

October Newsletter

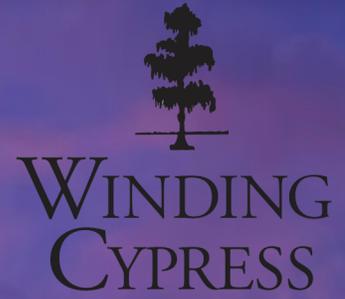


Photo by Susan Darling

Board of Directors

William Powell, President
Bill Bell, Vice President
Michael Boriss, Treasurer
James Schopp, Secretary
Kay Ballard, Director

WCboardofdirectors@swpropmgt.com

HOA Staff and Office Hours

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After hours: 239-261-3440

OFFICE: 239-732-7171

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Activities Director

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SHADY PALM: 239-732-5995

Shady Palm Manager

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Shady Palm Assistant Manager

Marcus Stone
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FACILITIES:

Housekeeper

Antonia Devila
239-732-7171

Maintenance Supervisor

Derrick Olan
239-732-7171



Report from Your Property Manager

Miguel Diaz

As noted in the Shady Palm Cafe article in the newsletter (see page 12), we've had lots of staff changes - and all for the good! Oscar Escalona came on as Shady Palm Manager, while former wait person Marcus Stone was promoted to Assistant Manager. We've also hired staff to assist Joe behind the bar, in the kitchen to assist Jacques, and as wait staff and bussers on the floor.

In conjunction with Maribeth Jones and resident Cindy Smith, Monday Night Football has really been a hit at the Cafe! With a football pool and light fare, the Cafe has been hopping on Monday nights. Way to go!

The front entry pool contractor continues to work on repairing the fountain. Fingers crossed it gets completed soon.

We have the maintenance and upgrading of the sport courts on our schedule, as vendors/contractors become available.

Finally, we continue to work with BrightView to hone their schedules, improve communication, and ensure Winding Cypress stays neat, trim, and beautiful.



Oscar Escalona (l) and Marcus Stone

The Woman Behind the Window - Bonnie Lorence



Bonnie Lorence's favorite part of her job at Winding Cypress is the people. You can tell because she always has a smile and a hello for anyone who walks by and waves or greets her through her window at the front desk of the WC Amenity Center.

Bonnie, an employee of Southwest Property Management, is Winding Cypress' Administrative Assistant and as such, has a mile-long list of things for which she's responsible. More on that later.

She's spent a lot of her work life in customer service jobs. Originally from the Chicago suburbs, Bonnie worked for over ten years as an office manager for a company that sold and serviced point of sale systems. She also worked as an assistant manager at Walgreens.

Bonnie moved briefly to Indiana some years ago. While there, her mother became ill and Bonnie moved to the Naples area to take care of her. Bonnie has a son still in the Chicago area and a daughter who is engaged to be married here in Florida. She also has a brother who works for the North Collier Fire Department and a sister who lives in Chicago but is contemplating moving to southwest Florida.

She took some time off after finishing her Walgreens job and started thinking about all the development around her here in southwest Florida. After some research, Bonnie started interviewing for jobs with community management companies. Hazel Ward, WC's former Community Association (Property) Manager, hired Bonnie on the spot!

Although her job does involve handling resident concerns, she views them as a challenge and enjoys solving problems. Occasionally an issue requires research and follow-up and Bonnie likes handling those challenges as well.

With over 750 homes and 1000 residents, there are many, many things in Winding Cypress keeping Bonnie busy. For example, when either the developer or a resident sells a home here, it's Bonnie's job to remove the departing owners from, and register the new owners for, SafePassage (front gate access), fobs, restaurant cards, barcode entry stickers, and so on.

Bonnie's biggest challenge is keeping up with the million details and changes that go along with a new community. Her goal is to organize as much of the community files and administrative tasks as possible, hopefully before "season" starts. There are many old files that need to be archived or purged. The member directory and Constant Contact lists need constant updating. Every time she looks at a homeowner file, she finds something that needs to be updated or is missing and needs to be resolved. This is in addition to the constant voicemails, emails, and residents and vendors who stop by the office. According to Bonnie, "There are never two days alike. Every day brings new challenges. I'm never bored and I never have to ask for things to keep me busy."

She loves the new WC website and the fact that residents can access a lot of information themselves. She has helped many homeowners navigate the new website and the new BrightView Landscape portal. And while she enjoys signing people up for free community events, she especially likes the new feature that allows residents to pay for events.

When finished with her busy days, Bonnie likes to go home, relax, and have some quiet time. She will often go to the beach (with a little bit of wine) on the weekends and is planning to adopt a cat from Collier Domestic Animal Services or another animal rescue facility to share her home.

Meanwhile, thank you, Bonnie, for sharing your smile and helpfulness with all of us at Winding Cypress!



Board Briefs

October 2022

The following items are currently the most important issues the board is concentrating on.

- **2023 Budget**

The Finance Committee is currently focusing 90% of their time on the budget, gathering needs from all other committees and the board. The board is providing guidance and priorities as they near the final draft. The board finance liaison will receive a briefing very soon which will be subsequently shared with the community at a board meeting. The final vote is expected in mid November after valid concerns from owners are addressed.

- **Governing Documents**

There are ongoing meetings with our attorney to continue working on our governing documents. The goal is to make the documents ours—documents that reflect our community needs and desires and take out all references to the builder.

