



Happy New Year 2024

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CONTACT INFORMATION

BOARD OF DIRECTORS

William Powell, President

Bill Bell, Vice President

Michael Boriss, Secretary

Steve Shedd, Treasurer

Kay Ballard, Director

wboardofdirectors@swpropmgt.com

HOA STAFF PHONE #s & OFFICE HOURS

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activitieswc@swpropmgt.com

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smanager@swpropmgt.com

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Housekeeper

Antonia Diavila

Maintenance Supervisor

Derrick Olan



This month's cover photo

Happy New Year!

Winding Cypress website

www.windingcypress.org

Guardhouse/Ramco Gate Access

239.732.7745

<https://Gateaccess.net>

[CLICK HERE](#) for Ramco FAQ; [CLICK HERE](#) for the Ramco User Manual

myHOast

<https://winding-cypress.myhoast.com/logon>

Newsletter Staff Contact

windingcypresscomm@gmail.com

January 2024 Holidays

January 1st: New Year's Day, resplendent with worldly [traditions](#)

January 5th: Twelfth Night marking the end of Christmas & the winter solstice celebrations

January 6th: Epiphany which, according to the New Testament, is the day the Magi and the 3 wise men/kings brought gifts to the baby Jesus

January 15th: MLK Jr. Day, honoring the principles of one of the country's foremost civil rights leader and Nobel Prize winner

January 17th: Ben Franklin's birthday, world renowned statesman, inventor, scientist, and father of the Old Farmer's Almanac.

BOARD MESSAGE

Happy New Year! It has been my privilege as the Board Liaison, to support the Communications Committee (Kellie and Bonnie) in their pursuit of educating and entertaining our community. A big thank you to the two of them who put together the newsletter and are responsible for our website.

Of course, important information is also sent via email, and I want to prepare you for the plethora of emails you'll be receiving from the HOA over the next 2-3 months. If you're like me, you hate seeing extraneous items in your inbox; hopefully this will help you identify those that will require your attention.

First, you'll receive something regarding your new HOA dues payment. Take a moment and verify you have paid the updated amount due for 2024. You can see a chart that compares your last year's dues with this year's on [Page 5](#).

Second, along with the new year comes the preparation for the election to choose board directors. This year you will be voting for 3 directors who will serve 2-year terms. The process for the election is carefully spelled out in our governing documents, but the main points are:

1. E - 60 (election day minus 60 days) a "Notice of Election" is sent to all members
2. E - 40 candidates submit an intent to run
3. E - 35 candidates submit their information sheet
4. E - 35 to 14 the "Second Notice of Election" and the candidate information is sent to all members, and voting begins.

Note: the election requires a quorum (30% of all members) to vote.

5. The Annual Meeting is held, and the outcome of the election is determined.

Speaking of the governing documents, it's time to update ours. As promised, the proposed changes will only get rid of developer language, make clarifications, and incorporate any new requirements by law. (See Bill Powell's [overview here](#) and read the red-lined governing documents [here](#).) Unlike the election which simply requires a quorum of 30% of members to vote, this will require a quorum PLUS at least a majority (384) of the entire membership to vote. Out of those voting, a majority of those voting must approve the proposed changes for them to take effect. The steps for this include:

1. A "Notice of Member Meeting" is sent to all members, and the voting begins
2. No less than 14 days after the notice is sent, the Member Meeting is held to determine the outcome of the vote

Of course, along with the above, your board will continue to support Seacrest in the day-to-day business required to keep the HOA running. As always, **thank you** for your support of our HOA!

Respectfully,

B.C. Bell, Vice President



WC NEWS & ANNOUNCEMENTS

Upcoming Meetings

Jan 8th @ 9 AM ARC Meeting

Jan 18th @ 1 PM CDD meeting

Reminder: The **CDD Board** has a vacant seat. Please [click here](#) for more information if interested



What to do with all those holiday decorations...

The end-of-year holidays are over, and now it's time to put away (or discard) all the accoutrements associated with the festive season. So how to do it efficiently, effectively, and within budget? We've got some tips to help start your 2024 off right.

How do I dispose of my tree and other holiday items?

