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Maintenance Supervisor

Derrick Olan



This month's cover photo

Oh Deer! Welcome Fall!

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



Jack-of-straw, scarebird, tattybogle, hay-man, mom met, gallybagger, showy-hoy... there are many different names for this familiar figure known as the scarecrow!

WC BOARD UPDATE

October means ushering in the fourth quarter of the year, and it's a time to review what we've learned in order to plan for the future. So, what is the biggest issue impacting our HOA? The answer isn't sexy or exciting. Our biggest issue remains *transition*. It's common knowledge that the years immediately following the turnover from the developer are the most challenging. Twenty months into ours, we continue to strive to build a foundation that we hope will set the HOA up for success long into the future. Needless to say, the foundation is made up of many building blocks, but the cornerstones for us (and where we spend the bulk of our time) are finances, governance, safety, and maintenance.

FINANCES

From the time you drive into the community, there are financial considerations: road maintenance, landscaping, irrigation, streetlights, access gates, property management, and other expenses too numerous to list. Just like you, when we pay our bills, we have to make sure there's money in the account. Unlike your direct deposits that are typically every two weeks, ours are quarterly, meaning we go three months without income. That poses a number of challenges, so many they would make your head spin! It's also why having a VERY carefully crafted budget is vital for the financial health of our HOA. That is **issue number one**.

What do you do when your deposits total less than your bills? You fall back on your savings. For us, that amounts to our reserves. For newly transitioned HOAs, this is largely funded by the developer shortly after turnover. Due to some discrepancies, *this has not happened yet for WC*. So, **issue number two** is settling our account with the developer.

GOVERNANCE

If you Google the purpose of HOA rules, you'll find something like "to protect and enhance home values." When developers create the governing documents, they also include items that protect them in their pursuit of selling homes. Not all those dictates ensure the health of the HOA moving forward. **Issue three** is reviewing and revising our governing documents.

SAFETY & ACCESS

Up until recently, it was important that construction vehicles and prospective buyers have easy access into the community. Post turnover, those priorities have changed to safeguarding our residents and investments. In addition, we are now experiencing roadway safety concerns that were not anticipated prior to having 766 homes-worth of vehicles. Our **fourth issue** is shoring up access and improving roadway safety.

MAINTENANCE

WC is truly a beautiful community, but since the development opened its gates in 2014, it's not surprising that some things have begun to break down and look tired. Everything from landscaping to lounge chairs requires oversight, maintenance, and funds. **Issue five** is attempting to maintain our common areas on a limited budget. Balancing and prioritizing these often-times competing issues continues to be our greatest challenge. We thank you for your patience and support as we endeavor to complete our transition and look forward to a prosperous future for the WC HOA.

Winding Cypress Board of Directors

\$85 Special Assessment Due

Have you paid your \$85 special assessment? This maintenance assessment is for cleaning ALL the sidewalks, curbs, and gutters in the community was due Oct 1st. Moving forward, the expense will be included in the budget and paid for in annual dues. If you have not paid yet, you can do so two ways:

- Log on to APPFOLIO at https://swpropmgt.appfolio.com/connect/users/sign_in and make a one-time payment by selecting "pay now"

Mail a check to: Winding Cypress HOA, c/o First Horizon, P.O. Box 12336, Naples, FL. 34101. Include your account number (shown on your invoice) in the memo. If you have not received your invoice, contact WC Administrative Assistant Bonnie Lorence at adminwc@swpropmgt.com

ANNOUNCEMENTS

Meet Chef Jonathan!

