

The Villages at Cypress Creek
NewsLink

Fall/Holiday 2023



The Villages at Cypress Creek
www.thevillagesatcypresscreek.net

N-Link NEIGHBORHOOD BROWSER



Welcome



... to our New Residents!



La Paloma

Daniel & Ladonna Bushong
3723 Gaviota Drive

Steven & Maureen Loach
3732 Gaviota Drive

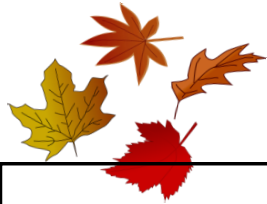
Michelle Rau
916 Vista Verde Lane

Alvin & Lindsey Tindall
806 Tirano Way

The Preserve at La Paloma

Mike & Sharon Boltjes
3746 Maxwell Park Drive

Dick & Judy Ornberg
3734 Maxwell Park Drive



Ventana

George & Johanna Cruz
1504 Ventana Drive

Rich & DeAnna Leatham & Brenda Hernden
1507 Ventana Drive

Hugo Merino
1510 Oracle Drive

Justin & Cassandra Stevens
3508 Concho Court

Michael & Rosario Waites
1617 Oracle Drive

Villa d'Este

Dana & Veronica Cannon
3825 Salida del Sol Drive



Commercial

Sage Sushi Lounge
3808 Sun City Center Boulevard

Stretch Zone
3830 Sun City Center Boulevard



The Hungry Greek
3802 Sun City Center Boulevard

The Worx 24-Hour Fitness
789 Cortaro Drive



Farewell

Long-time La Paloma resident, **Bill DiPaolo**, passed away in September. He passed away peacefully, battling cancer and then heart failure. Bill is survived by his lovely wife of 36 years, Carol. He is also survived by Children, Keith, Kurt, Kim and Tom; Grandchildren Carol, Ashley, Blake and Kara; and, Great Grandchildren Zachary, Ariel, Cameron and Mina. Bill was a such a fun-loving neighbor and a wonderful hugger ~ he always loved a party! Yes, we lost a good one. He will be so missed by all who knew him. Our heartfelt condolences and prayers are with our dear Carol and family. May Bill rest in Eternal Peace and Love.

The Villages at Cypress Creek Master Property Owners Association Update

The 2023 MPOA Annual Meeting was held on October 4th. The Minutes of the Meeting will be provided 1-2 weeks before the next meeting currently planned for January. Residents may have noticed construction work activity going on south of Shadetree Apartments on Cypress Village Boulevard. An outside development company is building approximately 180 one-story rental homes (800 to 1,300 square feet) with no attached garage. The development will not be a part of the MPOA. We will have no authority, nor will they contribute to Boulevard maintenance.

We will be resuming assessments for 2024. They were paused for the last 2 years.

Committees, for the first time, will have more than one Association Delegate in their make-up, providing representation from all of our communities. We still welcome volunteers! Committees: Enforcement, Landscape, Security and Design Review. If you would be interested in joining one of our Committees, please connect with Roger Kessler, Unique Property Services, Inc. rkessler@uniquepropertyservicesinc.com 879.1139

~ Sonny Lazar
President

Board of Directors

President: Sonny Lazar (Resident)

Vice President/Treasurer: Michael Johnson (General Manager, Cypress Creek Golf Club)

Secretary: tbd (William Ryan Homes)

Delegates:

District #1	Cypress Creek Golf Club	Michael Johnson
District #2	Ventana Village	Jodie Lopes
District #3	Villa d'Este	Jim Pero
District #4	La Paloma	Ray Huntsinger
District #5	Commercial West	Stephanie Redmont
District #6	Commercial East/Montero Village	Sonny Lazar
District #7	Fairway Palms	Brigitte Chamberlin
District #8	Palm Gardens	Brian Bentz
District #9	The Preserve at La Paloma	Tom Griggs

We also wanted to mention a few reminders for pet owners:

Dog owners are required to restrain their animals with a fence or leash...

