



October 2026 Edition

CVCM Homeowners Association Newsletter

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Keep CVCM Beautiful

Cypress Village Coronado Moors (CVCM) is a proud deed-restricted community, and we extend our sincere appreciation to the homeowners who have recently responded to HOA requests regarding prohibited vehicles and extended street parking. Your cooperation in removing boats, RVs, trailers, jet skis, and other non-permitted vehicles helps preserve the beauty of our neighborhood and ensures the safety of our streets. For full details on the CVCM Deeds of Restriction, visit: <https://www.cypresscoronado.com/restrictions>.

Annual HOA Dues News

It's that time of year again. Our annual collection period for HOA dues runs from November through December for 2027. CVCM requests a voluntary contribution of \$40 per homeowner - a rate that has remained unchanged since 2012. For perspective, older non-gated single-family HOAs in Lee County typically range from \$100–\$250 per month, making our annual rate exceptionally reasonable. It's important for all owners to understand that our deed restrictions apply equally to everyone and must be followed regardless of whether dues are paid. With nearly 300 homes in CVCM, we hope all residents will make this annual dues request. Payments may be addressed to Cypress Village Coronado Moors and mailed to P.O. Box 60411 Fort Myers, FL 33906-6411.

CVCM Membership Meeting

Our next CVCM HOA meeting will be held Tuesday, November 17, 6:15 – 7:45 p.m. at Lakes Regional Library 15290 Bass Road. All homeowners are welcome—and encouraged—to attend. Agenda topics include Board of Directors nominations, committee updates, association financials, fundraising plans, and resident comments - limited to three minutes per person. Annual HOA dues will be accepted at this meeting. We hope you'll join us and consider lending your talents to one of our committees or the Board of Directors.

Upcoming CVCM Events

Saturday, October 24 – CVCM Fall Children’s Festival, 11a.m.

Gather at the corner of **North Larkwood Square & Kimberly Terrace**. At **11:15 a.m.**, we will fall in behind the fire truck and make our way together to **1423 South Larkwood Square** for a neighborhood celebration filled with fun and community spirit. *All food, drink and raffle proceeds will benefit CVCM HOA. **Event Highlights** will include:

- **Costume Contest** — Judged by local firefighters, with prizes for two age groups.
- **Activities** — Bounce house, games, and plenty of chances to win prizes.
- **Food & Drinks *** — Hot dogs, hamburgers, and ice-cold sodas, water.
- **Fundraiser *** — 50/50 raffle to support efforts that keep our community beautiful.

\$\$\$ Saturday, November 7 – Neighborhood Garage Sale Day

Clear out the old, make room for the new, and earn a little holiday cash along the way. Our Semi-Annual Neighborhood Garage Sale is right around the corner. Your trash may be someone else’s treasure. Street signs will be posted at all three entrances a few days prior, and advertisements will be shared across multiple social media platforms. Early birds get the worms, so we suggest you be ready for customers by **7am**.

Saturday, December 5 – Holiday Sidewalk Social

Kick off the holiday season with neighbors and friends. Slip on your favorite festive shirt and enjoy a cheerful stroll along **Kimberly Terrace**, the main street running throughout CVCM, between 4:30 – 6:30pm. Residents along Kimberly Terrace and its cross streets are encouraged to offer small holiday treats—**snacks, beverages, or goodies**—along their sidewalks as neighbors pass by to enjoy the cooler weather and sparkling lights. Plus, several homes will be collecting **unwrapped books and toy donations** appropriate for children ages 2–12. Donation boxes will be placed at the edge of participating home driveways. All contributions will be made available to CVCM homeowners in need.

Pictures with Santa

Be sure to stop by for a holiday photo with Santa! Visit **1423 South Larkwood Square, December 21–23**, between **6–8 PM**, weather permitting. It’s a perfect way to add a little extra cheer to your season.

***The CVCM Board of Directors wishes
all the best to you and yours this holiday season!***