- **The Fountain**

The Building and Grounds Committee is assisting the Board and Southwest Property Management in securing the best deal for repairs from Cascade Fountains. In addition, they are trying to ensure that the proposed repairs also contain safety fixes that will reduce the probability of a catastrophic failure recurring.

- **Shady Palm**

The board is working on ongoing improvements and issues at the Shady Palm, including opening for Monday Night Football, and expanding hours to other nights once more staff is hired. Latest hires include a sous chef, line cooks, and a bartender. Oscar is still on the lookout for experienced servers to augment our great staff.

- **Meetings and Briefings Preparation**

The board expects and is preparing for a number of meetings, briefings, town halls, and votes between October and March, including:

- **Briefings and Votes on the Budget**

- A vote on the voter threshold needed to change our governing documents
- A town hall meeting with our attorney to brief homeowners on governing document changes
- The annual meeting during which there will be a vote on changing the governing documents and the reelection of two board seats

It's a very busy season for the board, and more details on each topic will be provided as they become available. Meanwhile, you can help the board help you by **signing up for HOA's online voting** - [Click here to sign up.](#)



Pool Tip from Derrick

Maintenance Supervisor Derrick Olan reminds us that it is especially important during hurricane season to close your beach umbrella when you leave the resort pool area. The umbrellas can snap in half and cause damage to other equipment (and people) in high winds. Thanks, everyone!

A Post-Hurricane Ian Message from the Board of Directors

Dear Winding Cypress Owners,

Hurricane Ian has come and gone from southwest Florida. We're certain that no one is sorry to see him go. For those of you on property, you know that our property damage was minimal in comparison to communities throughout the region. We lost a few trees in common areas and some trees and shrubs surrounding some homes. A number of homeowners lost some or all of their lanai screens. While power was lost during the storm, it was restored at approximately 2:30 a.m. on Saturday, October 1. Those of us on property continue to assess damages and seek repairs as necessarily. Gratefully, we know of no injuries to homeowners caused by the storm, for that we are truly grateful. Cell phone service was spotty, and we were disconnected from the internet until Sunday afternoon. All that presented some challenges, but given the catastrophic damage to communities within a few miles of us, we know how lucky we are. Our hearts go out to those who have lost everything.

On behalf of Winding Cypress Homeowners and your Board of Directors, I want to thank Miguel Diaz and his team for their preparation prior to the storm and for being on property immediately following the storm to assess damages and begin the work necessary for us to return to some state of normalcy.

Now that the power has returned, the cleanup process will kick into higher gear. Brightview personnel conducted an initial assessment of damages and work needed in Winding Cypress, and we anticipate that they will begin that work here on Monday. Since the storm passed, they have been working tirelessly to assist communities on the waterfront that suffered severe damage that impeded ingress and egress and created significant potential health and safety issues. Once Brightview assists those communities, they will turn their attention to Winding Cypress. Again, we believe they will begin work here on Monday.

Regarding other impacts of the storm, please be advised that, for health and safety reasons, the pool is temporarily closed until it can be serviced and deemed safe for swimming. Due to the extended power outage, the pool filters and pumps did not run for several days. Once it is safe for swimming, Southwest Property Management will notify homeowners and post signs accordingly. Additionally, the Clubhouse, including the Fitness Center & Motion Room, is also closed until Monday as the lack of air conditioning resulting in extreme heat and humidity. As well, the building is currently being utilized to store all the pool area furniture and Shady Palm electronics. (For those of us who lived here during Irma, I am happy to report that removal and storage of the electronics prevented us from having to replace multiple televisions this time around.) The food inventories, particularly the perishable items, at Shady Palm are being evaluated by Miguel, Oscar and Jacques. We have asked that items which may have defrosted but remain safe to cook be donated to an organization that is preparing meals for people who have been displaced because of the storm. We do not know whether that will be possible and are awaiting the results of their assessment. Given the possibility of supply chain challenges, we anticipate that restocking may take longer than usual, so we ask for your patience while Oscar and team work to reopen the café as soon as possible. The good news is that there does not appear to be any substantial damage to Shady Palm. For those of us who were here during Irma, we remember how severe the damage was to the Café. Better preparation and our good luck produced better results this time.

Personally, I have witnessed many instances of neighbors caring for and helping neighbors and friends in various ways, whether storing neighbors' refrigerated items (including important medications), assisting with downed lanai screens and damaged plants, and knocking on doors for wellness checks, it certainly makes me grateful to live in our Winding Cypress Community. Difficult times have brought out the very best in all of us. We ask for your continued patience, kindness, and courtesy as we work to restore Winding Cypress' beauty and services to its pre- Ian splendor. Thank you for your consideration and we look forward to seeing you in paradise.

Thank you,

On Behalf of your Board of Directors,
Bill Powell, President—WC BOD



Introducing... Director Kay Ballard

Having lived in six different states before she was half-way through the sixth grade, Kay Ballard may be a bit shy, but she's also resilient. As a member of our board of directors, Kay has relied on that resilience to help lead our HOA through the challenging transition process.

