



Cypress Village - Coronado Moors Homeowners Association

**PO Box 60411 Fort Myers, FL 33906
January 2026 Edition**

Greeting Community Members:

The Board hopes everyone had a safe and pleasant holiday season. We had a lot of properties decorated throughout the community. Thank you all for your efforts on the holiday festivities.

We have had the community board constructed and have placed the Little Red Library and the new community board cabinet on the assembled new board. We have placed a lock on the cabinet door so as to prevent unwelcome postings by those outside of the community. We welcome postings placed by people in the community. All posting will be reviewed by the Board and then posted. When presenting information to be posted, please be mindful of all the individuals reading the board. We would like to thank Emcon Enterprise Inc for providing the materials and labor for the construction of the Community Board.

We would also like to thank Michelle Black for the donation of the new/replacement tree at the West end of the island. Her donation of the tree and continued watering of the tree is greatly appreciated.

The community is reminding everyone to contribute the yearly volunteer dues when possible. We have been collecting new dues since November and welcome any or all contributions from everyone. We have received some contributions of more than \$40.00 and these donations are greatly appreciated. Any contributions we can obtain will help us maintain the community. Many thanks to those of you who have contributed.

We are still looking to update our contact information for everyone in the community. We are attempting to collect emails and cell numbers for every household. Emails will be used to provide mailing or messages such as Community Days, Community Activities, Board Meetings and so on. The cell numbers would be used for emergency information such as storms, fires, notifications the community receives from the local authorities, etc. The Board will not publicize or sell any of the information collected. The information collected is only for internal use only. The board is asking for everyone's assistance with this process. This information can either be emailed to the Board or texted to my number noted below. Any help with this will be greatly appreciated.

cvcfm@gmail.com

**Website: cypresscoronado.com
President Ed Knutt 614-778-0848**

Campers, Motor Homes and Boats:

The Board is reminding everyone in the community about the regulations set forth in the HOA bi-laws and per the state and local restrictions. We have been getting complaints from community members about these vehicles. We are asking for everyone who has these vehicles on their property to consider the HOA requirements and bylaws for the overall property values of in the area. In some cases, some house sales have been hampered by these vehicles. We all want our properties and community to be welcoming and attractive to new buyers. I have reposted writings from a previous newsletter.

The state and county leaders have seen fit to NOT continue with the allowance of these items to remain in communities where HOA regulations do not permit. This was originally put into place to accommodate those people displaced by the hurricanes and needed relief until their homes were rebuilt or put back together. Our community is one of the ones where the Deed of Restrictions doesn't allow these to be on the street or in your front yards. The community voted to allow them to be placed in your yard with a fence placed in front of the parked vehicle. With everyone wanting to have the best or highest values on their homes, we have found that most homeowners do not wish to have these vehicles visible on a long-term basis and voted for the restrictions to be implemented. We ask all of those in our community to please abide by the restrictions on these vehicles so as not to affect or deflect from property values.

EXCERPT FROM THE DEED OF RESTRICTIONS.

Article II – Membership

Section 1:

Membership in the Association shall be open to all those who own homes or lease such property annually or for long periods in the Coronado Moors Subdivision, Cypress Village I, Cypress Village II, Cypress Village III and any immediately adjacent areas determined by the Board of Directors to have common interests and problems, all such areas being located in Lee County, Florida. Membership shall be on a household basis. One membership per household. For the purpose of this article, the household shall be comprised of one or more persons residing permanently in the same household.

Section 2:

Membership in the Association shall be entirely voluntary. The Association shall have the power to levy assessments against any member who violates the Deed of Restrictions per Florida Statute 720.305.

Section 3:

Membership dues shall be fixed per year per home or lot at any special or annual meetings by 60% of the voting members present. Dues will be payable by November of each year thereafter to the Treasurer. Dues have been set \$40.00 per household per year.

We are asked all the time where my dues money go so here is where it went in 2025. We collected most of the money through a party for the children's Community Day in 2024 with

raffles, hamburgers, hot dogs etc. sales. We are planning on one Saturday, March 21 and could use donations and help. Call Herb Taylor 239-728-8554.

Expenses 2025

A. Liability Insurance – one year	\$1400.82
B. Landscape maintenance per month \$135.00 x 12 <i>Front entry and at lift station</i>	\$1620.00
C. Newsletter: Print/fold, label, envelope, postage stamp 297 pieces at \$1.18 per x 297 = \$350.46 X 4 NL = <i>Sometimes a homeowner delivers their block and saves postage. \$.74</i>	\$1401.84
D. Community Day Party for children – (Halloween) <i>Bounce House, Sack race, Fish game, dunk for apples prizes, ribbons</i>	\$ 450.00
E. Garage Sale - News-Press ad	\$ 23.92
F. Signs by Tomorrow Misc. <i>Meeting, Community Day small signs</i>	\$ 235.17
G. Summerlin Storage: Signage and community items: <i>Paid for one year: \$17.04 per month x 12</i> <i>Storage of signs and file cabinet and other supplies</i>	\$ 204.48
H. New Bulletin Board at lift Station Island <i>Board and Material</i>	\$ 380.00
I. Analogy Services Web page	\$ 192.00
J. Florida State yearly Corporation report	\$ 61.25
K. Misc. office supplies -folders, printer ink etc.	\$ 300.00
L. Varnum (attorney) last year's invoices were not paid \$660.00 plus \$45.00 this year	<u>\$ 705.00</u>
TOTAL:	\$6,974.48