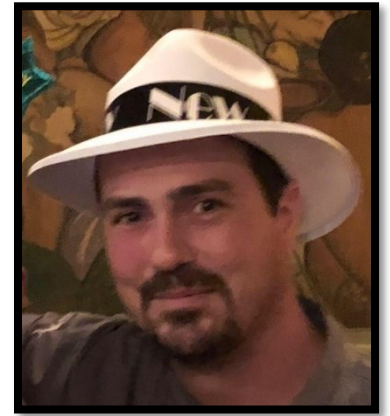
You may have noticed, there's a new chef in town! Chef Jonathan Ricciardella (pronounced REE-chee-ar-DAY-la) joined the Shady Palm staff late last month, and it's been an amazing start! Classically trained at the Culinary Institute of Art (CIA) in Poughkeepsie, NY, Chef Jonathan went directly from receiving his degree to Parma, Italy to study in an internship under world renowned Chef Jacques Phillippe. With Masters in hand, Chef Jonathan has taken his classic French training and married it seamlessly with his love of spices, passion for food, and love of different cultures. Through the Hospitality Consulting Company in Manhattan, he brought his talent to establishments in Tokyo, all through Europe, Mexico, and across the U.S.—always with an eye toward fusing cultures and cuisines in a perfect blend of delicious. It was during these years—in Napoli, Italy, in fact—that he learned the art of pairing wines and cuisine.

At one point Chef Jonathan decided to return to his roots and opened Ricciardella's Renaissance, a European-style bistro in Manhattan. He worked long hours as the sole chef, serving a variety of Italy-inspired breads, sauces, soups, sandwiches, and entrees. "I was still young, and wanted to give it a try," laughs Jonathan pleasantly, nodding his head. "It was pretty exciting, and I ran it for two years. We worked hard, serving a wide variety of clientele, including several statesmen and generals who would come in." After just two years, he decided to close doors and go back on the road.

Since arriving a mere couple of weeks ago, the changes (and positivity) are already evident. "My passion is not just cooking, but also being a morale booster," explains Chef. "If everyone works happy, the time flies by. I try to project good energy, good vibes, and try to make the staff's time here easier. I'm a people person, I love teaching, and everyone is equal in my eyes."

Asked what brought Chef to Naples, Florida, he smiles. "I have two children who are local, and I wanted to be closer to them. My daughter Kaitlin Rose is 18, and my son Leonardo is eight.

I also have really good local relationships with suppliers, and I think we can really enhance the Shady Palm with better—and affordable—specials and entrees, drink pairings, good happy hours. I want to work on upscaling the menu while keeping the prices reasonable and change both the residents' and staff experience to a really positive one." Well, we're certainly glad he's here, and just in time for "season"!



ANNOUNCEMENTS



Community Reminders



Upcoming Meetings

- **ARC Meeting:** Tuesday, Oct. 2 at 9:00 AM
- **CDD Meeting:** Thursday, Oct. 5, at 1:00 PM
- **Town Hall Budget Workshop:** Nov. 1 - details TBA

All meetings are held in the Amenity Center event room. Activities in the Internet Cafe are suspended during those times.



Now's your chance - bat around some ideas, turn into a pumpkin, howl at the moon, or just be downright frightful! Groove to the sounds of the Shady Boyz, nosh on ghoulish fare, and trick or treat the night way at the best WC Halloween Party ever! <https://www.windingcypress.org/current-events-activities>

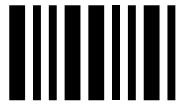


PLEASE NOTE: If you click “**unsubscribe**” from any HOA email, you will be unsubscribed from ALL of the community emails. Unfortunately, the email software does not allow us to customize the types of emails you receive (activities, ladies luncheon, classes, etc.) Thanks for your understanding.



Don't forget to check out the website for updated news, social activities, links and contact information, and more! <https://www.windingcypress.org/>

ANNOUNCEMENTS



The former bar codes, fobs, and SafePassage app will be **DEACTIVATED** on October 10th. For those of you currently in Winding Cypress, don't forget to stop by the office between 9 - noon to get yours! Remember to fill out the Ramco information form, remove your current bar code from your vehicle before coming up, and bring your vehicle registration. Access to the new Ramco GateAccess app, FAQs, the GateAccess Manual, and the new fob and barcode electronic application form are all located on the WC website [HERE](#).



Reminders From Management

- Prevent hazards by placing your trash and recycle bins at the end of your driveway instead of in the street.
- Leave your stilettos at home... wear proper footwear to prevent unnecessary wear and tear of court surfaces.
- Check out those abs... but not in the Amenity Center or Shady Palm. Remember to don your shirt (and shoes)
-

Halloween Decorating

- Your ghoulish decorations may be installed up to 2 weeks before and taken down within 2 days after Halloween.
- You can have up to 6 items (up to 6 feet tall) placed at least a foot from the edge of the grass – 10-foot werewolves keep out!
- Leave your fresh pumpkins and gourds inside - we don't want to feed the bears!
- Neither music nor decorations on the roofs are allowed (you can play the Monster Mash inside!).