No doubt there's been a lot of water under the bridge since those elementary years. Fast-forward to her days at the University of Nebraska, where, while working on her master's in industrial engineering, she met her future husband, John, who happened to be a single professor (also in industrial engineering). "I got my MRS and my MS!", she says. Kay joined her husband in making careers out of teaching.

When asked how her career prepared her for her role on the board, she emphatically said, "Being consistent in all matters. With over 150 students when I was teaching, I had to be a rule follower with few exceptions." In fact, rule following is one of her top issues at WC. "I hope we can get all residents to comply with our rules and regulations without complaining, but it's hard when we are just now enforcing them."

Married for 37 years until John passed away in 2016 Kay has two sons and two granddaughters. "Our old-

est son graduated from Kansas State in turf management and is now a local small business owner. Our other son, soon to be married, is an actuary with a consulting firm in California." It's clear the apples of her eyes are her grandchildren, three-year-old Olivia and one-year-old Emery. Kay's face brightens whenever she speaks about them.

So, what brought Kay to WC? "After my husband died, I wanted to move to a new community, where people were looking to meet people." Having been a Bridge player for 45 years, it's no wonder she made friends with fellow players. Additionally, as you can see from her photo, she's built an entire network (no pun intended) of pickleball-loving colleagues. "Even though the only sport I had participated in previously was bowling, I enjoy playing pickleball for exercise and socialization."

And WC's fun and games are a great respite from her duty on the board, which includes acting as the liaison to the Shady Palm Advisory Committee. "I have enjoyed working with the committee. They have done a great job improving the café. Unfortunately, the Shady Palm has struggled to get employees like other restaurants in the area."

Changes in staffing are always a challenge but so is trying to conduct business under the strict laws governing an HOA board of directors. Since the board must invite homeowners to almost all of their in-person meetings, Kay says that makes it harder to discuss issues and make decisions. "One of my biggest surprises has been how hard it is for five people to collaborate via email."

Speaking of challenges with communicating, this writer enjoyed her answer to the question, "What's your biggest concern about the future of WC?" Kay thought for a while, then said, "I don't like all the complaining on social media. Luckily Shady Palm isn't getting a lot. Frequently, people name names. You're seeing just their side of the story. Some are just making themselves look bad. I want owners to rest assured that the entire Board has our community's best interests in mind."

After moving around so much, Kay is grateful to be planted here in WC. Getting to play pickleball, ride her bike, and take walks in a community that looks great, makes time spent on her board duties all worthwhile.





Photo by Sandy Zimmerman

Calling All Photographers!

Do you love to photograph the natural beauty of Winding Cypress life? Please submit your best photo of Winding Cypress for a chance at becoming the WC newsletter cover! And as you can see in this issue, even if your photo is not selected for the cover, it could still appear in the newsletter. All photos used will be credited to the photographer, so be sure to include your name in the email.

Please note: due to an overwhelming number of great photos received in the past, we ask that you limit your submissions to one per month per person.

Send your photo (in .jpg format, please) by September 20 to windingcypresscomm@gmail.com for a chance to appear in the October newsletter.

Photography buffs, get clickin'!



Photo by Dick Murray

Bocce is a Blast!

If your street seems abandoned on Wednesday mornings, maybe you should check the bocce courts. This popular game, which some would argue is a sport, is growing in popularity here in WC—and it's no wonder, especially when you meet two of the Wednesday morning group organizers, Ron Chalker and Sal Tuminello.

Both Ron and Sal exude enthusiasm for their pastime, and it must be contagious—35 people showed up to play on a very hot recent September morning. “Last year we grew to 48 people participating in the fall, and in the spring, we had 96,” said Sal.

Bocce (pronunciation: baa-chee) from the plural for “bowl” in Italian, is a lawn or yard game that's played with eight weighted balls aimed at a smaller target ball, or pallino. The objective of the game is to earn points by getting your balls closer to the pallino than your opponent does.

Here at WC, we are fortunate to have four beautiful bocce courts. Ron says “When I first saw them I was impressed. Where my wife Jo and I moved from, we had 170 people all trying to play on just two, small turf courts. These are beautiful real clay courts with a canopy for shade.” Sal, who grew up in Brooklyn, says our courts are quite the departure from his days of playing anywhere on any surface!

Ron, Sal, and fellow WC residents Ed Chevalier and Ray Piccone, all played bocce at Falling Waters, another community in Naples where they formerly lived. Ed, who has overseen leagues in Akron, Ohio, has

helped to get this WC group organized. According to Sal, “Our fall group has never been formalized, so right now, it's really more social.” That seems to be exactly what many residents enjoy about it. In fact, it's not unheard of for teams to end play early, then head out for a meal and a drink.

Both Ron and Sal emphasized their desire to keep their group-play friendly yet competitive. There's no maximum number of players on a team, just a minimum of two, but they try to keep it at six or under. Ron says, “There's always room for someone who wants to play; we almost never turn people away. Joining us is just a verbal agreement - just show up!” If you feel more comfortable, you can contact Sal or Ron and they can put you on a team. No special clothing or equipment is required (balls are provided), no money is involved, and beginners are always welcome – the “pros” are more than happy to help you.