According to Collier County 311, residents of single-family homes with curbside collection service may place Christmas trees (real or otherwise) curbside on their regularly scheduled yard waste collection day (Thursday for Winding Cypress residents). The tree will be collected free of charge. Trees must be free of all decorations including lights, tinsel, and ornaments.

Do not wrap trees in plastic. In order to fit into the waste collection trucks, trees over six feet in length must be cut in half. Trees should be placed curbside before 6 a.m. on the yard waste collection day, but no earlier than 6 p.m. the evening prior. PLEASE DO NOT PLACE TREES, ORNAMENTS, OR OTHER DECORATIONS IN THE ASSOCIATION DUMPSTER.

What do I do with my cardboard and gift boxes?

Gift boxes can be reused or be placed in your recycling cart (pickup on Thursdays). Cardboard boxes will only be recycled if broken down flat. Remove all paper and packing material. Cut large boxes to a size not exceeding three feet by three feet. You may place large, flattened cardboard next to your recycling cart on the day your recycling is collected. Remember that if you choose not to break down your boxes or place them in your recycling cart, they will not be recycled.

How do I recycle wrapping paper?

Most wrapping paper is fully recyclable and may be placed in your curbside recycling cart. Wrapping material that is not recyclable and must be disposed of in the trash includes:

- Ribbon
- Bows
- Tissue Paper
- Flocked wrapping paper
- Foiled wrapping paper
- Glittered wrap

My closet space is limited. How can I store my holiday decorations efficiently?

We've found some items that may be of interest – and we've used some of them ourselves! Check these out, and be sure to check for after-the-holidays sales! (Note: we have not vetted all of these items, but are merely offering suggestions.)

Tree storage @ [Pottery Barn](#)
Ornament storage box @ [Wayfair](#)
Holiday storage container bins @ [Amazon](#)
Rolling storage @ [Balsam Hill](#)
Figurine storage @ [Amazon](#)

Wrapping paper storage @ [Amazon](#)
Christmas dining storage @ [Amazon](#)
Hanukkah storage bins @ [Amazon](#)
Christmas storage options @ [Frontgate](#)

A MESSAGE FROM BILL POWELL

A Message from Bill Powell, HOA Board President

We've covered a lot of ground together since the turnover from the Developer. The next order of business for us to tackle is updating our governing documents: **Articles of Incorporation, Bylaws & Declaration of Covenants**. For many if not most of us, reviewing legal documents is as riveting as watching paint dry, but updating these governance documents together is one of our most important undertakings to date.

Adopting the proposed changes will require that we meet both quorum and the membership approved revised threshold voting requirements. Our goal here is to empower you to make an informed decision regarding the vote on these proposed changes. **Significantly, these proposed updates do NOT in any way change the access, rights, or privileges of any homeowner.** While our homeowner-members might well consider and adopt more substantive changes in the future, the current endeavor is strictly administrative in nature. You may be asking yourself: Why are we proposing these changes at all?

In new communities, the initial set of governing documents is written and adopted by the initial Homeowners' Association Board of Directors. As there are no homeowners at the outset of a development project, Homeowners' Association Boards of Directors are typically comprised solely of Developer employees. A Developer's primary (& legitimate) objective is to build and sell as many homes as quickly as possible, and the governance documents they put in place are written to further that objective. The documents are NOT written to serve the long-term interests of the homeowners.

Most often Developers use the same boilerplate language for every community which they build, regardless of very real differences between those communities. Additionally, the documents used reflect the laws & regulations in effect at the time documents are drafted. Moreover, changes deemed necessary by the Developer are often just tacked onto the end of the original document rather than incorporated into the sections of the document where they rightly belong. At best, this results in a document that is unwieldy in length and complexity and, at worst, results in documents replete with internal inconsistencies.

Therefore, it is incumbent upon transition from Developer control of the Board for Homeowner Boards of Directors to review and update the documents to serve the long-term interests of homeowners. Accordingly, we, (your elected Homeowner Board of Directors,) have sought the expert assistance of attorney Richard DeBoest, Partner/Shareholder of Goede, DeBoest & Cross, PLLC to update our soon -to- be 10-year-old governing documents. (Hard to believe that our documents could be that old, but governing documents precede even ground-clearing before community infrastructure construction can begin.)