25 H/O's have paid dues Since last Nov. \$1,000.00. A number had added extra – not shown on this sheet. **THANK YOU FOR YOUR SUPPORT.**

The numbers shown are a good indicator of the yearly budget required to provide these services each year for the community. The numbers may fluctuate in the event other events or work is required in the community which the HOA is responsible for.

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TIDD BITS OF INFORMATION YOU MAY FIND HELPFUL:

I'm hoping this section of the newsletter becomes a place for you to find out little items that may aide you in your day-to-day activities and things around the house. Please feel free to contact me with any suggestions you may have.

1. With season in full motion now, we have noticed some vehicles not associated with the community driving through at high speeds. The county has set a speed limit of 30 MPH through the community. We have noticed outside traffic coming through the

community at speeds higher than this. Please be aware of your family and pets for the safety everyone. If the speeding vehicle becomes too much of a hazard, we ask for you to assist us by taking license plate numbers and reporting them to the local authorities.

2. When using your garbage disposal in your kitchen sink, the disposal has food built up on the interior of the device. No matter the quality or price paid for the device, this food build up will cause odor and in time will deteriorate the finish of the metal thus shortening the life of the device. Liquids and powder have been put on the market to minimize this odor. In addition, we are told to use lemons or limes to minimize the odor. Both practices will minimize the odor but will not eliminate the source of the odor. The best way to address cleaning the device is simple ice from your freezer. The best way to clean the device is to remove the rubber splash guard in the drain of the sink at the disposal (*if it can be removed, some can not be removed*). Begin running hot water into the sink. Switch the disposal on and allow it to run. Remove the ice container from your freezer, dumping it into the sink. If the splash guard has been removed, the ice will fill the disposal and aid the ice by making sure the ice does not clog by melting and freezing in the sink. In the event you must force the ice into the disposal through the splash guard, carefully push the ice into the disposal until it is gone. The disposal will eventually clog the waste drain, which is a good thing as until it melts (a few minutes), the ice chunks will dislodge and clean the food particles from the interior of the device. The running hot water continues to run and will back up into the sink. This is to be expected and eventually, the drain will melt and allow for the remaining ice and water to drain from the sink. Please be aware of the mercy water backing up into your sink. This is all the food that has been collecting or remaining on the inside of the device. This process will remove all debris and odor. The only warning I will bring to your attention is that in all my years of advising my clients on this process, I have had only one device become an issue as the amount of food built up in the device caused the interior metal to deteriorate and caused the unit to leak. If you have an older unit, please be aware of the underside of the sink and cabinet for possible leaks. If this occurs the amount of deterioration would have caused a leak in time, you have just expedited the process by removing the buildup.
3. Review all your faucets (*interior/exterior – showers, sinks, etc.*) and toilets for any dripping. The dripping can affect your water bill in many ways. In addition, the dripping will wash out or cause damage to your faucet internal parts which may cause you to have to replace the valve or faucet when repairs may have been possible.

I hope these items are helpful and useful for your day-to-day activities and maintenance. If you have any questions related to this, please feel free to contact me.

If you have any questions, concerns or suggestions we are always open to hearing from you.

Please feel free to contact me on my cell or email through the web site or directly at

ed.k@redknotes.com. I welcome input on making our community a better place.

Thank you for your time and continued support.
Ed Knutt, President



Join Us for Community Events!

Next Board Meeting: Tuesday, February 17, 2026--6:15 P.M.

Lakes Regional Library-- Meeting Room 'B'

Community Day, Saturday, March 21, 2026, First Day of Spring. Children games, Hot Dogs and Hamburgers etc. and Camaraderie. To be held at Marbrook Court, 11:30-1:30 P.M.



Community Garage Sale: Saturday, March 28, 2026—8 AM-1 PM. There will be an ad in the News-Press and signs on Winkler Rd.

Membership Meeting: Tuesday, May 19, 2026—6:15 P.M.
Lakes Regional Library—Meeting Room 'A'

Community Day, Saturday, June 6, 2026, Last day of School party, Location to be determined

Board Meeting: Tuesday, August 18, 2026—6:15 PM
Lake Regional Library--Meeting--Room B'

Community Day, Halloween Party Saturday, October 31, 2026, Games and prizes, Food etc. 11:30-1:30 PM--
Location to be determined

Community Garage Sale, Saturday November 7, 2026—8 AM-1 PM

Membership Meeting: Tuesday, November 17, 2026—6:15 P.M. Lakes Regional Library—Meeting Room 'A'