Under the Hillsborough County Animal Ordinance. [ARTICLE II. - ANIMAL CONTROL., Sec. 6-19.d)] "In order for a dog or cat to be allowed on a public street, road, park or other public property, excluding public right-of-way on an owner's private property or unless otherwise specifically permitted, the dog or cat shall be under the direct control of the owner or keeper." [Sec. 6-28.] The use of the word "shall" means that this is a mandatory requirement. "Direct control shall mean immediate, continuous physical control of an animal at all times, such as by means of a fence, leash, cord or chain of such strength to restrain the animal."

Dog Owners are required to pick up their dog's feces...

"Any feces deposited by a dog ... on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner". [Sec. 6-32. Animal waste removal.]

And, as we begin decorating for upcoming holidays, we wanted to share this community reminder:

Exterior holiday decorations and color lighting may be displayed for Halloween from October 1st through November 1st and for winter holidays from November 1st through January 10th, of each year. At no other time during the year are holiday decorations or color lighting allowed other than the lighting mentioned above.

Members who do not follow these rules will be considered to be in violation of Association's governing documents.



Good news for all Residents!
St. Moritz, our Security Patrol,
will be providing an officer to direct
Halloween trick-or-treaters traffic as needed

SAVE THE DATE

**FREE
COMMUNITY**

HEALTH FAIR



REDEEMER LUTHERAN
CHURCH

701 Valley Forge, Sun City Center

Wednesday, November 1
9 am to Noon

Many Participants

Give Away Items

- **Health Screenings**
- **Vaccines**
- **Health Info**
- **Blood Mobile**

Approximately 35 vendors will provide health screenings, a free laser treatment, vaccines, massage, health information and much more! Screenings include balance, hearing, cholesterol, glucose, blood pressure, and vein. There will be representatives from many other aspects of health that will have helpful information. The Blood Mobile will also be on site. And there will be many give-away items.

Redeemer Lutheran Church 634.1292 lehrlicevents@gmail.com



ARTS & CRAFTS FAIR

SAVE THE DATE

Saturday, November 4
9 AM - 2 PM

REDEEMER LUTHERAN CHURCH
701 Valley Forge Blvd., Sun City Center

**All are
welcome**

**Variety of
Vendors**

**4th
Annual**

Arts ● Crafts ● Food Truck ● Raffle

For more information contact: rlceventsscc@gmail.com



It's time to "Fall Back"!
2am Sunday November 5th



**And time to check those batteries
in your smoke detectors**



Community Security



Security Reminders

Thefts from vehicles are up nationwide.
Good rules of practice:

- * Make sure your vehicle is locked
- * Lock all doors that lead to entry of your home
- * Leave front porch and outdoor garage lights on overnight.
- * Look to make sure your garage doors are closed
- * Be aware – see something, say something

If you observe criminal activity, please call 911 immediately. As follow-up, our St. Moritz Security Services, Inc. Patrol Officer can then be called for assistance at 813.894.1423. A Patrol Officer will respond to call if he is on-duty at that time.

~ Peggy Kuban-Belles/Gary Rosenfeld (La Paloma)
co-Community Security Committee Liaisons

Free Fraud Alert

Protect your most valuable investment!

