



The Three W's (Where, Why, and What) of the Cypress Landing Butterfly Habitat 2012-2020

By: Judy Keohane

Did you know the development of our beautiful CL Butterfly Habitat didn't begin until well over a decade after our community started? A driving force behind its evolution was the Cypress Landing Golf Club (CLGC) achieving designation as a "Certified Audubon Cooperative Sanctuary" in 2011. Stanley Elliott (Golf Course Superintendent) and Stan Cohen (Audubon Advisory Chairman) led an effort to maintain sanctuary status for the golf course by planning for the first recertification (required every 3 years) in 2014. Successful recertification demonstrates a continued commitment to Audubon's environmental program for preserving the area's natural heritage by protecting the local watershed and providing sanctuary for wildlife on the golf course property. With recertification in mind, in June 2012, Stanley and Stan met with a group of interested CL residents to propose developing a vacant golf course property along Potomac Drive (at hole #14) into the current Butterfly Habitat.

As a Beaufort County Master Gardener, I volunteered to lead the project's design, implementation, and maintenance with Stan Cohen. After four months of research, we realized we needed to "think" like a butterfly, bee, or bird to be successful. To create a sustainable pollinator habitat, the plan needed to include low-maintenance plants primarily native to our area that would provide areas for wildlife, beneficial insects, pollinators, and birds. Also needed were areas with dense vegetation for nesting and safety from predators and deep-rooted plants covering most of the space in the garden areas for storm water filtration in those locations that remained wet for long periods.

So how did we get the plants to start populating the habitat? Thirty-six residents offered plants from their

yards and a donation from the WCCL was used for the materials to construct a pergola, two arbors, and 20 arboretum quality signs to identify plants – this was a good start. Most people think of blooming flowers when butterflies are mentioned. These *do* attract pollinators, however, each butterfly species requires extremely specific "host" plants for their caterpillars (larvae) to eat and develop. Without these host plants, the visiting adult butterfly will simply stop for nectar, and just move on. The ideal is to have host plants no more than a few

hundred feet from the nectar sources. The site (approximately 1/2 acre) is mostly full sun, but also has a wooded area that includes several existing native trees and shrubs. Oak trees are a host to 900 caterpillar species (critical diet for birds) and Tulip Poplar trees serve as a host to our official NC Butterfly, the Eastern Tiger Swallowtail. Cedar, wax myrtle, birch, many native grasses, and clovers also are essential to a habitat. The sunny spaces were planted as a "meadow" with numerous native species abutting each other, leaving few empty spaces. Numerous native butterflies (the popular Monarch is the only migratory butterfly) and native bees remain in our area all year in fallen leaves, dead plant stems, and dead trees that harbor insects, which are essential all year to a habitat. You may wonder why some of

the trimmings of plants are left in our habitat throughout the year. Birds scavenge these for use in nest building in spring. Leaf litter and brush piles house insects and spiders that sustain our birds, plus provide overwintering sites for local butterflies. For these reasons, these remain intact until spring temperatures are consistently in the 50's before leaf cleanup and stem cutback is performed. Seed heads (goldenrods, thistles, grasses, etc.) provide food for local birds during winter.

(Continued on page 2)



Butterfly Habitat – 2012



Butterfly Habitat – 2020

(Continued from page 1)

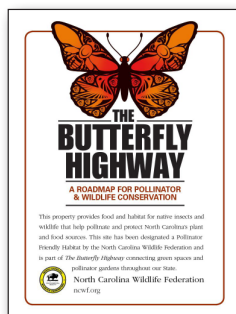
Initially, the habitat was started with a limited budget. Our Cypress Landing Environmental Committee (CLEC) became involved in 2014 providing funds to construct compost bins to recycle plant debris that is used to amend soil. The habitat is recognized as part of the NC Butterfly Highway Program in partnership with the NC Wildlife Federation.

This program was started in NC in 2016 to provide nectar "pitstops" for butterflies from the mountains to the coast. The habitat is also registered with the Pollinator Partnership as a designated member of their SHARE Program, "Simply Have Areas Reserved for the Environment" (efforts include conservation, education, and research). In 2017, the CLEC supported efforts to create four additional "Butterfly pitstops" throughout CL (at golf course crossings on Potomac Drive, and Cypress Landing Trail, plus one at the golf clubhouse).

In 2019, a new 'Butterfly Habitat' sign was installed and much needed compost bins and a storage building were built. Also, at this time the Butterfly Habitat was included in the Environmental Committee charter. Additional volunteers joined the garden workdays following the 2019 annual meeting/volunteer signup coordinated by Liz Wheeler. The 2020 Habitat Team has been working hard on habitat enhancements under the direction of Pat Piacente and Liz Wheeler, co-chairs of the CLEC. Kay Graham is providing her landscape expertise and Judy Keohane remains involved as the "voice of the pollinators," sharing her knowledge of pollinator plant selections. Larry Howard is coordinating the effort for the next Audubon recertification of the CLGC targeted for 2021. A lot is happening, so stay tuned for a second Landing article that highlights our Habitat charter, recent activities, and future plans.

We do encourage you to stop into the Habitat anytime and enjoy this amenity as a wonderful Covid-safe diversion. If you are interested in joining the Habitat Team, please contact Liz Wheeler. No experience is needed! There has been a great deal of learning, satisfaction, and camaraderie working together on this community project. Donations are another way to support our continued enhancement efforts and are much appreciated. Make checks payable to CL HOA (put "Habitat Beautification Fund" on the memo line) and send to Pat Piacente at 604 Potomac Dr.

Hope to see you in the Habitat!