The changes we are proposing were published; subsequently, and then Richard attended a Town Hall for the Members in our Event Room on December 4th. He fielded questions both from those who attended in-person and those who participated virtually through Zoom.

In brief, the current updates proposed by counsel would serve to do 3 things:

1. Eliminate references to and rights afforded to the Developer which should no longer have an interest or the ability to exert control the Winding Cypress community;
2. Reflect changes in the law; and
3. Make the documents more functional and user-friendly by eliminating duplications and inconsistencies and incorporating amendments into the appropriate sections of the documents.

Now that the holiday season is over, we hope that you will take some time to review the proposed changes prior to casting your vote to amend the Articles of Incorporation, Bylaws & Declaration of Covenants. This is a completely transparent process: Red-lined versions showing the original text, strikeouts and language changes will be sent to each home by HOAast (for those who have opted into electronic transmissions) or by mailed hard copy to those who have not. They are also available on the website [HERE](#), at the bottom of the page.

Please review the documents carefully in preparation for your upcoming vote on the amendments later this month. Thank you for your assistance in this important undertaking.

Bill Powell, Winding Cypress Board President

A MESSAGE FROM BILL POWELL

2023 vs 2024 Dues

2023	Estate Series	Classic Series	Villa Series
Annual Dues	\$5169	\$5013	\$4527
Sidewalk cleaning	\$85	\$85	\$85
Total	\$5254	\$5098	\$4612
Food & Beverage Min	\$660	\$660	\$660

2024	Estate Series	Classic Series	Villa Series
Annual Dues	\$6252	\$6090	\$5588
Food & Beverage Min	\$400	\$400	\$400

Estate Series dues increase \$998/year

Classic Series dues increase \$992/year

Villa Series dues increase \$976/year

CDD assessment varies depending on parcel and appears on your Collier County tax bill under the heading, "Non-Ad Valorem District."







Winding Cypress Resident & Trusted Real Estate Advisor
 Cell: 239.351.4955
 Theresa.Bocka@Raveis.com
 TheresaBocka.com
 720 5th Avenue South | Suite 201 | Naples | FL 34102

WINDING CYPRESS SELLER TESTIMONIAL

“Theresa Bocka made our process effortless. She took care of all the details and got us an excellent price for our home. We highly recommend her!”

Tony and Toni V. (Winding Cypress | Naples, FL)

WHO YOU WORK WITH MATTERS

WILLIAM RAVEIS

OUT & ABOUT



Many of us have visited [Donna Fiala Eagle Lakes Community Park](#) simply to obtain our [beach parking pass](#), but there's way more to the park. Less than 4 miles away, and named after Collier County's longest-serving commissioner, the park offers a surprising number of options for entertaining your visiting "littles," changing up your workout routine, or just enjoying the outdoors.

The aquatic portion of the park has something for all ages. The littlest ones will love the splash pool and have fun

watching the large overhead bucket fill with water, and then scurry away from the waterfall it creates. Slightly older (and taller) kids will love the large water slide – just like ones found in expensive waterparks. Teens can challenge themselves on the 1 and 3-meter springboards (a rarity in most public pools). Of course, the best thing for those of us who are hosting these guests, is the low cost of admission - just \$1-2 pp!

But don't wait to visit the park until you have guests, because there's so much more to offer, again at little to no cost:

- Enjoy a change of scenery while you walk or run along the 1-mile paved path that meanders past several lakes and ponds (the birdwatching is fabulous).
- Lap swim to your heart's content in the 25-yd by 25-meter buoy-marked lap pool with starting blocks – I'll race you!
- Mix it up with a new [exercise class](#). Try kickboxing, Pilates barre fusion, chair yoga, etc. Cost per class is \$7 to \$8.



It's time to just be happy.
Being angry, sad and
overthinking isn't worth it
anymore.
Just let things flow.
Be positive.

COMMITTEE REPORTS

Architectural Review Committee

Jayne Shedd, Chair ~ Board Liaison Kay Ballard

What a busy year 2023 has been! The Architectural Review Committee reviewed 27 new applications for exterior home projects during the month of December and 307 for the entire year! Thank you, residents, for submitting your applications helping to maintain your homes in our lovely community. Visit www.windingcypress.org for more information on the ARC Guidelines and to access a new application.