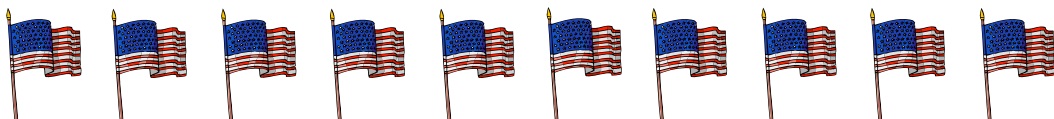
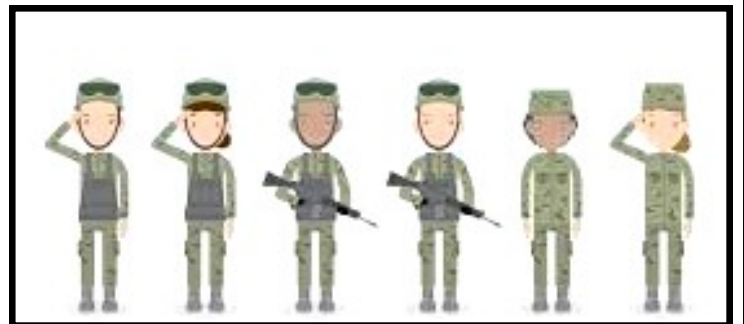
By signing up for property fraud alerts, you will receive notification by email or phone whenever a document is recorded in Hillsborough County using your name or your business's name. Clerk of Court and Comptroller, Cindy Stuart, offers the service free. Take advantage of this alert and protect yourself from fraud. Sign up for free today! PropertyFraudAlert.com/FLHillsborough 800.728.3858 (Thanks for the heads-up, Ray!) Ray Monahan (La Paloma)

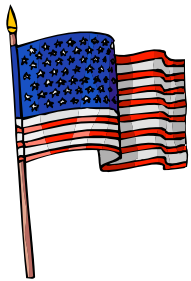


Happy Veterans Day

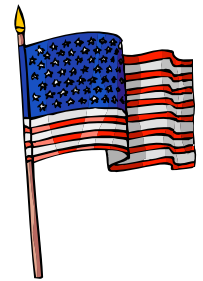


*To the men and women of
The Villages at Cypress Creek
who served our Country
Thank you!*





*The Ruskin Memorial VFW Post #6287
is having a patriotic,
fun-filled day to honor our Veterans!*



*The 43rd Annual Veterans Day Parade
Saturday, November 11th, starting promptly at 11 am*

Parade will proceed through downtown Ruskin
along U.S. 41 from 5th Avenue, North to 19th Avenue

Each year the Ruskin VFW members, dignitaries and color guards
are joined by dozens of youth, civic and community organizations.
school marching bands, Krewes, Honorary Mayors,
Chambers of Commerce, Boy and Girl Scouts, as well as
local organizations and businesses, make up this mile-and-a-half Parade.

Everyone is invited to a celebration being held at the Post
with food trucks, music and fun galore after the Parade
(approximately 3pm)

The Ruskin VFW Post is located on US 41, a block north of 19th Avenue

For more additional information, please call the Post at 645.2935



SouthShore Regional Library



Earlier this fall, artwork created by local students was entered into the 14th Annual Friends of the Library Art Contest. This year, the participating schools are Ippolito, Lopez, Reddick, Ruskin and Wimauma Elementary Schools and BridgePrep Academy in Riverview. We had 300+ entries and out of that group,

the judges chose 10 winners. The winning artists' holiday renderings are then transformed into cards by Ruskin printer, M&M Printing Company, Inc. Cards will be on sale at the Library by mid-November and through the end of December at only \$5 for 10 cards! Proceeds from sales will be used to help supplement the cost of various free Library programs offered to the public.

Cards can also be purchased from Tom/Mimi Rose 633.0677.

*The SouthShore Regional Library
15816 Beth Shields Way
(off 19th Avenue) in Ruskin
hcplc.org 273.3652*



Happy Thanksgiving To All!

The Mail Box Store

The Mail Box Store celebrated its 12-year anniversary in October 2023 as well as its 4-year anniversary under new ownership on February 1, 2023!

I want to thank all our customers for trusting my staff and I with all your business and shipping needs over the last few years; I am grateful every day for your business and I feel blessed to be part of the wonderful Sun City Center/Ruskin community. I look forward to continuing being your #1 go-to place for shipping and business services for many years to come. As a small business owner, the support that I have received from our customer does not go unnoticed and is truly appreciated.