Welcome our new Golf Professional to Cypress Landing



Please welcome **Brad Poplyk** to Cypress Landing Golf Course as the new Director of Golf and PGA Professional for BCG (Billy Casper Golf). Brad started here September 8th and has been busy getting onboard with his staff, golf members, the course itself and the policies and procedures of BCG, his actual employer. Busy to say the least!

Brad hails from Cleveland, OH but moved to Pinehurst, NC in 2001 when he made the decision to pursue golf as a career, not just a personal sport. There he earned his PGA Class "A" certification in 2004 and has held a variety of professional golf and management positions since.

Brad is married to Marybeth, his wife of 28 years, and has two grown sons. He has temporarily relocated to River Road and will look for a permanent home in the area when Marybeth joins him in a few months.

Originally attracted to CLGC by the beauty of the course, he finds the back nine particularly impressive. Brad sees the #1 job as providing outstanding customer service. "There are simply too many other golfing choices out there. We need to provide a great experience from arrival to departure." He believes Cypress Landing has the golf course design and people to make this a great course.

Okay...That was the Public Relations version of welcoming Brad to our neighborhood. These are some words Brad wanted us to put out there for you.

CLUB CHAMPIONSHIP RESULTS - November 7th and 8th

Championship Flight - Blue Tees

Gross Champion - Chip Wheeler

Net Champion - Andy Martin

Senior Flight - White Tees

Gross Champion - Jim Hunsuck

Net Champion - Steve Neckyfarlow

Super Senior Flight - Gold Tees

Gross Champion - Tom Madson

Net Champion - Bill Maxwell

Ladies Championship Flight - Red Tees

Gross Co-Champions - Becky Northup & Gwen Miller

Net Champion - Jackie Burkett

Ladies Championship Flight - Teal Tees

Gross Champion - Shirley Grahek

Net Champion - Patricia Moore

"It's taken me a bit to get settled in but I'm getting more comfortable with all the new faces, procedures, and systems. Everyone has been extremely gracious in their welcoming me, and it is greatly appreciated!

One of our focus areas is Proshop merchandising. We have reduced the price of ALL apparel to \$39 until it's gone. We've also recently brought in some Adidas shoes which are priced at \$75 and will have some small apparel orders soon. If anyone needs to order a special gift for the golfer in their life, let me know soon so we can make sure it arrives in time for Christmas.

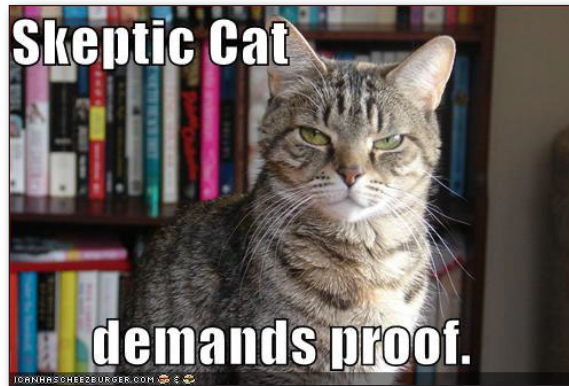
As things start to normalize for me here, I would like to start playing golf with our members. If you'd like to play just let me know.

Dogs Drool and Cats Rule, but Living at Cypress Landing is Cool

By: Tom McCluskey

If y'all don't mind, I'd like to take a bit of a break from discussing the pandemic or hurricane-related topics. They've had enough attention in recent columns and, frankly, I'm tired of both of those things.

Is it me, or do dogs seem to outnumber people here at Cypress Landing? And when you think of it, why wouldn't they? Can you envision a more dog-friendly environment in which to live? If I were a dog, I wouldn't want to live anywhere else. I could chase ducks and geese, and fetch things down at the Marina. People who aren't even my owners would feed me treats when we're out on walks. And when I'd get lost, people would talk about me on Nextdoor until someone would kindly lure me into their garage, feed me their dog's food, and then talk about me on Nextdoor some more until my owner came and got me. I'm not a dog, and I still don't want to live anywhere else. Our Cypress Landing marketing folks could put something like this on their marketing materials: "Cypress Landing: Where dogs are everywhere, and cats are... nervous." Dogs surfing the Internet for a new doghouse would see that and say, "gee that sounds like my kind of place. Honey, let's go check it out." With so many dogs out sniffing around and marking their territory, (we walkers know all the favorite spots—often located near certain dog owners' homes just off the road on or near lots on which homes have not yet been built), it's no wonder the cats have been forced underground. If you know where they live, you can sometimes spot them stalking you while staring out their windows and pacing back and forth on their owners' piano keyboards. Those tone-deaf cats knew this was a dogging community when they moved here, yet some now would vote to no longer have dogs!



My wife and I are (figuratively and literally) currently between dogs until we are both retired, having both been dog (and cat) owners in our previous lives. We also have the advantage of being surrounded by good dog-owning neighbors who graciously allow us to pet their animals and catch up

on neighborhood news while standing in the middle of the road six feet apart. Thanks neighbors: you know who you are!

Certain dogs, it should be noted, have been known to violate various social distancing norms with us humans and, especially, with one another. Cats everywhere have been observing and chronicling these wanton violations and have even sent out, on a few occasions, one of their own to place yard signs, conduct reconnaissance, and even stuff newspaper boxes with anonymous anti-dog literature. Many of these sightings have been reported on Nextdoor and even more recorded by home security cameras and Ring Doorbells. If that's not enough, remember that poor bear who recently couldn't even take a leisurely stroll across the golf course while looking for that special spot in the woods (or the aforementioned empty lot)—without inappropriate photos being posted on Nextdoor—which is not the correct site to post bear pictures. We need not broadcast to the surrounding neighborhoods that we occasionally have bears!

Whether you're a dog person, a cat person, a Yankees fan, a Red Sox fan—or even a bear, I am grateful and blessed to count myself as your neighbor here in Cypress Landing.