If you decide to become a little more competitive with your bocce playing, be on the lookout for an announcement about their league play. That group is more formalized. Like a bowling league, they keep track of points and other stats. But don't let that prevent you from asking to play. If a team is short, and the team captain approves, you could walk on. Until then, join them at the bocce courts Wednesday mornings at 9:00 a.m. and/or contact Ron Chalker at 330-501-8283, chalker01@aol.com OR Sal Tuminello at 646-337-7829, saltuminello@aol.com

NOTE: There is also a wonderfully informal group that meets Monday evenings at 6:00 p.m. Everyone is welcome then too; just show up!



The Great Blue Heron (Ardea Herodias)



There are not many animals more spectacular than a great blue heron in flight. With their wingspan reaching to 6.6 feet, and their bodies realizing up to 4.5 in height, it is as if one is getting a glimpse into the Mesozoic era. We are fortunate in Winding Cypress to have such a healthy colony around. They are stunning with their greyish-blue plumage, white head, and dark blue patch that goes around its head from eye to eye. They also have dark patches on each shoulder.

As great blue herons are waders, they are typically seen in our neighborhood along the shores of the ponds and in the marsh by the boardwalk. They are expert fishers, stalking their prey slowly. Sometimes, they will stand still for extended periods of time watching for its meal to come within range of their long necks and sharp bill. They will strike their prey with a quick thrust of their bill, and their prey is swallowed whole. [Click to watch this fascinating hunt.](#) Great blue herons are variable and adaptable; they eat mostly fish but also frogs, turtles, snakes, insects, and the list goes on. They have been known

to choke to death by trying to swallow a meal too large for their long, s-shaped neck. Typically, great blue herons hunt alone. Great blue herons nest in colonies. The males find the nesting site (sometimes it is reused) and displays itself for the female. Displays include neck stretches, circling above the colony with its neck extended, stretching its neck forward with its head and feathers erected and then snapping its bill shut. The nest is mostly built by the female, but the male gathers the materials. Females produce 2 to 7 eggs, which both parents protect and incubate. Once the chicks have hatched, they are fed by both parents, by regurgitation. They are capable of flight after 60 days and leave the nest at about 65-90 days. In SW Florida, they can brood twice per year.

The great blue heron can be found throughout America at various times. Winding Cypress is lucky enough to have them as residents all year long. Please take some time to capture them on film for the photo of the month contest!

“Name the Newsletter” Contest

The Winding Cypress newsletter needs a name! Please submit your suggestion for a name to windingcypresscomm@gmail.com by October 15, 2022. We will send out a survey with the suggested names soon thereafter and let the WC community choose. Please limit your suggestions to one per person. The resident who submits the winning name will be credited in the November newsletter.

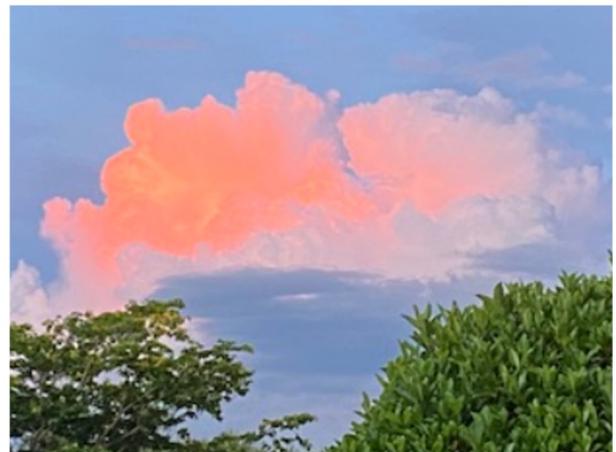


Photo by Jane K. Munley



Committee Corner

Committee Corner features news from Winding Cypress's committees.

Architectural Review Committee

Earlier this year, Pulte transitioned responsibility of the Winding Cypress Community to our residents. During this time, many homeowners were busy making modifications to the exterior of their homes. Since April, the new volunteer WC Architectural Review Committee (ARC) has reviewed more than 200 applications for improvements such as pools, spas, generators, storm shutters and screens, exterior painting, bahama shutters, paver extensions and walkways, landscaping, solar and garage lighting, garage door screens, AC units for garage, front door inserts, and more. Most were approved.

“Season” is just around the corner and many folks who will be returning will also want to make changes. In an effort to avoid delays, below is a list of items that we look for to help ensure the timely review and approval of your desired project:

- Completed application
- Scope of work/description
- Contractor(s) updated license and certificate of insurance
- WC HOA should be listed as certificate holder
- Signed security deposit check
- Survey lot plan/schematics
- Landscaping plan with placement of specific plants from the WC approved list
- Paint colors and stone packages selected from the WC approved lists
- Photos showing product color, placement, style, size, etc.

For more details, please visit the ARC guidelines and lists of approved items at

<https://www.windingcypress.org/architectural-review-committee> . The *Homeowners Only* area of the website contains the ARC submission documents.

The ARC meets every 1st and 3rd Monday at 10 a.m. in the Event Room unless otherwise posted. Homeowners may attend and request to speak at the end of the meeting. You must sign in when you arrive if you have a question or wish to speak.

Finance Committee Topic—2023 Budget

The Finance Committee continues to work on the 2023 budget and hopes to have a preliminary draft for review by this month. Once the draft is available, they will consult with the Board of Directors and Southwest Property Management, and begin to arrange meetings for homeowners.