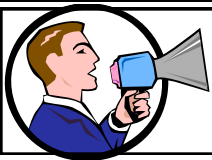
The Mail Box Store offers many services in addition to shipping through FedEx, USPS and DHL: Packaging/Boxes, Mailbox Rentals, Copying and Printing, Faxing and Scanning, Shredding, Laminating and Binding, Notary Services, Computer Rental, Key Duplication, Office Supplies, Fingerprinting, Gifts, Jewelry, Greeting Cards/Postcards, Passport Photos and even Lottery!

I am always open to feedback or suggestions you may have to assist us in better serving you. Please do not hesitate to contact me at 634.6245 or via e-mail at themailboxstore104@gmail.com with any suggestions, feedback or concerns!

Thank you again for all your support!

- Catherine Allen, Owner

3848 Sun City Center Boulevard, #104
634.MAIL (6245)
Fax 634.6221
www.themailboxstorefl.com



congratulations to

Suzie Vong McCracken (La Paloma), Owner
The World of Suzie Vong Hair Salon

Celebrating 35 years! of keeping SouthShore residents beautifully coiffed ☺!

3820 Sun City Center Boulevard
634.5552

and

Dan & Sue Richie, Owners
Beef 'O' Brady's

Celebrating 20 years! of providing a wonderful cuisine in a lively sports atmosphere!

723 Cypress Village Boulevard
633.2333



~ Support Our Local Businesses ~
Small Business Saturday
November 25





OPERATION MEDICINE CABINET

Operation Medicine Cabinet is a collection of expired or unwanted prescriptions and over-the-counter medications for proper disposal. Improper disposal leads to the contamination of Florida's aquatic environment. Wastewater treatment systems are not designed to remove these medications from our water. Help keep our water system safe!

The Sheriff's Office has scheduled a drop-off time in
December for all expired or unused medications
(including pet medications):

Friday, December 1st
from 8am to 12pm

Sun City Center Community Hall
(1910 South Pebble Beach Boulevard)

Simply drive up to the front entrance area of the Community Hall
where someone will take your "deposit" (no need to get out of your car!)

**HILLSBOROUGH COUNTY
SHERIFF'S OFFICE**





Peggy Rose (La Paloma), a former C.A.R.E. rescue, cordially invites you to

C.A.R.E.

GIFT AND WINE FAIR

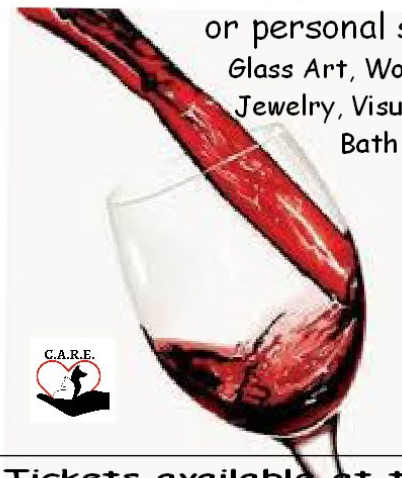
Sat. Dec. 2, 2023 10 AM to 2 PM

A Critter Adoption and Rescue Effort (C.A.R.E.) Fundraiser

In the Southshore Falls Grand Ballroom 122 Falls Blvd. Apollo Beach

A Wine Tasting Adventure with unique gift vendors to help you complete your holiday or personal shopping:

Glass Art, Wood Crafts, Wine Accessories,
Jewelry, Visual Art, Custom Charcuterie,
Bath and Body Gifts, Raffles,
Jams and Jellies, and a
50/50 Drawing



Tickets available at the door for a \$10 Donation to benefit our animal rescue in Ruskin. Includes one Raffle Ticket.

C.A.R.E. Animal Shelter, a 501 (c) (3) Public Charity

"Hope to see you there!"



Be sure to check out resident advertisements on back page!

N-Link-COMMERCE



The SouthShore Concert Band



Under the direction of Ken Easton, **The SouthShore Concert Band** is a group of enthusiastic volunteer SouthShore-area musicians eager to share their music with you. An awesome collection of talent, including our own **Nancy Byrnes (La Paloma)** on the alto saxophone, a member of the Band for 17 years!

