



The Villages at Cypress Creek **NewsLink**

SUMMER EDITION

2026





Message From the President

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As we move through the spring season, I would like to take a moment to address the current drought conditions affecting our area. We are presently under Level 3 water restrictions, which are expected to remain in place through July. The Board understands that these conditions can make it more challenging to maintain landscaping in its usual condition.

That said, all homeowners are expected to continue maintaining their properties to the best of their ability and in compliance with both the Association's governing documents and applicable county watering guidelines. Even under these restrictions, reasonable efforts should be made to preserve the health and appearance of lawns, plants, and overall property conditions.

We also want to take this opportunity to remind residents to remain mindful of all community standards, not just landscaping. Routine maintenance and compliance with Association requirements remain important in preserving the overall appearance and value of our community.

Once the drought restrictions are lifted, the Association will resume its normal level of review regarding property conditions. At that time, landscaping is expected to be restored to a healthy, well-maintained state in accordance with community standards.

We appreciate your cooperation and understanding during this time and thank you for doing your part to keep our community looking its best.

— Board President

PROPERTY MANAGEMENT COMPANY

Roger Kessler
Unique Property Services, Inc.
PO Box 2878
Riverview FL 33568
813.413.1404
rkessler@uniquepropertyservices.com

*The Villages at Cypress Creek Website
Your Resource for all Association Documents*

www.thevillagesatcypresscreek.net



N-Link **HAPPY BIRTHDAY ANNOUNCEMENTS**



JANUARY

4th Suzanne Burton, Fred Laskey
6th Rich Leatham;
9th Kathy Oswalt;
12th Gary Rosenfeld;
19th Sandra Rupert;
20th Michael Griffith, Jack Palzer;
22nd Tom Beatty;
25th John Dufour, Judy Malec;
29th Craig Blevins

FEBRUARY

2nd Colleen Laskey
3rd Carolyn Lien;
4th Barbara Brown, Brenda Hernden,
DeAnna Leatham, Dan Sobucki;
8th George Myers;
9th Alicia Haggerty;
11th Don Hobratschk;
14th Bill Bennett, Rita Wellman;
24th Sharon Knight, Mike Lien;
26th Bob Dickerson;
27th Sande Larson

MARCH

1st Bea Green
4th Ann Pero;
6th Lori Loerch;
8th Mike Driscoll;
9th Mary Jo Lee;
10th Nadia Tedder;
12th Ehren Deorak
13th David Burton;
14th Jackie Dean;
15th Suzie McCracken;
16th Ray Monahan;
20th Darryl Kloter, Tom Rose;
23rd Bill Crittendon;
25th Joe Brown;
26th Ethan Burton;
27th Gretchen Brown, Kim Dutchess

APRIL

1st Dennis Cooney, Michael Haggerty
8th Doug Dean;
15th Paul Diersing, Terry Knight,
Bobbi Ramsay;
16th Kathy Kemp Rosenfeld;
18th Mary Carter;
26th Steve Johnson;
29th Lois Hobratschk;
30th Jean Aldrich

MAY

1st Christina Blevins;
2nd Robin Rose;
5th Carrie Gipson
8th Sandy Kloter, Mimi Rose;
10th Gisela Horkey;
12th Patricia Chojnacki;
17th Ellen Kleinschmidt;
27th Peg Driscoll;
29th Janis Adkins

JUNE

5th Doris Bennett;
6th Rose Bryan;
11th Bev Vorhees;
21st Tony Cocchiola

JULY

9th Joe Bertini;
10th Nicholas Tedder;
12th Teresa Bertini;
14th Malene McMahon;
21st Peggy Belles

AUGUST

2nd Jen Tedder;
12th Patricia Commons;
21st Sarah Cope;
22nd Trudy Santa-Lucia;
27th Chase Kendall

SEPTEMBER

2nd Mark Rupert;
5th Tracy Crittendon
9th Paul Adkins
12th Brenda Dunlap;
18th Maxine Safford;
19th Todd Tedder;
20th Vincent Genco;
22nd Margaret Myers;
26th David W. Burton, Charles Commons

OCTOBER

8th Austin Bertini;
31st Dave Bryan, Karen Dutchess

NOVEMBER

1st Darlyne Dickerson, Dave Krug;
5th Margie Griffith;
7th Jim Belles;
9th Jim Harden
10th Kevin Kleinschmidt;
11th Russ Safford;
22nd Judy Palzer;
28th Beth Dufour

DECEMBER

3rd Don Malec;
6th Mary Ann Diersing;
7th Dee Spence; Wanda Hardin
12th Garney Cope, Helene Patterson;
15th Carol Tedder;
17th Bill Dunlap, Fred Patterson;
18th Bruce Daugherty;
23rd Lyle Larson;
28th Ernie Brown;
30th Tony Bertini, Chris Oswalt

Newsletter Update & Volunteer Opportunity

This edition of the community newsletter will be the final issue prepared by our current volunteer, who will be stepping down from this role. We sincerely appreciate the time and effort they have contributed to keeping residents informed.