Website Charges & Refunds: CHARGES MAY APPEAR AS WIX OR WINDING CYPRESS HOA , processed in San Diego CA. PLEASE do NOT initiate a credit card dispute with your bank/credit card/website if you are seeking a refund for a website-paid Winding Cypress activity charge. This process results in the HOA being charged a fee, which ultimately gets passed on to all WC residents (and may lead to our hosting service imposing website restrictions in the future.) PLEASE SEE MARIBETH if you have questions regarding WC activity charges to your credit card. Thank you!!

COMMITTEE REPORTS

Architectural Review Committee

Jayne Shedd, Chair

Did you know that the Winding Cypress policy for painting the exterior of your home has changed? Homeowners may now select a high-grade brand of paint of their choice. However, the colors must EXACTLY match the approved Winding Cypress Sherwin Williams colors that can be found in the samples/color palettes book at the property management office. Each color must be applied only to the areas of the home specified in the left column entitled "PACKAGE". For example, first floor stucco or siding colors may be applied to the first-floor stucco or siding area of the home. Only trim colors may be applied to the trim and so forth.

Homeowners must submit an ARC REQUEST FOR MODIFICATION form for all exterior painting and subsequently receive ARC approval prior to starting any work (including when repainting with the original colors). The form can be found on www.windingcypress.org.

Building & Grounds Committee

Mike Merola & Vince D'Andrea, Co-Chairs

- The emergency lights in the event room have been repaired.
- At the recommendation of committee member Vince D'Andrea, signs have been made and installed that give directions for water and gas mains. This is especially important in the event of an emergency.
- A list of streetlights requiring maintenance has been created by Mike Merola and submitted to the property manager for follow-up.
- The retention pond levels have been impacted by our rainfall shortage (currently 20" below average). The refill well replaces only the amount of water used each day for irrigation, but with limitations from the South Florida Water management District. The limits on the amount of water that can be drawn from the well are 16.79 million gallons per month and 58.98 million gallons per year.
- We have hired VIP Pools for our fountain and pool service.
- We are getting a bid from a new contractor for fountain lights.
We are looking into the cost of water treatment to reduce rust from the irrigation system.

Finance Committee

Jim Sullivan, Chair

We have begun the FY24 Budget process that is expected to be completed by the end of October.

Communications Committee

Kellie Harris & Bonnie Bell, Co-Chairs

- We continue to look at enhanced systems for our Zoom meetings, as well as wireless microphones for resident speaking, Trivia and Bingo nights, and so forth. We are budget-conscious and discussing options with vendors.
- We encourage all residents to reach out to committee members, staff, or the HOA board with any questions or concerns regarding Winding Cypress. While Facebook is a great tool for communication, staying in touch, information dissemination, and sharing, it's not the recommended venue to solve issues or concerns (our HOA and contractor staffs do not have access, and therefore can't monitor it.)
- Please take a moment to thank the contactors, staff, and fellow residents working tirelessly to ensure WC remains a great place to live. With 766 homes, it's a big job but so worth the end result!

COMMITTEE REPORTS

Safety & Access Committee

Michelle Apgar, Chair

- Over 400 households have obtained their new fobs and barcodes. **Old fobs & barcodes will be deactivated October 10th.** If you haven't obtained your new items before the deactivation date, don't worry! Simply use the visitor lane and visit the management office for your new items. Be sure to begin the process of obtaining your new items by clicking [HERE](#) to complete the required application form.
- The new stop signs that will be placed at three key intersections in the community have been delayed by the manufacturer but will be installed when they arrive.

Compliance Committee

Jane Margulies, Chair

- The committee is working with ARC to prepare recommendations for updates to the Rules & Regulations.
- The committee has a new member, Angie Templeton, and is looking for new volunteers.

Tennis Committee

Marco Arilli, Chair

- All Court SWFL started maintenance of the tennis and bocce courts. You will continue to see improvements as they add clay after the rainy season (early November).