Performances are \$5

Upcoming Christmas Concert Performances

Monday, December 4th @ 7pm
United Methodist Church
1971 Haverford Avenue, Sun City Center

Monday, December 11th @ 7pm
Redeemer Lutheran Church
701 Valley Forge Boulevard, Sun City Center

Monday, December 18th @ 7pm
St. Andrew Presbyterian Church
1239 Del Webb Boulevard, Sun City Center



The Preserve at La Paloma by Mattamy Homes is a gated enclave of 104 thoughtfully designed attached villas and single-family homes from 1,501 to 1,908 square feet. New base prices start from \$309,990. A select number of homesites feature views of Cypress Creek Golf Course or ponds. Quick move-in homes are ready for move-in now and this fall in a wide array of home designs and styles. A limited number of “to-be-built” homes are also available for you to personalize.

Brand-new, resort-style amenities are now open for residents to enjoy. They include a cozy clubhouse, pool with spa, sundeck and breezeway, pickleball court, firepit and more. Plus, lawn maintenance is included in the community’s low fees.

You are invited to come tour three decorated model homes and the new amenities which are open daily. To learn more or to schedule a VIP appointment, please call 535.5707, visit mattamyhomes.com or stop in!

As of October 6th, 58 homes have been sold.

~ Zachary Duke
Senior Marketing Coordinator
Tampa & Southwest Florida Division



N-Link NEIGHBORHOOD BROWSER



A reminder from the Design Review Committee



All house exterior alterations, including landscaping alterations, need to be approved through the application process. It is requested by the Committee that applications submitted for a new exterior paint color include a color card swatch as an attachment.

Please access our community website (address below) and click on "Association Documents" then "Cypress Creek Design Guidelines" for additional information and application forms.



The Committee meets once a month (typically on the 3rd Wednesday of the month) and requests that applications be submitted at least 72 business hours prior to the scheduled date of the meeting.



The Villages at Cypress Creek Website

www.thevillagesatcypresscreek.net

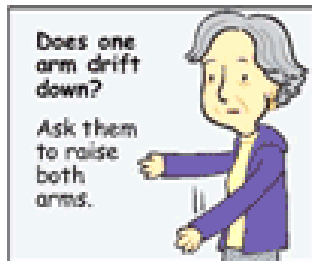
Your Resource for all Association Documents!

Is it a stroke? Check these signs **FAST!**

Face



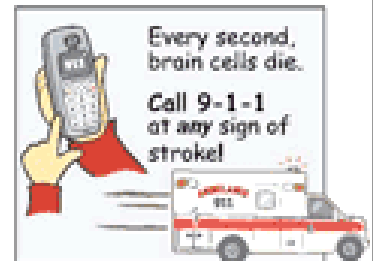
Arm



Speech



Time



Act **FAST**. Call 9-1-1 at any sign of stroke!



HAPPY ★ NEW ★ YEAR



The 21st Annual Community Garage Sale!

is scheduled for

Saturday, March 23, 2024

8am to 12noon

(details to follow in the Winter 2024 NewsLink)

***N-Link* -COMMERCE**

China Wok Chinese restaurant located in Sun Point Plaza, is owned by **Ventana** residents — **Quan Yong Chen and Yu Chun Cao!** Drop by or Call 645.8088 to order up!

Bill Bennett (La Paloma), owner, **South Shore Repairs LLC**, is at the ready, at your service to make your life simpler, and take care of those general home repairs and RV repairs, shelving, pressure-washing, electrical wiring, move-in/move-out services, hurricane preparation, etc. Licensed and Insured. Call today! 633.0351, Cell/Text: 612.616.9845 or Email: Billyboy_1234@msn.com.

