



IN-FORMED

Keeping Residents Routinely Informed

BOARD OF DIRECTORS: Grace Nagel, President
Jim Wolfe, V.P. • John Kenny, Treasurer • Ted Gauldin, Secretary • Robert Hatmaker, ML

Warm Welcome

We welcome the new owners of the golf course, **Mr. Charles Gibson and family**, to the Cypress Ridge community. The CROA Board has received positive feedback on the new operation and management. We very much appreciate this new relationship and the open communication, and we encourage our homeowners to take pride in the improvements that have been made.

RESOURCE:
<https://www.cypressridge.com/>

Social Committee Events

The Fourth of July BBQ has been cancelled due to the pandemic. The CROA Board continues to monitor CDC and state requirements and restrictions for community gatherings. These events will be reinstated once the CDC and the state lift the restrictions for community gatherings.

RESOURCE:
<http://www.cypressridgeoa.org/info.php?pnum=33>

CROA Board Creates Communication Tool

The Board of Directors of the Cypress Ridge Owners Association (CROA) is very pleased to announce the publication of our first association newsletter. We are excited that you will receive the first issue at your home soon! While we are not able to have public meetings during Covid-19, this is our best alternative to provide detailed information about Association happenings.

Future quarterly association newsletters will be delivered to homeowners **electronically by way of the E-mail blast**. We will also post each quarterly publication to our website. If you, or other members of your household, do not get the email blast, and would like to get newsletter updates, go to cypressridgeoa.org and **sign in**.

- Look above the word **Welcome**, Hello, (name), click on **"Your Profile"**
- Under **Directory**, add your email address
- Under **"Show Email."** click **"YES"**



BOARD OF DIRECTORS: Left to Right: Grace Nagel, President; Jim Wolf, V.P.; John Kenny, Treasurer, Ted Gauldin, Secretary, Robert Hatmaker, Member-at-Large

Front Main Entrance To Get Long Awaited Overhaul

The CROA Board of Directors is very pleased to announce that we have obtained a signed Letter of Intent from Denis Sullivan for the *Transfer of Parcels and Easement* for the front main entrance to the association along with a one year lease to use the Cypress Room for public Board meetings, community events and for private events held by homeowners.

This is wonderful news for the Cypress Ridge community. Special thanks goes to **Jim Wolfe, John Kenny and Denis Sullivan** for taking the time to formulate a collaborative alliance and to cultivate a relationship of mutual understanding. This is a win-win outcome for everyone!

We have already commenced a review of the front entrance and are awaiting response from our landscape maintenance company for an initial cleanup of the entry. In addition, over the next several months, we will seek proposals for design and landscaping of the front entrance. These proposals will be evaluated both as to design and cost and will be communicated to all homeowners prior to finalization.

CROA Governing Documents Project

The Board of Directors has received on June 8th the first drafts of the proposed Amended and Restated Declaration of CC&Rs and Bylaws for the CROA from legal counsel. The proposed "red-lined" changes to the existing CC&Rs, amendments, and Bylaws are many with over 125 pages of updated provisions to consider and review. Legal counsel has been working on this first draft since mid-January. The Board will consider the revision options recommended by legal counsel.

Annual Elections

The Annual Elections for the CROA will be held in early August. The Management Trust has received the self-nominations for the following 3 open positions:

- Jim Wolfe- Incumbent**
- John Kenny- Incumbent**
- Robert Hatmaker- Incumbent**

We encourage all homeowners to vote upon receipt of your election ballot. Voting and mailing instructions will be enclosed.

The Board thanks those individuals who have volunteered as Inspector(s) of Elections to count the ballots, tabulate votes and to fulfill the duties of this role.

The CROA will be adhering to the newly adopted Election and Voting Rules approved in March./File/Regulations/CROA <http://www.cypressridgeoa.org/editor>:

[http://www.cypressridgeoa.org/editor_upload/File/Regulations/CROA%20Election%20Rules%20Adopted%202020-03-23%20\(1\).pdf](http://www.cypressridgeoa.org/editor_upload/File/Regulations/CROA%20Election%20Rules%20Adopted%202020-03-23%20(1).pdf)

Slo County Mosquito Problem

The County of San Luis Obispo has a mosquito problem that they have tracked for several years. You can refer to the SLO County Mosquito Surveillance Service on their website for more information:

<https://gis.slocounty.ca.gov/Html5Viewer/Index.html?configBase=https://gis.slocounty.ca.gov/Geocortex/Essentials/REST/sites/EHMosquitoSurveillanceView/viewers/EHMosquitoSurveillanceView/virtualdirectory/Resources/Config/Default>

SLO County does not provide mosquito abatement services to eliminate this health hazard, however you can contact them for questions or to file a complaint. Call 805-781-5544, or you may file a complaint online by emailing the County of San Luis Obispo Environmental Health Services at ehs@co.slo.ca.us.

Additionally, please note the graphic from SLO County Environmental Health Services with tips for what you can do about living with mosquitos. The swallows in the community feed on mosquitos so they usually do a good job in in keeping the mosquito problem under control.

To date there has been no information nor evidence to suggest that the new coronavirus (COVID-19) could be transmitted by mosquitoes. COVID-19 is a respiratory virus which spreads primarily through droplets generated when an infected person coughs or sneezes, or through droplets of saliva or discharge from the nose. To protect yourself, clean your hands frequently with an alcohol-based hand rub or wash them with soap and water. Also, avoid close contact with anyone who is coughing and sneezing.