While driving by the clubhouse, residents Rita and Jennifer Michelson happened to notice the American flag was torn. Coincidentally, the Michelsons had a flag, and not just any flag. Jennifer's dad (Rita's late husband) Alexander "Mike" Michelson had been a member of the United States Air Force, touring Italy, France, and Germany in service to our country. Upon his passing in 2016, Mike's family received the traditional honorary flag.

The Michelsons decided to donate this special gift to Winding Cypress without hesitation, providing a needed replacement for Winding Cypress's tattered flag--and ensuring Mike's memory lives on. As Jennifer muses, "Always we remember. One never knows when danger will approach, and my entire family is proud of his service." Aim High, as Mike would say.



PROFILE: DIANE BERNACIAK



“In Greek mythology, what did the golden arrow of Eros make people do?” If you have attended a Winding Cypress Trivia Night, you’ve likely met resident Diane Bernaciak—and had to ponder a trivia question just like that! (Note: answer is on the last page of the newsletter.)

Diane grew up as a first generation American outside Slavic Village—located in inner-city Cleveland, Ohio—with her Czech parents. It was here that she developed her strong spirit and can-do attitude. “It was a tough neighborhood,” laughs Diane. “Believe it or not, I was in a gang in junior high! We even had jackets—but no guns.” In her senior year of high school she met the love of her life, Dale. Once graduated, the two married and began their careers as teachers. Diane continued her love teaching as well as sports, coaching the local high school girls’ volleyball team and leading them to win the district championship.

Early on, Dale and Diane were blessed with the birth of their son, Jeff ,who sadly passed away at the age of 26 of glioblastoma. Diane shakes her head. “It was a difficult time. But that was a long time ago, and we had a lot of good times after

that, too. So that is what I focus on.” Thoughtful for a moment, she continues. “I believe we need to see beauty in everything. When you do, how can you complain?”

She and Dale continued to be outdoors enthusiasts, spending their free time hiking, canoeing, backpacking, and bicycling—sometimes leading the trips, and often over miles and miles of terrain. Their excursions took them across the U.S. and many parts of Europe. They would cruise to a destination, don their backpacks, and head out to explore new environs—even doing a Bike & Barge tour in Holland. “We’ve also traveled to every state in the U.S., almost every Canadian province, all the islands in the Caribbean, and most of Europe.” Sadly, Diane’s travel and trivia “partner in crime,” Dale, left us too soon, passing away last August. As we wrapped up the interview, this writer just had to ask—what parting words does Diane have for her fellow WC friends? “Stay active, enjoy the outdoors, and be positive.” She dons an easy smile, and laughs. “And I really love trivia, and I love to teach. Doing things for others makes everyone happy!”

Yes, it does, Diane. And we thank you for it!

I’m not impressed
by money, social status
or job title.
I’m impressed by the
way someone treats other
human beings.

WILDLIFE SPOTLIGHT: ARMADILLO

THE NINE-BANDED ARMADILLO

Over the last year we have highlighted amazing wildlife that can commonly be found in Winding Cypress. Some of these, like the woodpecker, can cause damage to our homes, and some, like the iguana, are not even native to Florida. The armadillo falls into both of those categories.



Nine-banded armadillos first appeared in Florida in the 1920s when they were introduced by humans. Spanish for “little armored one,” this almost prehistoric-looking mammal’s claim-to-fame is that along with humans, they are the only other free-living animal in North America known to be naturally infected with *Mycobacterium leprae*, the bacteria that causes leprosy (also known as Hansen’s Disease).

Nine-banded armadillos are insectivores. As their eyesight is notably poor, they use their keen sense of smell to locate their food. They forage for grubs, beetles, worms, and ants by digging shallow holes with their clawed feet and probing the soil with their long snouts. They are known to supplement their diets with fungi, fruits, tubers, seeds, the young of small mammals, and the

eggs and young of ground-nesting species of birds, reptiles, and amphibians.

Primarily a nocturnal animal, their natural predators include bobcats, coyotes, and black bears. As a means of defense when threatened, armadillos are capable of making an impressive 3-4 foot vertical leap into the air. Nine-banded armadillos have clawed feet and no front teeth, but they do have 28–32 teeth in rows in the backs of their mouths.