Diane Glover has been a volunteer on the ARC committee since its inception in March 2022. Sadly, she has stepped down to pursue other volunteer opportunities in Naples. We will miss her many contributions to the committee and appreciate her time and involvement over the past many months. Effective January 1, 2024, we welcome George Zimmerman, Wayne Hingston and Kevin Davis to the ARC committee.

Happy New Year!

Building & Grounds Committee

Mike Merola & Vince D'Andrea, Co-Chairs ~ Board Liaison Mike Boriss

1. The committee will meet with VIP pools to discuss repairs to the pool heater
2. The committee will meet with VIP pools to discuss the need for variable frequency drives for the fountain motors.
3. The committee is looking into the ponding behind the pickleball courts.
4. The committee is looking into the benefits vs. price of sealing the roadways

Finance Committee

Jim Sullivan, Chair ~ Board Liaison Steve Shedd

No report this month.

Compliance Committee

Marcia Palmer, Chair ~ Board Liaison Kay Ballard

The Compliance Committee, in the spirit of our traditional desire to welcome in the New Year with sound resolutions, would like to offer a few. Remember, these are all items that we agreed to upon purchase here in Winding Cypress, so these resolutions will be easy to keep (and more fun than, say, giving up sugar!) For a refresher, check out the Community documents [HERE](#).

New Year's Resolution #1: File the appropriate application to the ARC when making external changes to homes or landscaping.

New Year's Resolution #2: Wear shoes and shirts at Shady.

New Year's Resolution #3: Ensure leash-length discipline for your pets.

New Year's Resolution #4: Consult the HOA prior to sharing or posting questions. Nothing says community unity like making sure our questions are asked and answered by those qualified to answer them.

New Year's Resolution #5: Treat our HOA Rules & Regulations, Seacrest staff, Board members, committee members, and fellow residents with respect.

New Year's Resolution #6: Abide by Winding Cypress parking rules for boats, RV's, campers, trailers of any type, motorcycles, watercrafts, and aircraft. These are all prohibited from being parked in driveways and may be parked only in an enclosed garage.

COMMITTEE REPORTS

Safety & Access Committee

Michelle Apgar, Chair ~ Board Liaison BC Bell

- 1 An informational meeting about bears, organized by Ray Leshinger and Maribeth was held on December 6th. Check out more info on bears [HERE](#).
2. As of December 22, there were only 34 residences who have not obtained their new fobs and barcodes. If you're one of the 34 households who have not done so already, go to <https://www.windingcypress.org/safety-access> to begin the process.
3. QR codes generated through [GateAccess.net](#) are now active for one time use only. The guest will remain on your guest list for your specified period, however, the QR code will now expire after the first time it is scanned. In order to re-send the Fast Access QR code, you will need to re-open the Gate Access App, go to your guest list, select the name of the guest, and select the send arrow in the top right.
4. if you are having any issues with your new fobs and/or barcodes, please reach out to our Administrative Assistant, Bonnie Lorence, at adminwc@swpropmt.com. We encourage everyone to use [GateAccess.net](#) to add any visitors, etc. Safe Passage, our previous software used for guest access, is no longer in use.

Tennis Committee

Marco Arilli, Chair ~ Board Liaison Mike Boriss

Our tennis instructor Guy Moore has had a great response to his classes and clinics. If you're interested, please contact him by email Guymoore9412@gmail.com or by phone (908) 468-7500 to sign up. All levels of players are welcome.

Communications Committee

Kellie Harris, Chair ~ Board Liaison BC Bell

We'd like to take a moment and celebrate the milestones we reached in 2023 and remind folks of a few key communications moving into 2024.

2023 Milestones

- 2023 saw improved audio/visual equipment installed for Zoom meetings
- Multiple resident ads were placed in the Cy-Press, raising awareness and supporting our friends and neighbors. Remember, ads are available for WC residents' businesses – support local!
- We have tightened up the www.windingcypress.org website, relocating the financials to the Homeowners Only password-protected area and providing a link on the landing page to make it easier to pay your quarterly dues.