Building and Grounds (B&G) Topics—The Fountain, The Courts, Common Area Landscaping

• Fountains

The Building and Grounds Committee continues to advise and assist management and the board in their work with Cascade Fountains, the company repairing the entry fountain. The committee has been instrumental in the review of the specifications to ensure the malfunction does not happen again, and that all necessary precautions are in place.

• Courts

The committee is also assisting the board and management with obtaining bids to resurface the tennis, bocce, and pickleball courts, and make recommendations for ongoing maintenance. The committee will review the proposals and present their recommendations to the board.

• Landscaping

Lastly, the Building and Grounds committee is working closely with BrightView Landscaping to assist in the ongoing transition from the previous landscapers. Designated committee members meet weekly with BrightView representatives to discuss any issues.

Safety and Access Control Committee (SAC)

Topics: Bear Presentation, Budget, Committee Personnel, Safety Reminder

(continued on page 11)

Committee Corner (cont.)

• Bear Presentation

During the month of September, the Safety and Access committee spearheaded a very informative presentation on bears, thanks to Ray Leshinger, one of our committee members. If you missed it, click [here](#) for some information. The community feedback was overwhelmingly positive, and the committee will research topics for future presentations.

• Budget

“Budget” is a buzzword on all committees, and the SAC budget report has been finalized, including vendor estimates for access (software, cameras, bump gates, fobs, etc.) and speed control options (signs and speed humps/tables). The committee is now focusing on other issues included in the transition and focus group reports - more on those next month.

• Committee Personnel

Cary Tamberino, former committee chairperson, is stepping away from the committee, and is owed a huge debt of gratitude for his leadership and the hours spent researching the safety and access options that will protect our community in the future. Michelle Apgar has been elected to fill Cary’s very big shoes – welcome and good luck, Michelle!

• Safety Reminder

This month’s safety hint is especially pertinent as we begin to welcome back our snowbird neighbors, and our sidewalks and roads become busier. The islands located in the center of our roads were designed to add to the beauty of our community, but they also cause the road to narrow, making it dangerous to pass cyclists as well as pedestrians walking or running on the road. Please be especially careful driving, cycling, walking, and running in these areas and if possible, make room for all runners and walkers on the sidewalk.

Activities & Social Events

A few monthly and ongoing activities and social events have been added to the Winding Cypress website - be sure to check it out!

- We now have a club page for the book club on our website, as well as the ability to RSVP for upcoming book club discussions: [click here](#)

- We also have a page for the WC Garden Club: [click here](#)
- **Save the Date:** Winding Cypress New Year’s Eve Extravaganza! Ring in the new year with live music, gourmet food and a champagne toast! Details to follow.
- Remember to check out the website for ongoing activities and events, to RSVP and/or pay for an event, and check out the monthly motion room and event calendars! [Click here](#)
- Note: The payments for an event may show up as “Winding Cypress HOA” or “Wix” on your credit card statement. If you need to cancel your registration for any event, please contact Maribeth directly rather than disputing your credit card charge. activitieswc@swpropmgt.com or 239-732-7171.



Above: Fresh Catch Fish Company sells direct to WC residents



Above: Shady Palm Head Chef Jacques Germain

Committee Corner (cont.)

The Shady Palm Committee

The Shady Palm, with support from our Activities Director, Maribeth Jones, has started opening for Monday Night Football! This includes bar service and a limited food menu. Enjoy these fun evenings with your neighbors, while supporting the extra hours the cafe is open!

We are happy to announce that SW Property Management has hired several new folks to join the Shady Palm staff:

- Sous chef Maxo Palche. Maxo will work alongside Head Chef Jacques in preparing meals.
- Kinderline and Migdale Pierre are new line cooks.
- Seth Trombley joins Joe as the new bartender.

Please give them all a warm welcome when you see them!



Labor Day Party



Our Shady Palm is Growing!



On a hot and humid September afternoon, with a “crowd” of just two patrons, the café was still filled with activity. How can that be? Well, it was quite literally the calm before the storm.

Joe, the bartender, was attending to his multitude of accoutrements while working with a beer vendor. Marcus, the assistant manager, was troubleshooting one of the payment devices. Quincy, one of the servers, was rolling flatware into napkins. The manager, Oscar, was dealing with a frozen computer, and the kitchen staff was preparing for dinner. Now add Miguel, preparing for a possible storm, and a lady with a laptop trying to get information for this article. And all along this time, the café was slowly filling up...

While putting out fires, answering multiple phone calls, and inspecting the café for possible storm precautions, Oscar and Miguel managed to sit down, albeit sporadically, and discuss the latest happenings at the café. First and foremost, **THEY ARE HIRING.** Miguel says SW Property Management has posted several positions. “Oscar and I were scheduled to do three interviews today, but none of the candidates showed up,” said Miguel. “Yesterday we had one interview, but they refused to do the drug test and background check.”

In the meantime, Oscar, who only started on the 31st of August, is enjoying working with the awesome team he has. “My favorite part about building a team is when I can get five different people to see the same goal and go in the same direction. It’s like deciding to take a tricycle, a bicycle, a truck, or a sports car – they’re different approaches, but they have the same goal. I always get their feedback and get them involved. I tell them to do things because it’s the right thing to do, not just because I say so.”