Connie Grimaldi (La Paloma) is a **Realtor with Berkshire Hathaway Florida Realty Office**. Connie has been in the real estate industry for 13 years, including new construction. Call her 727.742.7894 or Visit: www.conniegrimaldirealtor.com

Dale Weeks (Montero), owner, **Badcock Furniture**, at 1510 East College Avenue, invites all residents to stop in his store and find that piece of furniture you've been looking for ~ mention this ad and receive a free gift! Call 645.3889 or Visit website: www.badcock.com/ruskin-fl

Ava Katwaroo (Ventana), pastry chef, **Tasty Ava's**, is selling homemade baked goods. She bakes everything herself! To place an order, please call Ava at 633.5672 or email her at bakingava@gmail.com Special requests are welcome!

Judy Garrett (Ventana), **Realtor, Keller Williams Realty SouthShore** office ~ Judy had been in the community for 20+ years selling new construction homes built by Miller Family Homes. Now she can help you with your real estate needs in selling, buying, renting or investing. Call: 727.5858 or Email: judygarrett@kw.com

Ray Monahan (La Paloma) is a **Realtor with Century 21 Beggins**, Apollo Beach, a family-owned Real Estate Company with 9 offices in Tampa Bay ~ this year celebrating their 30th year in business! Ray specializes in all aspects of real estate, including resales, new home construction and investment properties. The market may be complex and competitive, but we have the tools to help all of our clients. Ray can be reached at 732.2053 or Email: raymonahan@C21BE.com, or Visit website: www.raymonahanrealestate.com

Freddie's Pizza ~ "the thin crustless pizza" for take out ~ 739 Cortaro Drive 331.3122 www.freediespizzakitchen

Dee Spence (Villa d'Este), **Realtor with Berkshire Hathaway Home Services Florida Properties group**. With a passion for connecting buyers and sellers together, her primary focus is on people, relationships and trust. She is also a certified new home specialist who can help with new construction homes, as well as any of your real estate needs. Call: 910.622.7432, Email: dspence@bhhsflpg.com or Visit website: www.dspence.bhhsfloridaproperties.com

Monika Rydzewski (La Paloma) is a **Licensed Insurance Agent with John Galt Insurance**. Monika specializes in home, flood and auto insurance. If you are shopping for a new policy, she will find the best insurance at the best price for your specific situation and guide you through the entire transaction. Monika can be reached at 347.870.7939 or Email: Monika.Rydzewski@johngaltinsurance.com

Peter (Pres.) and Mary Jane Wagner (VP), (La Paloma) ... Ultra Pure Water, Inc. ~ Our whole-house, water softening and purification systems set the standard in providing residents of Hillsborough County with the cleanest, healthiest, and safest water at a very affordable price. We use equipment manufactured by leaders in the industry. Soft water DOES NOT equal safe water, as softeners only remove dissolved solids, leaving behind chemicals and contaminants in your drinking water. Numerous medical studies have linked chlorinated water to various types of cancers as well as other serious health problems. Visit our website at ultrapurewater.biz to learn more. CALL TODAY (813-213-9932) to set up a no-obligation appointment and learn about the **Ultra Pure Water** difference.

To place your free ad, please contact Mimi
mmrose1@tampabay.rr.com 633.0677



COMMUNITY HOLIDAY ACTIVITIES

23rd Annual Holiday Terry Lattz Cookie Brigade

Weekend of December 8th ~ 10th
We need cookie bakers and buyers!



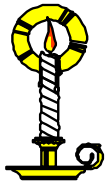
Cookie platters will be assembled and then delivered to the residents of Belvedere Commons, Cypress Creek Assisted Living, LifePath Hospice, Palm Garden and Sun City Pacifica

~ Please contact Mimi 633.0677 mmrose1@tampabay.rr.com if you have any questions! ~

(need cookies by Thursday, December 7th ~ cookies can simply be left in porch area)

3810 Cardenal Avenue (La Paloma)

21st Annual Cypress Creek Holiday House-Decorating Contest



A \$30-giftcard from one of our local
businesses is yours if your house is chosen
“neighborhood winner”!

Contest Judging will take place the weekend of December 15th ~ 17th

Fairway Palms will be included with Montero