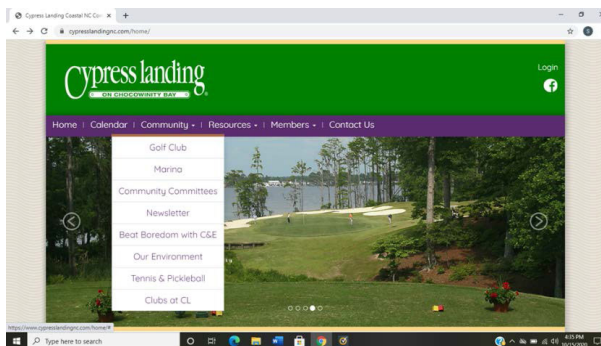
Beat Boredom with C&E

By: Sharon Collins, Co-Corresponding Secretary

The Cultural and Education Committee has created a website to continue providing our community with a variety of offerings to Beat Boredom with C&E. The website will provide links to concerts, lectures, and other community resources as well as providing taped new programs created especially for you. With the continued uncertainty around the COVID pandemic, the committee decided that the online option was best. This way you can decide when you want to watch the program, grab a beverage, and enjoy in your own home.

The Committee is working to identify topics of interest that can be presented in video format so please check the Weekly Escapades for program updates and additions to the site. One program already created is a panel discussion by some Cypress Landing Early Residents who share their experiences as they started our community and the Cypress Landing Spirit that emerged.

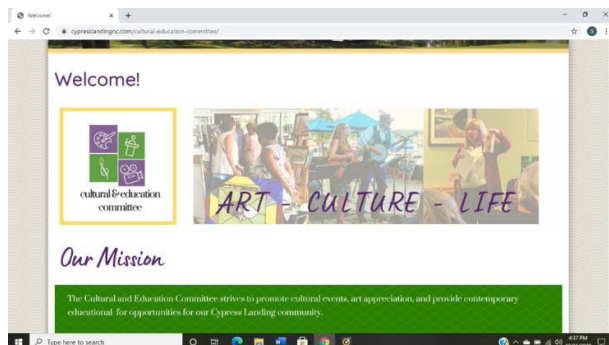
To access the website, go to <https://www.cypresslandingnc.com/home/> and click on the Community Tab. You will not need to login.



Select Beat Boredom with C&E from the menu, and you will be linked to the site.

Or you can enter the site address into your browser and go directly to the site. <https://www.cypresslandingnc.com/cultural-education-committee/>

We hope that you enjoy this site and share it with your neighbors. If you



have found lectures, concerts, museums, or other online activities during this time that you would like to share with the community, please contact Kris Smith or Mary Webb.



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Standing HOA committees have first priority to print their articles and pictures. We also invite other Cypress Landing groups and individuals to contribute. Submitted material may be altered by the editorial staff who is charged with publishing a community newsletter financed by our advertisers and shared with potential residents.

Printed issues of The Landing are published in winter, summer, spring, and fall. Issues can also be read online by visiting our website at www.cypresslandingnc.com.

The Landing is the official newsletter of Cypress Landing Master Homeowners Association.



Beaufort County Commissioner's Update

By: John Rebholz



Here is an update on what is happening in Beaufort County Government.

Recycling

Back in July, I reported the Board of Commissioners stopped the co-mingled recycling. This was in response to the

significant change in the items the recycling company will accept. We estimate two-thirds of the recycling will be redirected to the landfill under the best of circumstances.

I met Republic Industries (our convenient site operator) and asked them to provide us with options to restart recycling. I await their report. I also spoke with ECVI (our recycler). They are not changing their business plan; on the contrary, they are becoming even more restrictive. I am also talking with Sonoco in Jacksonville, which is the next closest recycler. This is a work in progress.

Roads and Bridges

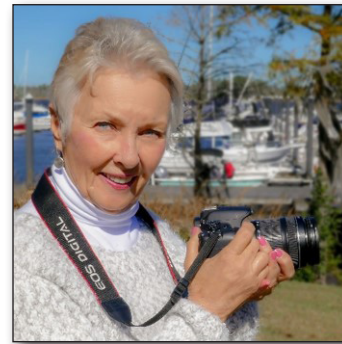
The 55-mph speed limit on Hwy 33 at Old Blounts Creek Road has become an issue. I have talked with the DOT about the issue and they have plans for the intersection. In the short term, the plan is to reduce the speed limit - but only to 50 mph. Before they begin, they are waiting for Chocowinity's concurrence. I talked to Jimmy Mobley (Chocowinity Mayor) and he agrees it needs to be 45 mph and will ask the City Council for approval. In the long term, they will add a free-flowing right hand turn lane onto highway 33 from Blounts Creek. The extra lane will extend to the traffic light at Gray Road.

Broadband

As you know, there are significant parts of the County that either don't have Broadband at all or it's too slow to sustain INTERNET. This resource has become even more critical in our everyday life for education, telemedicine, and business. The County conducted a study several months ago to identify those deficient areas. We have now allocated \$500,000 to help a provide and install the infrastructure needed to provide broadband to those areas. Unfortunately, this is not a fast solution and will likely take a few years to complete.

Parting Shot

By: Jeff Gould



Carol Gleason

Most of us recognize the woman behind the camera. She has been the "go to" person for community photography of all kinds. You've seen her at Cypress Landing events large-and-small since 2009, documenting and sharing our history in pictures. Those community archives now contain nearly 10,000 images, most of them taken by Carol Gleason, and viewed over 1.7 million times by CL residents. She is now retiring from this unofficial position as Cypress Landing's photographer and documentarian after over a decade of service.