Staffing and building a team may be his number one goal, but he has a long list of other things he wants to accomplish: extending hours, proper uniforms, centerpieces, more activities, reliable membership card readers, and raising the bar on service. “We are very casual, but that doesn’t mean we can’t have great service,” he noted. “In my opinion you should find that at the Ritz Carlton as well as McDonald’s.”

Over the summer the cafe received a deep cleaning (literally top to bottom), the beer tap and ice machine were replaced, and all new cleaning and maintenance agreements were put into place. In trying to gauge how the community is responding to the changes at Shady Palm, Miguel was asked what he’s hearing. “People like what they’re seeing. The only negative comment I’ve received was about the inspection. Once I explained the details, the resident was satisfied.”

For those who are not aware, Health inspections done by Collier County are available to the public on their website. In addition, Naples daily news often publishes a summary of the results on Thursdays. The week of the inspection in question, the health department did 48 inspections and found 189 violations. The Shady Palm only accounted for four of those - involving a cook not having a hairnet (3 cases have now been ordered), our dishwasher was not dispensing enough sanitizer (a cracked line was found and fixed the following day), there was no food safety manager on site (Oscar, as a new hire, has 30 days to renew his certificate), and some employees did not have their serve-safe certificates on file (Oscar has scheduled a training and certification for all staff). We all would prefer to have zero violations; Joe who was at the bar during the inspection said he was told “this is one of the cleanest bars I’ve ever seen.”



Despite an inspection right out of the gate, Oscar remains upbeat and optimistic. “It feels good to be challenged. I’m excited to be able to shape the café as it grows. I want to make every member happy. I’m here for the residents.” When asked what the residents can do to help make the Shady Palm a success, he said “Be patient and come to the café!”



Reminder: Garage Screens & Roof/ Sidewalk Cleaning

As you may know, our Winding Cypress HOA documentation was originally written by Pulte Homes, with components derived from various Pulte communities. As such, our documentation has information that is conflicting, erroneous, and incomplete. To rectify this issue, the current Board of Directors is working with our HOA attorney to review, update, and otherwise make appropriate adjustments to the documentation to best maintain the ongoing integrity of our community. In the short term, we would like to remind homeowners of the following:

Garage Door Screens

At this point, Winding Cypress garage screens, when approved via the ARC approval process and installed in accordance with said approval, are acceptable as long as they meet all stated HOA criteria.

Example of Garage Door Screen



doors open at any time except for short intervals for ingress, egress, or periods of working in the garage only. You **may**, however, leave your door open with the use of a properly installed screen, from sunup until sunset only. Uses or times outside of those stated may result in a violation notice.

Roofs & Sidewalks

Example of dirty and clean roofs



We remind all homeowners that roofs and sidewalks **need to be cleaned** of debris, mold, mildew, and discoloration. Please take a moment to look at your sidewalk & roof to ensure they are in compliance. If you are not currently living in Winding Cypress, we suggest having a home watch, friend, or neighbor provide you with photos. The Board of Directors would rather homeowners be proactive, as they don't relish sending violation notices.

PLEASE NOTE: Residents may **not** leave garage



Photo by Linda Herzog



Governing Influencers

Whether on the pickleball courts or Facebook, there seems to be a lot of discussion about the running of our community. Sometimes these treatises lead to misconceptions as people often conflate HOA and management. The following might help prevent further confusion.

When you look at the big picture, you'll see six major influencers of our governance:

1. **Winding Cypress governing documents.** For better or worse, buying into a community with an HOA means there are rules to follow. Not surprisingly, many owners bought into the community partly because they wanted high standards. The antithesis of that is the owner who exclaims, "I don't care what the HOA says, I'm doing what I want." Imagine trying to please both. Currently, we have seven different documents: [click here](#)
2. **Florida state laws.** Our state laws relating to nonprofit corporations, as well laws governing planned developments, must be followed in conjunction with our community documents. One can also argue that our board-retained attorney is part and parcel to this piece of governance.
3. **Winding Cypress Board of Directors.** WC has five elected homeowner volunteers who comprise our board of directors, and who are tasked with adopting an annual budget; collecting dues and assessments (to pay for the budget); adopting and enforcing rules and regulations; operating, repairing, replacing, and maintaining common areas; hiring personnel (the management company); etc.
4. **Southwest Property Management.** This management company is paid by the Winding Cypress HOA to provide the staff to help carry out HOA responsibilities. All the staff at the amenity center and Shady Palm work for the management company. NOTE: The HOA contracts directly with vendors (such as Bright-View Landscaping). Although not in the employ of the management company, the management company is tasked with interfacing with them.
5. **Advisory Committees.** We are lucky to have several owners who serve on committees and offer advice to our board of directors. Many of these volunteers were leaders in their fields,

and their advice is invaluable. Currently there are nine advisory committees: Activities & Social Events, Appeals, Architectural Control, Building and Grounds, Communication, Compliance, Finance, Safety and Access Control, and Shady Palm. Each committee has a chairman and an assigned board member who acts as a liaison between the committee and the board.