Armadillos are excellent diggers and live in underground burrows up to 7 ft. deep and 20 ft. long. Just one may excavate and maintain an average of ten underground burrows within its home range (nine-banded armadillos are unlikely to travel more than half mile from where they’re born).

Several Winding Cypress homeowners have discovered recurring holes in their yards, especially around the edge of their lanai and under their A/C and/or generator pads. Filling in these holes is rarely successful, making it necessary to live-trap and relocate or humanely euthanize nuisance armadillos. If you experience armadillo activity around your home, you can

Google armadillo removal in Naples FL to find a removal expert.





The goal of Fire Prevention Month (and week October 8th - 14th) is to raise fire safety awareness and help protect homes and families. In 1922, the National Fire Protection Association (NFPA) named the second week of October Fire Prevention Week in commemoration of the Great Chicago Fire in 1871. Currently, the NFPA has expanded its efforts to include the entire month.

Specifically, October 2023 is focused on [cooking safety](#). In fact, according to the NFPA, cooking is the leading cause of home fires and home fire injuries. The tips are simple: watch while you cook, avoid putting combustibles near the hot surfaces, keep pot handles turned out of the way/reach, and be sure to keep children and pets away from hot cooking areas.

So how do we stay safe in other fire-potential situations year-round? A former Chicago fire chief (and Winding Cypress resident) provides some helpful tips, suggestions, and facts:

- Oxygen doesn't make a fire, it feeds it. Keep O2 tanks and other sources of oxygen away from flammable sources.
- Panicking in an emergency situation only causes widespread hysteria. Stay calm and try to calm others. It helps keep minds thinking rationally.
- If you awake to the sound of a smoke alarm or the smell of smoke, GET OUT.
- Ensure everyone has two means of egress (ways to exit your home) in case of fire.
- Run through evacuation drills, know your route, and have a predetermined meeting area for all household members ahead of time. This is especially important for children and those with special needs. (Interestingly, a person who is visually impaired is often the best one to follow out of a burning building, as they are used to navigating without sight and may have heightened senses.)
- In case of fire, close the door before exiting, if you can. Remember, oxygen feeds a fire.
- For gas appliances, consider a carbon monoxide (CO) detector. They are often sold in combination with a smoke detector. This will detect high levels of natural gas.
- When you are involved in, or come upon, a car accident, take notice of any leaking from the gas tank area (leaks from the engine area are likely radiator fluid, washer fluid, or other non-flammable substances.) Note: Gasoline does not ignite—the FUMES are combustible.
- **Always call 911.** Don't assume others have. 911 operators prefer several calls to none at all!
- Be sure you know the legal address of where you are.
- Pets? Put a decal on the front and back windows or doors of your home to alert responders.
- Finally, if you know, or suspect, that there may be other occupants in a burning building, please advise first responders. Chances are you know the layout of the building better than anyone, and knowing which rooms to check can save lives. Otherwise, please keep clear of their path so they can do their jobs safely and expeditiously.

Also of note: If you, or someone who is with you, suffers a medical emergency, attack, or other form of crisis, and you are unable to call emergency services or otherwise get medical help quickly, activate any nearby fire alarm device. The fire department will respond quickly to any emergency.

FMI: [General Fire Safety Information](#)

WC ACTIVITIES

Sign up



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

Don't miss these upcoming events!

- More plans are coming together for *All That Glitters New Years Eve Gala!* I've gotten a sneak peak and it's sure to be an evening you won't want to miss! Stay tuned to come!
- **Knife Sharpening Day** on Monday, October 2nd from 8am to 12pm in the community parking lot.
- **Fresh Catch** will be returning to Thursdays, starting this Thursday, October 5th from 11am-1pm.
- **Live Music with Boyd Baker** at the Shady Palm on Thursday, October 5th from 5pm-8pm.
- **Halloween Party** at Shady Palm on Saturday, October 28th from 6pm to 9pm.
- **Oktoberfest at Shady Palm has been moved to Friday, October 20th from 5-8pm!**
- For a full list of events and sign up, [CLICK HERE](#) and stay tuned for e-blasts from our Activities department for updates on many great events to come!



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Trivia Answer: Fall in love 