

## **RAC Newsletter Article April 2019**

In my article last month, I explained what the Recreations Amenities Committee does and why it was created. This month, I want to explain our HOA dues. We have 14 individual HOAs.

### **The first question to answer is: What are the HOA dues in Cypresswood?**

1) Each Lot in Cypresswood pays 2 different HOA dues:

- (a) one part is for your individual HOA (eg. Meadows, Golf Villas, Enclave, etc.)
- (b) one part is for the Cypresswood Community Association (the CCA, aka: The Master)

2) Each Lot makes a payment to its individual HOA, which includes the CCA dues.

Depending on which HOA you are in, this payment may be made Monthly OR Quarterly or OR Yearly. The exact amount varies with each HOA, because each HOA covers different services for its residents, and the number of Lots varies from one HOA to another.

3) Each HOA makes QUARTERLY payments to the CCA, based on its number of Lots.

4) The CCA dues are figured each year, for each Lot, and are composed of 2 parts:

- (a) budgetary expenses = \$382.50 (as of 2019, this has not changed in 4 years)
- (b) Improvements = \$300 (per year, until the Improvement loan is paid off)

Individual owners do NOT pay this directly to the CCA. Your HOA pays the CCA assessment directly to the CCA every quarter. The CCA assessment is included in your HOA payment. Here is the breakdown: for 2019:

**CCA = \$382.50 + \$300.00 = \$682.50 annually, for each Lot (which is \$56.87 per month)**

**+ HOA = varies by HOA**

**\$682.50 + Your Individual HOA Dues = Your total, annual HOA payment**

Here are some examples of our dues in 2019:

<u>HOA</u>	<u># of Lots</u>	<u>HOA Dues</u>	<u>CCA Dues</u>	<u>TOTAL HOA Dues</u>
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Villas on Green 80 \$ 138.13 + \$ 56.87 = \$ 195.00 @ month (\$ 2,340.00 @ year)

Enclave 71 \$193.13 + \$ 56.87 = \$ 250.00 @ month (\$ 3,000.00 @ year)

Meadows 50 \$ 28.63 + \$ 56.87 = \$ 85.50 @ month (\$ 1,026.00 @ year)

Oakgrove 75 \$ 18.13 + \$ 56.87 = \$ 75.00 @ month (\$ 900.00 @ year)

**The second question to answer is: What do I get for my HOA dues?**

**CCA Dues:** Every Lot is currently paying \$682.50 per year (i.e., \$56.87 per month).

EVERYONE should be currently receiving the following benefits from the CCA for \$56.87 per month:

- Front Road Entrance and Signs are maintained
- Staffed Traffic Control at Entrance, 24/7 for 365 days per year
- Maintenance of ALL ponds in Cypresswood
- Collaboration with SWIFTMUD and maintenance of drainage system
- Landscape on all CCA streets in Cypresswood (not within HOAs)
- Lights, pumps, and other electric equipment provided and maintained
- Paving & striping of ALL shared Cypresswood streets (not inside HOAs)
- Maintenance of ALL Signs & speed bumps on shared streets (not inside HOAs)
- Club house provided & all its expenses covered (improvements & maintenance)
- Access to and maintenance of Pool and Tennis Courts
- Maintenance of all Trees (not inside HOAs) & Hurricane Cleanup
- Access (with Fee) to Wellness Center
- Individual Services (for fee): Tennis & Golf Lessons, Exercise Classes, Yoga, Massage
- Club space provided for: Bridge groups, HOA meetings, Craft Club, etc.
- Discounts for Residents in Golf Pro Shop (Discount Card = \$59.00 for non-Residents)
- Discount of 25% to rent event space in Clubhouse (Contact The Grille for more info.)

- Free use of personal golf cart on golf course when playing golf
- CCA Club maintained Library & Puzzles (in Club house)
- Cypresswood Social Committee which provides Social Events
- Golf Committee which helps support the golf course
- 18-hole championship golf course available (for fee) in neighborhood
- golf practice areas available (for fee) at Golf Course
- Access to Restaurant in Cypresswood (CCA & LLC work to provide a restaurant)
- Farmers Market (currently once a week) for Residents

**Individual HOA Dues:** Dues vary from one HOA to another. Most HOAs in Cypresswood provide the following services for their residents:

- HOA entrance and sign
- street maintenance and paving within HOA
- landscape planning & replacement (extensive or limited) within HOA
- street lights within HOA
- utility bills for services provided within HOA
- Hurricane cleanup within HOA
- Maintenance of trees within HOA
- works with CCA to manage drainage in each HOA

**Maintenance Free HOAs:** If you live in a “house” then your HOA payment is fairly low, and the only HOA services you receive are listed above. If you live in the Golf Villas, Villas on the Green, Eagle Pond Condos, or the Enclave, then your HOA dues are higher because these HOAs provide “maintenance free” services for their Owners. What specifically is covered varies from one HOA to another. In these HOAs, in addition to the services listed above, you may (or may not) ALSO RECEIVE some or all of the, FOLLOWING SERVICES:

- regularly scheduled re-roofing of your building
- regularly scheduled exterior painting of your building
- regularly scheduled exterior cleaning of your building
- regularly scheduled pressure washing of driveways & sidewalks
- regularly scheduled Mulch in all HOA beds

- regular maintenance of gutters on your building
- irrigation system within HOA, and its repair(s) and maintenance
- landscape planning, replacement, & maintenance (usually more extensive) within HOA
- weekly or as needed landscape service for all HOA lawns and shrubs
- maintenance of well(s), if any exist within your HOA
- HOA rules to maintain an agreed upon “appearance” in HOA

I hope this helps to explain the HOAs dues in Cypresswood, and what they cover. If you have specific questions about your HOA that are not covered in this article I suggest you contact your HOA President, one of your HOA Board members, and/or attend your HOA Board meetings.