6. **Homeowners / members** (collectively, the HOA). All residents can *positively influence the running of our community by sharing their perspectives, seeking a leadership position, and of course voting. Not registered to vote electronically?* [Click here](#) to request access. *Be sure to include your name and WC address.*

With all these influencers, it's easy to see why some residents tend to misdirect their comments and concerns. It's also easy to see why a statement posted to Facebook like, "We're out of toilet paper in the bathroom; someone should tell the HOA," doesn't really make any sense. Hopefully this information will help with your future discussions about our community.

https://www.nolo.com/legal-encyclopedia/whats-involved-with-serving-the-board-homeowners-association.html?fbclid=IwAR25n8F8IXMpNPvBMddshch4uFa_ukXCYOPthqS_GLDqXWjG7jkiOvTNIjM

GOVERNING DOCUMENTS

Seven different "sets" PLUS THE LAW

Bylaws

10 sections (13 pages) spelling out how the HOA is to govern itself.

1. General
2. Members
3. Meetings and Voting
4. Board of Directors
5. Officers
6. Fiscal Matters
7. Rules and Regulations: Use Restrictions - requirements for changes to rules that impact the owner's use of their parcel
8. Compliance and Default: Remedies
9. Amendment of Bylaws
10. Miscellaneous

Declaration of Covenants, Conditions and Restrictions (AKA CC&R's)

Contains 16 sections (36 pages) plus 50 amendments as of 9/9/22

(continued from page 12)

2. CDD
3. Association Membership: Voting Rights
4. Covenant for Annual and Special Assessments
5. Architectural and Aesthetic Control
6. Property Rights: Easements
7. Maintenance of Common Area, Parcels, Units
8. Insurance
9. Use Restrictions (very similar to Rules and Regulations document)
10. Developers Exculpation
11. Enforcement of Covenants and Abatement of Violations
12. Leasing, Conveyance, Disposition
13. Developer Rights and Duties
14. Duration of Covenants: Amendment of Declaration
15. Turnover
16. General Provisions

Amendments

1. Food and Beverage Minimum
2. One-time Fees at Purchase
3. Common Area Adjustment
17. Hurricane Zone
21. Leasing (min from 90 to 30 days, added 1 yr. max, no more than 3x/yr. (was 2))
27. Easements
30. Commercial Vehicles
38. Villa Exteriors
50. Food and Beverage Increase
- 4-16, 18-20, 22-26, 28-29, 34-35, 37, 40-41, 43-44. Lots
- 31-33, 36, 39, 42, 45-49. Missing

Rules & Regulations

Contains 23 items (6 pages) mainly having to do with the owner's property.

1. Residential Purpose – including “The use of a Unit as a public lodging establishment shall be deemed a business or trade use. “
2. Signs
3. Nuisance
4. Underground utilities
5. Common areas
6. Pets
7. Trucks
8. Exterior colors
9. Landscaping
10. Driveways
11. Antennas/flagpoles
12. Outdoor equipment
13. A/C and heating
14. Solar
15. Walls, fences, window coverings, shutters

16. Lighting
17. Developer
18. Clotheslines
19. Pools
20. Subdivision of parcels
21. Hurricane season
22. Drones
23. Golf carts

ARC Guidelines

1. Antennas/dishes
2. Awning
3. Decorations
4. Driveways
5. Fences
6. Flagpoles/brackets
7. Front entry screening
8. Fountains
9. Generators
10. Glass inserts
11. Hose caddies
12. Hurricane and storm shutters
13. Bahama shutters
14. Lanai enclosures
15. Landscaping
16. Lighting
17. Patios
18. Pools and spas
19. Pool heaters
20. Screen enclosures
21. Screening garages
22. Solar heating
23. Rec equipment
24. Window treatments
25. Misc: bulb wattage

Approved House Colors

Approved Plants

Amenity Center Rules

These are not posted and are in the process of being revised, adopted, and published

All the above documents can be found on the website at <https://www.windingcypress.org/>

How To Stop Junk Mail

Tired of having your mailbox crammed with ads and other mail you didn't ask for, like preapproved credit card applications? The good news is that there are ways you can cut down on how much unsolicited mail you get.

How To Get Less Mail from Marketers

You can decide what types of mail you do and don't want from marketers. Register at the Direct Marketing Association's (DMA) consumer website DMAchoice.org, and choose what catalogs, magazine offers, and other mail you want to get. You'll have to pay a \$2 processing fee, and your registration will last for 10 years.

The site also offers the option to stop mail from being sent to someone who's deceased or to a dependent in your care. DMAchoice.org also has an [Email Preference Service](#) that lets you get less unsolicited commercial email. To learn more about what else you can do about unwanted email, read the article on [email spam](#). Learn more about stopping unwanted calls at ftc.gov/calls.

How To Stop Credit Card and Insurance Offers

You can decide that you don't want to get [prescreened offers of credit and insurance](#) in the mail. If you want to opt out of those offers, you have two choices:

- opt out of getting them for five years
- opt out of getting them permanently

To opt out for five years: Go to optoutprescreen.com or call 1-888-5-OPT-OUT (1-888-567-8688). The phone number and website are operated by [the major credit bureaus](#).

To opt out permanently: Go to optoutprescreen.com or call 1-888-5-OPT-OUT (1-888-567-8688) to start the process. **But to complete your request, you'll need to sign and return the Permanent Opt-Out Election form you'll get after you've started the process.**

When you call or visit optoutprescreen.com they'll ask for your personal information, including your name, address, Social Security number, and date of birth. Sharing your Social Security number and date of birth is optional, but the website says that giving this information can help them ensure that they can successfully process your request. It says the information you give is confidential and will be used only to process your request to opt out.