"First, let me say that it has been my extreme pleasure to be a Cypress Landing pictorial history keeper for the past 11 years. I started photographing CL events pretty much right after I finished unpacking my moving boxes in January of 2009. Funny thing is, it was never an "official" position, but after the first event I photographed for fun, I fell into a routine of always bringing my camera with me - and the rest is history. Over the years, there have been many, many wonderful events that I have had the privilege to digitally record for not only the Cypress Landing HOA, but also the golf course, the Yacht Club and Marina, and Women's Club. The number of happy, smiling faces I have encountered has made the job so worthwhile."

Although Carol is stepping back, she is hopeful that others will step up to continue recording Cypress Landing's history. She has offered to make a DSLR available to an interested volunteer. Take a look at some of the photo albums on the HOA website, and you will immediately see the value of continuing that "happiness" history. If you are willing to be on an informal list of potential photographers for CL events, please drop a note to the HOA office. These are easy and fun undertakings and very much appreciated by all.

Thanks, Carol, for preserving so many of our memories. Now it will be your turn to be in those pictures, rather than behind the camera!



THE Golf Zone



By: Charlie Moore, President, Cypress Landing Golf Club

To say this is a busy season would be a monumental understatement! Not so much a busy *golfing* season, although the weather has been exceedingly kind thus far, but a most intense time of the year for our golf club. First, a heartfelt thank you to the entire community for supporting our efforts to reinvent our golf course for the future to be successful. The 1990's model just doesn't work in the 21st century. In essence, the covenant amendment permits the CLMHOA to operate the Golf Course. They will do so through a five-person Golf Course Committee set up along the lines of the other amenity committees. When the covenant amendment had passed, our team switched gears in making the wishes of the community happen.

Cypress Landing Golf Club members received the following notice Monday, 26 October 2020. It is important to ascertain the entire community is aware of the progress being made to transition our golf course to an HOA amenity.

CLGC and CLMHOA have jointly agreed that the best way to ensure the long-term viability of our golf course is to turn over the operation and administration of the course to the Association. Recent passage of an amendment to the Association's protective covenants allows that plan to move forward. Accordingly, a Plan of Dissolution for the Club has been developed.

The CLGC Board of Governors has unanimously approved the Plan of Dissolution. Our Bylaws stipulate Membership approval of the Plan. Due to mass gathering limits, Memberships eligible to vote (Legend, Honors, Legacy and Resident) will cast written ballots either "For" or "Against" the Plan. Please pick up your Dissolution Voting package at the clubhouse office. Mark the ballot and return it in the envelope provided to the Ballot Box at the clubhouse as soon as possible. Ballots must be returned prior to 5PM, Friday 20 November 2020 to be counted. There are 152 Memberships eligible to vote; 92 ballots (60%) must be returned to achieve a quorum. The majority of votes determines the outcome.

The voting is complete and the overwhelming majority of members support the dissolution. The Plan of Dissolution includes the following steps:

Adoption of Plan – formal acceptance of the Plan by the CLGC Board of Governors and Golf Club Members to be effective no later than 31 December 2020.

Distribution of Assets and Payment of Liabilities – satisfy and discharge the club's obligations, including, but not limited to:

Termination of the lease

Assigning the Management Agreement with Billy Casper Golf to CLMHOA

Sale of the Club's personal property assets to the Association

Cessation of Business Activities – after the transfer, the Club shall not engage in any business activities

Reporting and Disclosure – The officers of the Club shall execute Articles of Dissolution and cause said Articles to be filed with the Secretary of State.

Authorization of Necessary Acts – The governors and officers of the Club shall carry out the Plan and have power to complete liquidation of its business, assets, and affairs.

The Club and HOA agreed to merge the existing Board of Governors with the new Golf Club Committee from now until the end of the year so the transition of operations and administration to the CLHOA in January is both transparent and seamless.

As you may know, Jeremy Shadle seized a new opportunity, and we are happy to welcome our new Director of Golf - Mr. Brad Poplyk. Brad has been with us since mid-September. New to Cypress Landing and Billy Casper Golf, he has been "drinking from the proverbial fire hose". Notwithstanding, Brad is leveraging off his years of experience and making positive impacts on the golf experience at Cypress landing. He would love for you to stop by and meet him.



A Virtual Annual Meeting

By: Dan Wagner



Due to the COVID pandemic, the 2020 Cypress Landing Annual Meeting was a month-long “meeting by mail” followed by a two-hour Zoom session on 19 September. The “by mail” meeting collected 388 ballots to elect David Schmitt, Chris Smith, Mark Stevens, and David Waite to the HOA Board. The virtual meeting saw 191 property owners log in, rivalling last year’s 200 participants at the high school auditorium.

Board President Dan Wagner began the virtual meeting with a solemn tribute to the 14 Cypress Landing residents who had passed away over the past year. He congratulated the community’s safe passage through seven months of viral pandemic with a dozen cases but no fatalities. Wagner announced the amendment of our Protective Covenants to sustain Cypress Landing’s golf course was nearing acceptance (the amendment passed by a four-to-one margin just three days later). Wagner had high praise for those working on the Golf Course initiative, the new pickleball courts, our many other volunteer groups, and our tireless community manager. Lastly, John Rebholz’s election to the Beaufort County Board of Commissioners finally gives all of us south of the river a welcome say in County affairs.

Treasurer Bill Wood spoke next to detail Cypress Landing’s strong financial position. For 2019, we had an operational deficit of only \$700. 2020 revenue through July was two percent under budget, while expenditures were eight percent below budget. Total HOA reserves totaled \$1.25 million as of 31 July 2020. Total annual dues for 2021 would increase only \$14 per homeowner if not for the proposed increase needed to sustain the golf course.