2024 Forecast

- We are now offering bulk ad sales for the Cy-Press, making it easier to pay for multiple ads at a time!
- We have updated the header on the Activities sign-up page to advise that WC activities are open only to WC owners, legal residents, and their guests in attendance.
- If you have friends or relatives interested in signing up for events, please do so for them. Also, should you need to cancel, please see Maribeth rather than process a refund, as that costs the HOA a processing fee Thanks!
- We anticipate using the funds from 2023 ad sales to cover subscription costs (for the software required by the committee) in 2024, keeping the Communications Committee a net-zero operation.
- We plan to continue work with management, the board, and advisory committees to ensure timely and informative communications.

As always, any comments or concerns may be addressed to windingcypresscomm@gmail.com
Bring it on, 2024! Cheers!

PROFILE: BOOT CAMP AT WC

Is one of your New Year's resolutions to get healthier? How about spending less money? If so, we've got an option that will help with BOTH - Winding Cypress' Boot Camp! Run by Linda and Billy Covino, along with co-coach Ann Desimone-Cuhaj, this FREE 45-minute class uses workouts based on CrossFit's fitness regime that involves constantly varied functional movements performed at high intensity. Say what?

Described in a different way, whether you're 18 or 80, have kept active your whole life or are just starting now, these 45 minutes of your time will help you build fitness *, but that's not all. Billy, Linda, and Ann are intent on making this a *community* experience where you can encourage and be encouraged and motivate and be motivated by your fellow residents.

At a recent class, the 14 participants ranged in age from 18 to 70ish. They included someone recovering from foot surgery, to seasoned CrossFit experts, and everything in between. The session began with a cardio warm-up where the class formed 2 lines and "followed the leader" through fun yet gradually challenging movements set to music that helped to make you want to keep the rhythm (and keep up). Of course, not everyone could perform the movements, so some were getting into the groove with modifications.

15 years ago, Linda, a competitive ballroom dancer, was told she lacked athletic ability. Billy, a former marathoner, says "Running was beating me up." According to Linda, "In 2020 we created a gym in our garage and began participating in workouts via Zoom. Once the gym opened again, Billy wanted to go at 5:30 a.m., and that was not going to happen for me. I was looking for someone to workout with, so I started offering to lead anyone who was interested."

With the help of fellow resident Ann (who is credited with selecting the highly motivating music), the three coaches have seen participants change their body weight and increase their strength and balance. Linda said, "We were doing the class 3 times a week but found that adding a 4th session really made changes to our bodies."

Want to try something fun and free with your fellow residents, with the added benefit of feeling and looking better? Join Billy, Linda and Ann in the Movement Room on M, W, F, and Saturday from 8-8:45 AM. All you need is to wear athletic clothes and bring some water (if you're new to exercise, read the below).

* Some people need to talk to a doctor before they start an exercise program. [Read this valuable article.](#)



WILDLIFE UPDATE

Who doesn't love manatees?!



Would you like to see them up close and personal—and nearby? Check out Manatee Park in Ft. Myers!

Located at 10901 State Road 80 (also known as Palm Beach Blvd) in Ft. Myers, Manatee Park is a non-captive warm water refuge for the Florida Manatee. With optimum viewing months of late December, January, and February, this is the best time to see these gentle beasts in their natural environment.

When the temperature in the Gulf of Mexico is below 68, the manatees visit the park in search of warm water. Interestingly, the warm water in the Manatee Park canal comes from the Florida Power and Light Power Plant across the street and is created as a byproduct of cooling off their equipment. The increase in temperature lures manatees from near and far, creating a viewing opportunity not usually found in our area of Florida.

Simply stroll along the path and watch the manatees—sometimes with their offspring—as they showcase their signature surface-and-submerge rolling swim. Care to get closer? Boating, canoeing, and kayaking is permitted, with kayaks and canoes available to rent at the far end of the park along the river. [Click here for manatee viewing guidelines](#)

- [Live webcam](#) of Manatee Park
- Parking fee is \$2 per hour or \$5 per day. \$10 for a Shuttle Van or \$20 for a Tour Bus per visit
- Kayak rentals and gift shop provided by the [Manatee Kayaking Company](#) (239) 913-9993
- Kayak launch available for self-launching.