Hurricane Ian at Winding Cypress

September 28, 2022



Winding Cypress Community Development District

What is the CDD?

Never heard of it? Didn't know we had representation in the District?

In a nutshell, the **Winding Cypress Community Development District** (WC CDD) is a district with a related assessment for all Winding Cypress owners. The WC CDD may impose and levy taxes and/or assessments on the property to pay off bonds issued for capital improvements (roadways, utilities, and other infrastructure) required to complete the WC development. The WC CDD was established pursuant to F.S. Chapter 190 and is governed by a five-member Board of Supervisors elected by landowners within the district.

How is the CDD Collected?

All **property owners** within the CDD will be subject to annual assessments which are broken down into two components:

1. The operation and maintenance (O & M) of the improvements.
2. Debt service (annual principal & interest) on the capital improvement bonds.

The CDD utilizes the Collier County Tax Collector to collect these assessments. In other words, they are part of all WC owners' Collier County tax bill. The WC CDD is paid as an annual assessment and appears as one line in the non-ad valorem section of the property tax bill in conjunction with the Collier County fiscal year of October 1st – September 30th.

Pay your current taxes online at: http://www.colliertaxcollector.com/	Non-Ad Valorem District		Type of Assessment	Amount
	19013	District 1 Garbage	Solid Waste	226.29
	9069	Winding Cypress CDD	Community Improvement	1,186.07

What is the CDD Board Election of Seats?

Historically Winding Cypress has had one seat on the Board; the developer, Pulte Homes, has had four. This is because Pulte is still actively developing in the community and continues to hold a vested interest in the community infrastructure.

Beginning in November 2022, Winding Cypress will have two seats on the Board **available for election of a candidate**. This election will be held on November 8, 2022 in conjunction with the general election. Per the Collier County Supervisor of Elections, all homeowners in Winding Cypress will receive the CDD election information as part of the general election ballot.

The Winding Cypress CDD board candidates are as follows:

Open Seat #1 – two candidates

- [Alex J. Petrovsky](#) - Blackberry Drive
- [James P. Verbist](#) - Live Oak Drive

Open Seat #3- on candidate, uncontested

- [Patrick J. Ciriello](#) - Winding Cypress Drive

Please be sure to check out the candidates and vote! This election is important to the effective administration of the Winding Cypress CDD.

How Can I Learn More?

Read more about the Winding Cypress CDD [here](#). Read the specific WC CDD Ordinance [here](#).

****Please note that the WC Board of Directors, the WC HOA, and SWPM, as governing bodies, in no way recommend, endorse, or promote candidates for office of any kind. Any notifications other than that which are provided by the BOD or HOA are provided solely on the part of the candidate and in no way constitute endorsement of any kind from the above.****

Animal Instincts

Located at the Conservancy Nature Center, the von Arx Wildlife Hospital is an emergency care facility that specializes in the treatment and rehabilitation of native birds, small mammals, and reptiles. In fact, over 4,000 injured, sick, and orphaned native animals are admitted each year. Unfortunately, most of the injuries sustained by these animals stem from interactions that involve humans—car strikes, domestic pet attacks, window collisions, fishing line and hook injuries, gunshots, and toxicosis, a condition caused by the action of a poison or toxin.



Recently a realtor discovered an abandoned gopher tortoise, now an unwanted pet, in a home that had been listed for sale. Remember, gopher tortoises are a threatened species in Florida, meaning tortoises, their eggs, and their burrows are protected under state law. It is illegal to capture or possess a gopher tortoise. She realized the tortoise was too ill to be released, and immediately brought her to von Arx.

Upon admission, the tortoise was dehydrated and not attempting to move. She kept her head tucked into her shell, and she had a noticeable wheeze when she breathed. She was placed in a large recovery space with heat and water, where she began a slow but successful recovery.

Intentional cruelty, animal abuse, abandonment, or neglect is never acceptable with any animal—and attempting to keep a wild animal as a pet typically dooms that animal to a life of stress and poor health. Wild animals do not do well in captive situations and the average person does not have the knowledge or ability to provide for a wild animal's specific nutritional and husbandry needs. Therefore, if you find an injured or orphaned animal you believe needs help, rather than try to rehab or raise it yourself, the best course of action is to contact von Arx Wildlife Hospital. They have the skills and training necessary to analyze situations involving wildlife and can determine the appropriate course of action.

Because of the number of animals they assist, von Arx staff are 100% focused on assisting their “patients.” Therefore, they are unable to provide health status updates should you bring a bird, reptile, or animal to their facility. However, rest assured they are committed to providing the highest quality, individualized treatment to each patient.

Remember, the wild animals were here first, and we are sharing their habitat! Be respectful, be kind, be safe, and be aware of local wildlife rules and regs.

CONSERVANCY OF SOUTHWEST FLORIDA

1495 Smith Preserve Way
Naples, Florida 34102

Phone: 239-262-0304
Fax: 239-262-0672

info@conservancy.org

NATURE CENTER HOURS

Temporarily closed until Tuesday, Oct. 4

VON ARX WILDLIFE HOSPITAL HOURS

8 am - 8 pm (ET)
365 days a year
Phone: 239-262-2273