Community Association Manager Tomi Moody praised Catherine DeVillier’s 15 years of service in the HOA office. Tomi thanked our scores of volunteers for their valuable efforts and encouraged more residents to pitch in. Although the virus shut down many events, Tomi had our swimming pools repaired and took advantage of the Bay Club closure to have the interior repainted and retiled.

Billy Casper Golf Regional Director Chip Harris next detailed the challenges and progress of our Golf

Course. COVID forced cancelation of more than 70 golf and entertainment events—which impacted revenue—but steady growth of our website and email outreach raised member and outside rounds ahead of last year. Chip recorded savings of \$120,000 over the last 16 months, and post-play reviews give our course a 4-plus star rating.

President of the Marina Association, Jamie Workman, concluded the presentations with an account of the Marina’s excellent status and welcoming attitude. Slip-holder dues cover all expenses and reserves, with maintenance costs held in check by hundreds of volunteer hours contributed. Reserves of \$1.9 million protect us against the day when the docks need major repairs or replacement. Slips are enjoying brisk turnover, with 23 leased this year. Lightning damaged our pump-out facility, but most of the repair cost will be covered by a North Carolina Clean Marinas grant.

The virtual meeting format prevented in-person presentation of our annual awards, but the deep appreciation for these recipients was as heartfelt as ever.

- The Homeowners Board Award went to the four-member Office of the Treasurer for their superb financial management.



L-R: Chris Harris, Dan Wagner, Bill Wood, Al Engmann, Dick Puricelli

- The President's Award went to the 16 members of the Golf Course Sustainability Task Force:

Howard Smith	Bill Staton	Larry Howard
Carol Hornaday	Chris Koegel	Ben Miller
Charlie Moore	Sam Norris	Eileen Pivar
Bill Ramsden	Chris Smith	Virginia Bracken
Gary Wagner	Ron Branch	Dan Wagner
Andy Schleifstein		

- The Vice President's Award was given to the Pickleball Project Team for their leadership in building two first-class courts.

Gail Baird	Jeff Northrup	Tom Quarnstrom
Jim Gabor	Judy Ryan	Brad Smith
Jeff Gould	Becky Northrup	

- The Dick Butner Community Service Award went to Gail Baird as co-chair of the Tennis and Social Committees, leader of the pickleball initiative, and a host of other efforts.



L-R: Dan Wagner, Gail Baird, Eileen Pivar

- And the Good Citizen Award went to all the residents of Cypress Landing for their neighborliness, adaptability, and tireless energy through a difficult and taxing period.

Kudos to all award recipients, presenters, and our meeting facilitator Matt Waters of the Jordan Price Law Offices. Stay healthy!



Marketing Committee Highlights

By: Becky Northrup

The Cypress Landing Marketing Committee continues to search for creative ways to keep our community visible to potential new residents.

After several months of consultations with Deep Fried Creative, our new website is up and running. I want to take this opportunity to thank Jeff Gould for taking the lead on this project as well as the other members of the marketing committee who contributed to this time-consuming endeavor. This new layout will allow us to post current news and events, update photos and testimonials, keep real estate listings current, produce monthly metrics and take advantage of various social media advertising options, all with greater efficiency and significantly less effort. Please take a minute to look over the updated site at www.cypresslanding.com.

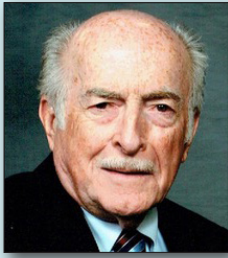
"Member for a Day" is a Facebook marketing campaign resulting from a recent collaboration between the marketing committee and Billy Casper Golf. The campaign is geared at bringing more outside play to the course for the remainder of 2020 as well as attracting area residents to look at our community.

Despite travel restrictions and social distancing mandated by the pandemic, real estate sales at Cypress Landing are up and going strong as shown on the chart below. By late September we saw 45 home and 12 lot sales in 2020.

The committee is always on the lookout for new volunteers. We currently find ourselves in need of a secretary, vice chairperson and marina liaison. People with writing skills or a working knowledge of social media are always needed. Due to the Covid-19 virus, the HOA was unable to host their annual committee sign up night at the Bay Club this year, so if you're interested in joining the committee please contact, Becky Northrup at 585-280-3434.

CYPRESS LANDING REAL ESTATE SCOREBOARD

Year	Homes Sold	Lots Sold	Build Permits
2015	49	3	1
2016	31	4	0
2017	41	10	3
2018	56	15	10
2019	54	24	13
2020 thru Oct	51	14	7



CLMHOA PRESIDENT'S MESSAGE

By: Howard Smith, President of the Board

So here we sit, at the beginning of a new chapter in the life and times of Cypress Landing. To state the obvious, when any community goes through a transition of the magnitude of a covenant change, there are differences of opinions. That is how we who live in a democracy, make our big decisions. Now that we have the results of the voting, it is time to look forward, together, and it is my most sincere hope that we can all reunite and work together as one community for the common good of all. I know we can do this even though it may not be easy at times. It will require all of us to see that a united Cypress Landing HOA is much better for everyone than one that is divided on many fronts. The point is that we need the help, cooperation, and input of every Cypress Landing resident if we are to become all that we can be.

I also want to add this past year has been hard enough without COVID-19 among us. Many Cypress Landing residents have shown extra concern and protection for their neighbors. As a witness to Cypress Landing residents' concern for one another, many have taken extra precautions to protect others as well as themselves by wearing a mask when out in public and staying at home if they have tested positive. We have shifted many of our meetings to a virtual platform and while inconvenient to say the least, as a community, I think we did exceptionally well during the coronavirus thus far in expressing our concern for others. I want to encourage you to continue the sensitivity you have shown and urge you to stay the course as we continue to practice extra safety precautions for as long as it takes to get through this pandemic. Cypress Landing is a great place to live!

