

CYPRESS HOME OWNERS ASSOCIATION (CHOA)

C/O ACCELL PROPERTY MANAGEMENT, 23046 AVENIDA DE LA CARLOTA, STE 700, LAGUNA HILLS, CA 92653
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WWW.CYPRESSHOA.ORG



APRIL 2013

Board Meetings

Clubhouse #2, 7:15pm
Thursday, April 25, and
Thursday, May 23, 2013

Homeowner Open Forum follows the Board meeting. Agenda are posted four days in advance at both clubhouses and on the CHOA website.

Clubhouse Reservations

Maria Delvaux

clubhouse@cypresshoa.org

714-914-7844
between 6-10pm

For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a special event. NO pool parties; NO outdoor BBQs; NO alcohol; NO bounce houses. Clubhouse rental forms can be downloaded from CHOA's website: www.cypresshoa.org

Homeowners are responsible for any and all damage to the clubhouse and restrooms that may occur during their use. The deposit will not be refunded if clubhouse rules are not followed per the clubhouse agreement. If the violations are extreme, the right to use the clubhouse will be denied for six (6) months.

Board of Directors

John Russell, President

john@cypresshoa.org

Tamara Honegan, Vice-President

tamara@cypresshoa.org

Carl Kroll, Secretary

carl@cypresshoa.org

Judith Fischer, Treasurer

judith@cypresshoa.org

Diane Woodman, Director-at-Large

diane@cypresshoa.org

Payment Plans

Any homeowner who is unable to pay assessments is entitled to make a written request to the management company for a payment plan to be considered by the Board of Directors. Homeowners may also request to meet with the Board in executive session to discuss a payment plan. Payment plans may incorporate any assessments that accrue during the payment plan period.

Payment plans shall not prevent CHOA from recording a lien on the homeowner's property in order to secure payment of delinquent assessments. Additional late fees shall not accrue during the payment plan period if the homeowner is in compliance with the terms of the payment plan. In the event of a default on any payment plan, CHOA may resume its efforts to collect the delinquent assessments from the time prior to entering into the payment plan. The Board will consider payment plan requests on a case-by-case basis but is under no obligation to grant payment plan requests.

Delivery Thefts

Thefts of packages dropped off at homeowners' front doors have been recently reported. If you are expecting a delivery from a commercial carrier, such as FedEx or UPS, you might want to confirm delivery with a signature or make arrangements for a neighbor to be on the lookout. Please report any theft to the Cypress Police Department, 714-229-6600.

New Playground

The new playground installation for ages 5-12 in the area behind Pool #2 will be installed beginning April 15, and should take about a week to complete. The play equipment brand is *playsimple from Playworld Systems and is ADA-compliant.

Children Playing in Common Areas

Parents: Please tell your children NOT to play in the planter areas or to climb trees in the common areas. With spring's new growth, blossoms and leaves are especially vulnerable. Flowers and shrubs are paid for and planted by CHOA, and replacing these plant materials costs extra. Tree-climbing is also a liability issue.

Trade Fair

Homeowner Bruce Migdal has offered to coordinate a trade fair this spring. Vendors and contractors whom CHOA residents recommend for such projects as window replacement, security/screen doors, front doors, fences and gates, patio covers, and the like, will be invited to participate. Electricians, plumbers, heating and cooling repairs, and general handymen will also be invited. If you are interested in volunteering and/or have a company or contractor to recommend, please contact Bruce via email at brucenmigal@yahoo.com.

Barking Dog Complaints

Orange County Animal Care, which serves Cypress, has a procedure to follow to report barking dogs. To qualify as a nuisance animal, a dog must be barking nonstop for 30 minutes or more in any 24-hour period, or barking off and on for 60 minutes or more during any 24-hour period. For instructions and complaint forms to download, go to <http://ocpetinfo.com/services/barking> and call 714-796-6442.

Pick Up After Your Dog!

Pet owners: When you are out walking your dog(s), please remember to have a bag with you to collect the waste. A frequent complaint is about dog waste on the grass. Be a responsible pet owner AND a homeowner who respects others. You wouldn't appreciate dog waste on your front lawn, so don't let your pet leave it on the lawns of others. Dog waste bag dispensers, to be placed at either end of the street, will be discussed at the April Board meeting.