- Dogs are **not** allowed at this park except for service animals. (Lee County dog-friendly parks found [HERE](#).)
- Educational programs, fishing, gardens, playgrounds, restrooms, walking path, wildlife viewing, paddlecraft launch, and picnic areas.
- The park has an extensive butterfly garden and is a demonstration landscape for the [Florida Friendly Landscaping™ \(FFL\) program](#).
- Group Tours and programs are available on request. Call (239) 690-5030 for more information

Park Shelters

Pavilion and Amphitheater Rentals are available to rent from April to November. Call (239) 690-5030 ext. 224 or email Dzarriello@leegov.com for reservation information. Picnic areas are available first come, first serve unless rented for a private event.

Educational Resources

[Start a butterfly garden](#)
[Manatee Bingo](#)
[Fish Identification](#)
[Manatee Coloring Book](#)

[Manatee Poster](#)
[Manatee Activity Book](#)
[Butterfly Identification](#)

Call your neighbor
AND WINDING CYPRESS EXPERT
FOR ALL YOUR REAL ESTATE NEEDS!

"Kendra is incredibly knowledgeable and detail-oriented. She has a strong sense of urgency and adds immense value to the real estate process. Best realtor I've ever met!"
-MICHAEL D., WINDING CYPRESS OWNER



Kendra Hoefs has sold 25+ homes in WC!
239.770.3345
KendraHoefs@gmail.com

MVP REALTY
MVP Realty 1495 Pine Ridge Rd. #1 | Naples, FL 34109

SAFETY

WINK News and local media recently reported that the Southwest Florida Water Management District ([SWFWMD](#)) has voiced concerns about the **lack of rainfall** this past season. Experts are so concerned, in fact, that they are reaching out to the public for assistance in remediating any future impacts—and the associated impacts this may cause.

“Our aquifers rely on rainfall to replenish them in the rainy season. Well, the rainy season ended October 1 of this year, and so now we’ve got to wait until the next rainy season for that replenishment to occur,” said Sean Cooley, South Florida Water Management District Chief Communications Officer. To help remediate the shortage, and to preclude an issue with the area’s future drinking water supply, SWFWMD is requesting that residents of, and visitors to, Lee & Collier Counties to please voluntarily restrict water usage. If the request to voluntarily curb water usage is not observed, irrigation restrictions in local communities (including Winding Cypress) may be considered, possibly with accompanying enforcement actions.

Heading off environmental issues *before they happen* is key to maintaining our vibrant, lush, and diversity-rich landscape and environment. According to SWFWMD, there are a few things we can do in the immediate future to help, such as taking shorter showers and reducing the amount of laundry we do. Please check out these [great tips](#) for water conservation, provided by SWFWMD. It’s in our best interest to be proactive in keeping our little slice of paradise... well... paradise!

Read the full WINK news article [HERE](#).



PROFESSIONAL INTERIOR AND EXTERIOR PAINTING

Naples & Marco Island

Marco Island PAINTING

MIP has exceeded expectations. What sets them apart from other vendors is their commitment to sticking to the project timeline and budget, without compromising on the quality of their work!

-Jocelyn

Request a quote!

239-642-0905 (Min. job costs \$1,000)

MarcoIsland-Painting.com

WC ACTIVITIES

<https://www.windingcypress.org/current-events-activities>

Sign up

Don't miss these upcoming events!

- **Boyd is back** at Shady Palm on Wednesday, January 3rd at 5 PM
- **Fresh Catch** will be in the Amenity Center parking lot on Thursday, January 4th from noon to 1 PM
- **January Trivia** in the Amenity Center @ 7 PM
- **The String Showdown** will be in the Event Room on Tuesday, January 9th at 7 PM
- **The Britins** Beatles tribute band January 22
- **Club Cypress** on January 25th
- **Welcome Back Celebration** January 28th – more to come on that!
- **Headphone Disco**
to wrap up the
month January 31st

For a full list of events and sign up, [CLICK HERE](#) and stay tuned for e-blasts from Maribeth for updates on many great events to come!



WELCOME 2024!



The Winding Cypress NYE 2023 Gala Event was all it promised to be!

Welcome to 2024, one and all!

Click [HERE](#) to see a short slideshow of the festivities