Since mosquitos may be a new problem for the association as we are now at home sheltering in place and desire to spend more time outdoors, the Board has asked the Landscape Committee to do some research and to obtain proposals and pricing for mosquito spraying for the Board's consideration. Additionally as a result of several complaints from Cypress Ridge homeowners, the SLO Environmental Health Department has contacted the Santa Barbara Environmental Health Department to located and take mosquito samples from this area. Once the sampling and testing have been completed, The CROA will receive a copy of their findings.

RESOURCE: <https://gis.slocounty.ca.gov>

See Page Four For Additional Information from SLO County on Mosquitos.

Annual Community Garage Sale

The annual garage sale typically held in early August has been cancelled due to the pandemic.

Volunteers Needed

★ Landscape Committee

The Landscape Committee are always looking for volunteers. Please contact Jan Owens-Martinez via email at: owensmartinez@outlook.com for details.

★ Social Committee

The Social Committee is also always looking for volunteers. Please contact Janice Battaglia via email at: Janice_Battaglia@yahoo.com for details.

Resources:

<http://www.cypressridgeoa.org/info.php?pnum=33>
board@cypressridgeoa.org

★ CROA Newsletter

We hope that this newsletter has been informative to the community in the absence of public meetings during these challenging times. The Board is looking for a homeowner volunteer or a temporary student summer intern to work with the Board in designing a repeatable and sustainable layout for our newsletter. Those who are interested should have experience working with newsletter templates, the ability to use Mac-Pages software, Microsoft Publisher software or Microsoft word newsletter templates. Interested parties can send an email to the Board at: board@cypressridgeoa.org by July 15th.

FRIENDLY REMINDERS

LANDSCAPE COMMITTEE

Please remember to submit your new home landscape projects and designs or major landscape changes for review and approval to the Landscape Committee prior to any work being done. Landscape violations are monitored and tracked.

RESOURCE:

<http://www.cypressridgeoa.org/info.php?pnum=12>

ARCHITECTURAL COMMITTEE

Please remember to submit your new home construction projects or home remodeling projects for review and approval to the Architectural Committee prior to any work being done. Architectural violations are monitored and tracked.

RESOURCE:

<http://www.cypressridgeoa.org/info.php?pnum=11>

ROADS AND INFRASTRUCTURE COMMITTEE

This committee handles and maintains the road and infrastructure needs of the association. Homeowners are encouraged to contact the committee if they see a problem with roads, sidewalks, storm drains and catch basins. You can use the link on our external website to report any issues or to ask questions. Storm drains are

inspected annually and repaired if necessary. Please report any storm drains that you think may be blocked with debris and catch basins that are not working property to this committee.

RESOURCE:

<http://www.cypressridgeoa.org/info.php?pnum=30>

GOLF COURSE ETIQUETTE

As a friendly reminder to all Cypress Ridge residents, the golf course is a place of business. We all have a stake in ensuring its success so we must be thoughtful and mindful of our expectations. Some homeowners have asked for "a free golf experience". This is not appropriate. Others have used the golf course as a playground and dog park. This is also not appropriate especially when the association has provided a playground and dog park available for your use. And as the in person visits and calls to the golf course have steadily increased, this has been disruptive to the business and will become increasingly problematic. We cannot ensure the golf course's success with these unrealistic expectations. Therefore in the event you have issues pertaining to the golf course, please contact CROA Vice President Jim Wolfe via the CROA website to assist you in understanding and possibly resolving your concerns.



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GUIDANCE FOR MOSQUITO REDUCTION ON RESIDENTIAL PROPERTIES

SOURCE: COUNTY OF SAN LUIS OBISPO HEALTH AGENCY, PUBLIC HEALTH DEPARTMENT

Urban and suburban mosquito sources are especially problematic because they produce mosquitoes in areas of high population density where many people live and work. This can quickly lead to mosquito-borne disease transmission since mosquitoes and humans are often in close proximity. These guidelines are based on the California Department of Public Health (CDPH)/Mosquito and Vector Control Association of California (MVCAC) Best Management Practices guide and are intended to assist property owners and managers.

PROPERTY MAINTENANCE

Eliminate man-made mosquito breeding sites and harborage:

- Examine outdoor areas and drain temporary and unnecessary water that may stand longer than 96 hours.
- Be aware of containers and objects that are subject to collecting water including pet dishes, potted plant drip trays, boats, birdbaths, and tires and buckets. Change water at least once per week. Mosquitoes can develop in as little as a 1/8" of standing water. Dispose of unwanted or unused artificial containers.
- If possible, drill drainage holes, cover, or invert any container or object, that holds standing water and must remain outdoors. Be sure to check for containers or trash in places that may be hard to see, such as under bushes or buildings.
- Ensure regular chlorination of swimming pools and that pumps and filters are operating. Unused or abandoned pools should be kept empty and dry.
- Properly dispose of any old tires that may collect water.
- Clean clogged rain gutters and storm drains. Keep outdoor drains flowing freely and clear of leaves, vegetation, and other debris.
- Use waterfalls, fountains, aerators, and/or mosquitofish in ponds and ornamental water features.
- Minimize sites mosquitoes can use for refuge (harborage) by thinning branches, trimming and pruning ornamental shrubs and bushes, and keeping grass mowed short.
- Install screens on small drains and keep them free of water and debris.