At this time, the Association is seeking a volunteer to take over preparation of the newsletter. This is a great opportunity for anyone who enjoys communication, writing, or helping keep the community connected.

If no volunteer is secured, this will be the final newsletter issued until further notice.

Residents who are interested in volunteering are encouraged to contact management for additional details.



Phase III Extreme Water Shortage Restrictions

New Restrictions Impact Pressure Washing and Fountains

Hillsborough County, Fla. (March 27, 2026) - New water restrictions across the Tampa Bay region will impact Hillsborough County residents with tighter allowable irrigation times after the Southwest Florida Water Management District declared a Modified Phase III Water Shortage on March 24.

Modified Phase III "Extreme" Water Shortage restrictions will take effect across the Southwest Florida Water Management District region from **April 3 to July 1**, as the region experiences severe drought conditions. The order tightens one-day-per-week irrigation limits. **New watering hours are reduced to 12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m. Properties less than 1 acre in size may only use one of these windows.**

Other Restrictions Include

- Prohibition of non-commercial annual aesthetic pressure washing
- Hand watering and micro-irrigation limited to before 8 a.m. or after 6 p.m.
- The use of any fountain or water feature is allowed provided it is properly maintained and also recycles water, exclusively uses reclaimed water, or provides a necessary water quality benefit. Fountain use is limited to four hours a day

Know your watering days (One-day-per-week from April 3 - July 1, 2026)

If your address (house number) **ends** in:

- 0 or 1, water only on Mondays
- 2 or 3, water only on Tuesdays
- 4 or 5, water only on Wednesdays
- 6 or 7, water only on Thursdays
- 8 or 9, water only on Fridays

Common areas with or without street addresses, locations with no address, and locations with mixed addresses (such as office complexes and shopping centers) can only water on Fridays.

The region received below-average rainfall during the 2025 summer rainy season and currently has a 13.7-inch regional rainfall deficit compared to the average 12-month total. In addition, water levels in the District's water resources, such as aquifers, rivers, and lakes, are continuing to decline and many are significantly below normal. Moreover, public water supplies are extremely low for this time of year. Learn more at [HCFL.gov/WaterRestrictions](https://www.hcfl.gov/WaterRestrictions).



ANNOUNCEMENTS—TAKE NOTE:

Florida Tax Holiday - As of August 1, 2025, Florida has replaced their various disaster preparedness sales tax holidays with a **PERMANENT year-round sales tax exemption on many essential hurricane supplies!** This includes batteries, portable generators, smoke/carbon monoxide alarms, fire extinguishers, tarps, portable gas/diesel cans, and life jackets. Don't miss the Florida Disaster Preparedness Sales Tax Holiday when shopping for hurricane and emergency supplies.

This tax free week takes place over 14 days: Saturday, June 7, 2026 through Friday, June 20, 2026. On these dates, you can purchase qualifying items free of Florida state and local sales tax:

Portable generators priced at \$750 or less

- Portable self-powered radios, 2-way radios, or weather band radios priced at \$50 or less
- Tarps or other flexible waterproof sheeting priced at \$50 or less
- Ground anchor systems or tie-down kits priced at \$50 or less
- AA, C, D, 6-Volt, or 9-Volt batteries priced at \$30 or less
- Nonelectric coolers and ice chests priced at \$30 or less
- Gas, LP gas, diesel fuel, or kerosene containers priced at \$25 or less
- Portable self-powered flashlights, candles, lanterns, or other light sources priced at \$20 or less
- Reusable ice priced at \$10 or less

Any sales made within an airport, entertainment complex, theme park, or public lodging establishment do NOT qualify for this tax exemption.





Hurricane Preparedness 2026

Atlantic Hurricane Season 2026

June 1, 2026—November 30, 2026

See Emergency Preparedness information on page 5 & 6 of this publication.

Atlantic Hurricane Names for 2026

♦ Arthur	♦ Hanna	♦ Omar
♦ Bertha	♦ Isaias	♦ Paulette
♦ Christobal	♦ Josephine	♦ Rene
♦ Dolly	♦ Kyle	♦ Sally
♦ Edouard	♦ Leah	♦ Teddy
♦ Fay	♦ Marco	♦ Vicky
♦ Gonzalo	♦ Nana	♦ Wilfred

Hurricane Awareness (Provided by Master Deputy Jeff Merry)

Understanding, Preparing, and Staying Safe

Hurricanes are powerful and destructive natural disasters that can cause significant damage to communities, infrastructure, and the environment. Understanding hurricanes, how they form, their potential impacts, and the importance of preparedness can help reduce the risks they pose to individuals and communities.