Many may ask, "So now with the Covenant Amendment behind us, where do we go from here?" There is much to be done to complete the transition of bringing the Golf Course back under the ownership of the HOA. The inventory of equipment used to operate the Golf Course must be evaluated, some of which has been initially purchased by the Golf Club and some of which was initially purchased by the HOA. The condition of the golf course itself must be assessed as it needs to be returned to HOA ownership in a condition that takes into account the "normal wear and tear" and general

condition from the time it was leased by the Golf Club to the present. The inventory and business end of the Golf Club Shop and Grill needs to be transitioned back under the HOA, as well as things like switching the utilities, and the insurance policies to the HOA etc., and the list goes on. So, you can see that there is work yet to be completed. We are on track to have all of this completed on or before December 31, 2020.

We have been extremely fortunate this year as we have many new residents in CL. Several new homes are under construction and homes are reselling as our neighbors leave and new residents arrive. There is excitement in the air! If you are a new member of the HOA Welcome!

There are a few points you may not have discovered yet - such as in our homeowner's association, the governance structure is from the bottom up rather than from the top down. This means that the good ideas, some new and some not so new, come up through the many committees that do most of the initial planning and designing. They do the initial planning, and if there are other committees that have responsibility to assist them, their input is sought out until it gets developed and is presented to the Office of the Treasurer, the Finance Committee and then to Board of Directors for final approval. Stated slightly differently, volunteerism is the power that runs any Homeowners Association. Much, if not most of what gets done here, and what kind of a community Cypress Landing becomes, is due to residents who live here stepping up and asking, "What can I do to help?"

Volunteerism makes this community work! To that end, we have always hosted a "Committee Sign Up" at the Bay Club where all the committees were on hand to introduce what they do to all residents. This year, COVID prevented that gathering like so many others. Instead, you have seen messages go out electronically asking you to become involved in your community by joining one of our committees. We are excited to say, the responses have been good. It is a testament to your community dedication when you volunteer without even being bribed by pizza and beer! Thank you for all you do to make our community the very best it can be!



HOA Social Scene

By: Jackie Douglas

As many of you know, the HOA Social Committee sent out a survey in September regarding the planning of social events during the COVID Pandemic. What we gleaned from the survey results was that due to COVID and the Governor's guidelines, it was too soon for indoor events because there were limitations on the number of attendees; it was too difficult to social distance; and follow the mask requirements. Outside social events are feasible if we follow the guidelines, social distance, and wear a mask when necessary. We did manage to hold one event – an outdoor viewing of *Forrest Gump*! It was a big hit and was attended by 50 residents. Look for more innovations in the near future!



Welcome NEW Cypress Landing residents!! The HOA Social Committee plans the following events annually. Of course, this year due to COVID, most of these events were cancelled. We occasionally add new events, like the Murder Mystery Party, Valentine's Wine Tasting and The Laugh-in (comedy).

Newcomers Potluck Supper

JANUARY – Red Solo Cup (casual party celebrating the new year, catered, cash bar, entertainment, dancing, drinks & snacks are served in red solo cups)

APRIL – Easter Egg Hunt

MAY – Memorial Day Celebration (ceremony followed by a potluck luncheon)

SEPTEMBER – Dock of the Bay (catered dinner, cash bar, entertainment, dancing, and games at the Marina)

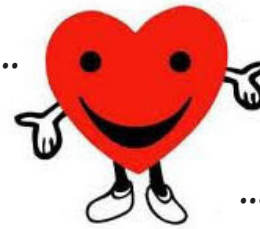
NOVEMBER – Decorate the Bay Club for Christmas

DECEMBER – Trim-A-Tree Party (new residents add their ornament to the Christmas Tree, introductions of the new residents, cash bar, light appetizers and desserts are provided)

DECEMBER 31st – New Year's Eve Party

The HOA Social Committee meets at 4 p.m. on the first Wednesday of each month in the Washington Room of the Bay Club. Due to COVID, the meetings have been held outdoors on the marina patio (weather permitting). Please join us and add to the enjoyment of our community!

*Have A
Big Heart...*



...Give Blood

Still Counting At 98

By: Dave Grahek

No, I am not counting candles. I'm adding to my blood donation count. Please believe me when I say I'm not trying to pat myself on the back because I believe that donating blood has not only helped those in critical life saving situations, but has also done a lot relative to my overall health. We hear ads all the time about the short supply of blood and the critical need.

Did you know that one in every 200 people in the U.S. is affected by a disease that causes iron overload; the symptoms can overlap with other common conditions and often do not show up until mid-life, if then. People who commit to donations regularly eliminate excess iron. By reducing iron levels in our red blood cells, we reduce the risk of heart attacks and strokes as well.

Studies show that when iron is released from the bloodstream it lowers the risk of liver, lung, colon and throat cancers due to reduction in oxidative stress. Donating blood stimulates blood cell product – out with the old, in with the new. Also, while not a weight reduction plan, one can burn approximately 650 calories per donation – maybe a little incentive starting in January after the holidays weight gains?

Besides some physical benefits to donating blood, there is also the psychological health benefit. Somebody somewhere will receive desperately needed life saving liquid, like a magical elixir. Knowing you are helping others can be as helpful to yourself as the physical benefit of giving blood. When you see that blood pumping into that bag you know you are making a real difference. And within 24 hours of donating blood, your body replaces the lost fluids and after several weeks the lost red blood cells are replaced as well.

This is not to say that some donors will not have minor side effects, bruising, dizziness, lightheadedness and maybe physical weakness. However these side effects, should they occur, do not linger. Just drink plenty of water, both before and after donating.

I only recently began donating platelets due to the high need for them as well. I learned that my platelets were extremely valuable as my count is more than 150% of the average person's. My recent platelet donations were equivalent to three whole blood donations. While one can only donate whole blood every eight weeks, platelet donations can occur as often as you feel like donating with a minimum of one week between donations.

