAGE DOORS: Last Chance Enterprises is your roving community patrol. We have several reports of garage doors left open (especially at night). This is creating an opportunity for prowlers and evil-deed-doers to vandalize your home (or worse).

DRIVEWAYS: Several drive-ways need repaired. Please do not paint your driveway without proper ARB approval. Raising or cracked concrete should be repaired immediately as this is a safety concern.

SIGNS: As a reminder, association documents state yard signs should be limited to one "For Sale" sign only. No sign can be placed in common areas.

HOME OWNER PORTAL: Home River Group is the management company for your association. We invite you to register now for your homeowner portal. To do so, please follow the steps below. If you have any questions about the process, please send an email to CypressSprings@homeriver.com.

- Go to <https://home.cincweb.com/> - Click the Register button on the left-hand side, and enter your first and last name, property address and an email address where you would like to receive association related emails. Once your information has been verified, you will be emailed a password and be able to log in to your portal.

ENJOY YOUR COMMUNITY!

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