The Dangers of Hurricanes

While hurricanes are known for their strong winds, they can cause a variety of dangerous effects:

1. **Strong Winds:** Winds can cause buildings to collapse, trees to fall, and power lines to snap and flying debris.
2. **Flooding:** Heavy rainfall can lead to flash flooding and river flooding, submerging roads, homes, and infrastructure.
3. **Storm Surge:** A storm surge occurs when strong winds push seawater onto the land, causing coastal flooding and damage and often the most deadly aspect.
4. **Tornadoes:** Hurricanes can spawn tornadoes, which can further increase damage and risk.
5. **Power Outages:** Power can be out for up to seven days.

Food Shortage: With the lack of power, stores are closed, refrigerators no longer work, and transportation of food becomes difficult.

Preparing for a Hurricane

Proper preparation can save lives and reduce property damage. The **Southshore Disaster Council** is hosting two Hurricane Preparedness Symposiums. **Saturday, May 30th at 10:30 am** at Calvary Church, 1250 E College Ave, Ruskin, FL 33570. And on **Thursday, June 11th, at 10:30 am** at Sun City Center United Methodist Church, 1971 Haverford Ave, Sun City Center, FL 33573.

Please attend one of these informative presentations, which will include HCFR, HCSO, local utilities, and other catastrophe and disaster preparation and recovery resources. Learn your evaluation zone, how to prepare your home, and how to deal with evacuations or how to shelter in place.

Conclusion

Hurricanes are among the most powerful and destructive natural disasters, but with proper awareness, preparation, and action, the risk they pose can be minimized. **Educate yourself and make a plan!**



Hurricane Preparedness 2026



Hurricane Preparedness Checklist



- Evacuation Plan
- Medications and Medical Supplies
 - Two Week Supply
- Cash
- Flashlight – Batteries
- Phone and Portable Chargers
- Important Documents:
 - Birth Certificates
 - Insurance Cards
 - Social Security Cards
 - Bank/Credit Card Numbers
 - Wills
 - House Inventory Photos
 - Titles (cars, boats, etc.)
 - Vet/Microchip Records for Pets
- Battery-powered Weather Radio
- Phone List:
 - Doctors
 - Insurance
 - Electric, Gas, and Water Companies
 - Family/Friends/Neighbors
 - Landlord or Property Manager
 - Bank or Credit Union
- Keep Your Vehicle filled with Gas
- Emergency Kit:
 - Nonperishable Food and Water (1 gallon per person per day) for 7 days
 - Non-electric Can Opener
 - Cooler
 - First Aid Kit
 - Pet Supplies – Pet Food and Water, Leash and Collar, Bowls, Medications, Carrier/Cage
 - Sleeping Bags and Pillows
 - Tool Box/Rope
 - Plastic Sheeting and duct tape
 - Work Gloves
 - Fire Extinguisher
 - Cleaning Supplies
 - Clothing
 - Whistle
 - Special Needs Items for Infants/ Small Children or Elderly/Disabled
- COVID-19 Supplies
 - Face Masks
 - Disinfectant Wipes
 - Hand Sanitizer



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

Ava Katwaroo (Ventana), **Pet Sitting**, is available for **pet sitting**. Please call Ava to schedule a mid-afternoon dog walk or if you are planning a long day away. Let Ava know, and she can care for your home and pet. She may also be able to care for your pet if you have an upcoming trip away from your home. Please give her a call to arrange scheduling at 727.282.9156.

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

Dee Spence (Villa d'Este), Realtor with **Remax Collective** As a dedicated real estate professional, I'm proud to serve our community with expertise in new home sales, military relocation, and senior real estate services (SRES®). Whether you're buying your first home, relocating for duty, or right-sizing for your next chapter, I'm here to guide you every step of the way. Let's make your next move a smooth and successful one! Call:

910.622.7432, Email: dee@remaxcollective.com or Visit website: <https://dee-spence.remaxcollectivefl.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.

Tim Terpening (La Paloma) Realtor | Real Broker LLC
Cell:813.545.5302

Ivelisse Cruz (The Preserve at La Paloma) Associate, Woof Happens - Offering Dog Training, Dog Boarding and Pet Sitting. Our fur-students learn through a balanced approach to training developed by Top Tier K9, recognized as one of the top dog trainer schools in the world. Our best feature is that we train your pet in a family-home environment, with plenty of distractions and real-life scenarios to enhance their learning. For when you travel, we also offer dog boarding (in our home) or pet sitting (pop-in visits at yours). Check out our 5-Star Google reviews! www.woofhappens.com Tel. 813-851-WOOF (9663)

John Dufour (La Paloma) Swift Fix and Flow: I do handyman work but focus on screen room drains and channel drains installation, cleaning and extension. My number is 813-294-2094.

Professional Home Watch Services for snow birds!
Licensed & Insured Management Company
Copper Door Community Services.
Owner Annette Byrd, 3820 Cardenal
813-576-0606 or via email: info@copperdoorco.com
Visit us on the web: www.copperdoorco.com



HAPPY BIRTHDAY, AMERICA
250 YEARS!