Here in Cypress Landing we have been running three blood drives every year since 2004 approximately 17 weeks apart, thus allowing time spacing for six donations a year. Please strongly consider donating at the January blood drive in the Bay Club. Many of our residents cannot donate for various health and or travel reasons, so the need for those who can donate is great.

A First for CL: Golf/Pickleball Challenge Match

By: Patrick Kinlaw

What do you get when you co-join pickleball and golf enthusiasts for a weekend? Well, as it turned out on September 26 and 27 in Cypress Landing, you get fun, fitness, new friends, and a community esprit de corps.

Pickleball players and golfers were paired together for the event – one person being seasoned in at least one of the two sports. On day one, pickleballers took to the new pickleball courts with their novice partners. On day two, experienced golfers took to the golf course for best-ball play with their pickleball partners from the previous day who were golf novices. A total of twenty-four Cypress Landing residents participated in addition to the event support team.

The men's pickleball winners were Tom Wilkerson and Jeff Northup. Runners up were Brad Smith and Phil Baird. Cathy Wheeler and Mary Lou Baiker won for the ladies, and Pat Piacente and Jo Beach were the runners up. Golf winners for men were Phil Baird and Brad Smith, and for the ladies, Cathy Wheeler and Mary Lou Baiker were the winners. Included among prizes provided were "picklepaks" donated graciously by Mt. Olive Pickles of Mount Olive, North Carolina.

Participant and avid golfer Jo Beach says, "I couldn't imagine the experimental exercise of blending our golfing and pickleball communities together going any better. It was a fantastic success!!!" Eddie Hannemann, also a golf enthusiast, adds, "This shared event was a huge success". Liz Wheeler, a pickleball phenom, commented, "This was a terrific event for participants and spectators alike."

There were many folks who volunteered to make the event possible. The idea was conceived by Bill Havanki

and coordinated by Richard Beach, Gail Baird, and Jim Gabor. They each donated items as prizes to the winners in addition to the "picklepaks". Barbara Van Vliet and Shelly Wingerter served as photographers. Marie Firkus helped with music on Saturday. Susan Carbone and Judy Ryan were scorekeepers for the pickleball event. Yes, it takes a village, and we are fortunate for the village in which we live.

Of course, during these Covid times, safety was a primary focus for both days for residents/participants. Social distancing was the standard and equipment (balls/rackets) were sanitized before and after play. Hand sanitizer was plentiful. While golfing, participants were restricted to one person per cart except for spouses/family members. During dinner each evening, social distancing continued, and meals were prepackaged for individual participants. Masks were required for any entry into the clubhouse and grill.

Numerous residents have expressed an interest in a personal/individual or small group pickleball lessons. If anyone is interested in such, please email Patrick (Pat) Kinlaw at patkinlaw@comcast.net for a free appointment with one of several pickleball veterans. And, if it is golf with which you need help, lessons are available through the golf pro shop as they have been in the past. Contact Brad Proplyk, the new golf pro at the CL Golf Club, at 252-946-7788 for more details and information on fees.

Plans are to schedule another pickleball/golf weekend. The planning group will be reviewing feedback and input as the next event is organized. Comments to date indicate that it was a welcome and desired activity for Cypress Landing residents.



Cathy Wheeler



Mike Williford modeling a
"Picklepak" Prize



Pat Piacente



Pickleball Fans



WHERE DID MY MONEY GO?

By: Dave Grahek



Recently a resident asked why we would spend so much on the golf course when we only spend \$40,000 a year on the swimming pool. When the resident was informed that we spent around \$300,000 on the swimming pools for resurfacing, pool deck repairs and replacement, and bath house repairs and upgrade, the wading pool sun shelter and other maintenance items, he could only say, “I had no idea”.

After hearing about that conversation, I thought it would be a good idea to let the community know where we utilize the portion of their dues that go into the three major reserves; major maintenance (MM), capital repair and replacement (CRR), and capital improvements (CI). But first I would like to set the stage. When Weyerhaeuser turned over management and control of Cypress Landing to the residents, they also gave us \$50,000 for CRR. That certainly was not going to do much to maintain the community. The Finance Committee started putting money into the CRR through the annual budget process and dues. We were using a “home-grown” reserve model via an Excel spreadsheet to keep track of all community assets. The model keeps date of acquisition, cost (including tax, and shipping if appropriate), useful life, and if the asset is depreciable. The model also uses an inflation percentage and interest rate to determine the annual amount that must be saved for the asset to be replaced at the end of its useful life. The committee felt that the “home-grown” reserve model was working well with the data we had and the model inputs we were using.

In 2007 the Finance Committee at the request of the Board funded a reserve study of all the community assets and infrastructure. At the completion of the study, Chris Harris (the treasurer at the time) and I did a thorough analysis of the study and found that it provided two key pieces of information. First, our reserve model

was working extremely well for predicting the actual cost of repair and replacement of assets. The second piece, though, showed our model could not handle certain types of items; sink hole repairs, pond drainage, concrete replacement, storm debris removal, and other items that are difficult to reserve for. How does one put a useful life on those types of things? We concluded the best solution was to create the Major Maintenance Reserve Fund and at the same time, the Capital Improvement Reserve Fund for future enhancements to the community.

Since 2007 the Finance Committee has reviewed and recommended the expenditure of more than \$867,000 on capital repair and replacements, \$235,000 on major maintenance, and \$175,000 on capital improvements. This has been accomplished through low annual dues increases and conservative investments which have earned over \$222,000 in interest. Most residents have no idea where so much money could have been spent. Below is a table that shows some of the major areas of expenditure. There are many smaller items that accumulate to larger sums.

As I mentioned, this is a summary of the major items of expense, and I am sure I have not included every item. There is just a lot of data to plow through. Also, in the future it will probably continue to cost more for repairs, replacements, and maintenance. So, if you hear anyone complaining about the annual dues, just remind them that without the diligent planning by the Finance Committee and Board, there would have been many assessments over the years. Providing the funds through allocating portions of the annual dues to the reserve funds allows residents to have a good idea of what their next year’s dues will be, even if a small increase is included, rather than worry about an unplanned assessment.

CAPITAL R & R		MAJOR MAINTENANCE		CAPITAL IMPROVEMENTS	
BC Pool surfaces, pumps, furniture, decking	\$283,000	sink holes, culverts	\$64,000	BC Driveway	\$44,000
BC furniture, HVAC, exterior lighting, Audio/Visual	\$167,000	storm cleanup, tree removal, retention pond dredging, etc.	\$160,000	Playground	\$27,000
Fitness Center equipment, pool	\$16,000	BC doors, railings, bathrooms, gutters, outside stairs, etc.	\$76,000	Iris Lounge	\$32,000
Parking lots, Marina Drive	\$66,000			Pickelball Courts	\$42,000



Reserves for the Replacement of Capital Assets--Paying “Our Fair Share”

By: Office of the Treasurer

As members of the Cypress Landing Master Homeowners’ Association each of us pays “our fair share” of the costs to maintain the amenities and other common areas of our community. We pay for ongoing maintenance of our common lawns and landscaping. We also pay for the upkeep of the buildings, pools, tennis courts, equipment, and other infrastructure. The upkeep is intended to keep our beautiful community looking and working as good as new. Sometimes, however, we just can’t fix it -- we must replace it.

Thankfully, many of the things that are used daily last for many years. We don’t have to replace the roof on the Bay Club or the Fitness Center every year. We don’t have to replace the parking lots and the drainage systems every year. The better we maintain these assets, the longer they will last. Although, we do a great job of maintaining our community, at some point, we must replace our assets for them to function as intended.

In a perfect world, we would know precise dates when our community assets must be replaced. However, this is not a perfect world and, therefore, we need to make estimates. For example, if we pay \$100,000 for a new roof and expect it to last 25 years, when it comes time for it to be replaced, we will need the money.

But where do we get the money?

Good fiscal practices would tell us that we (the users) need to fund that replacement over the same 25 years. This means that, for each year the original asset is working, the community should put funds into a reserve account to be used to pay for the replacement-- we should each pay “our fair share.” So, the question is, are we paying our fair share? That is the goal of our Finance Committee, the Office of the Treasurer, and our Board. This is how it’s done.

We have developed a Reserve Model (Model) that estimates the amount of Capital Repairs and Replacements (CRR) Reserves that will be required for each capital asset. Since some of these assets will not be replaced for 20 years or more, the Model estimates how much we should reserve annually based on a number of assumptions, including the expected life of each asset, the

earnings on the reserve funds, and the inflation on the assets to be replaced. Our experience has shown that our Model reasonably estimates what is required.

Further, in 2019 the Board engaged a professional reserve study engineering firm to review our Model. The results validated that we are adequately funding the CRR Reserves.

As of January 2020, we manage seven reserve funds totaling approximately \$1.4 million. The largest two funds totaling approximately \$1.3 million are specifically designed to pay our fair share. These are:

- The CRR Reserve, which is funded at approximately \$1 million. These funds will be used to repair/replace some 300 individual community assets. This funding level is approximately 76% of the Model’s projected current funding requirement. According to a paper published by Association Reserves, Inc., reserve fund strength is *strong* when funding levels are greater than 70%.
- The Major Maintenance and Management Reserve, which is funded at approximately \$265,000. These funds will be used to pay for maintenance projects that are not covered in the Annual Operating Budgets. Examples are ponds and dredging, painting, exterior lighting, retaining walls, tree removal, culverts and drainage systems, storm debris cleanup, and major renovation/upgrading projects, each of which must be specifically approved by the Board.

Each year during the budget preparation cycle, the Board reviews and approves the recommendations of the Finance Committee/Office of the Treasurer relative to the funding of these reserve funds. Approximately 25% of our annual revenue is allocated to our reserves. The Board has approved this methodology to establish reasonable reserves so that each of us is paying our fair share of the costs to maintain and replace our common assets.

The goal of this funding is to help ensure that “special assessments” are not needed to maintain our community. It is also important for prospective buyers to know that replacement reserves are adequately funded.



Golf 101 – A Huge Success!

By: Barbara VanVliet



The Cypress Landing Men's and Women's Golf Associations, through their chairs, Bill Havanki and Linda Cooper, created a fun way to draw more people into the challenging world of golf. A very well-attended series of volunteer-run clinics took place on three Saturdays in September. Enthusiastic groups of CL men and women golfers, in some cases using their own equipment, teamed up with newbies to show them the basics. Coaches and students spent time hitting on the range and putting on the practice green. Then they took to the course to see how that would feel, playing the first and ninth holes.

Brad Poplyck (Director of Golf and PGA Professional) was there to observe and was encouraged by the volunteers' dedication and the light-hearted

atmosphere. He said, "I thought this was great! People interested in exploring golf as a new pastime might be intimidated to participate in a more traditional clinic. This way you draw more people in and it's a fun outing that encourages them to move up to the next level. I look forward to initiating clinics for all levels to help these new golfers in the coming year."

We want to thank these coaches, who had as much fun as their students, for volunteering their time. They have made a very noticeable contribution to the future success of our CL golf community by hopefully expanding use of our club to a whole new audience. WGA president, Linda Cooper summed it up by saying, "This is just the first of many efforts by the WGA and MGA to bring in new golfers to the course and to our club."