



Cypress Home Owners Association

www.cypresshoa.org

August 2008

President's Report

by Judith Fischer

Insurance update. At the June meeting, the Board approved a contract with Farmer's Insurance to provide CHOA's general property and liability insurance. Our new insurance premium decreased by almost \$4,000 and will provide \$8 million more in property coverage.

Property manager. Ramona Acosta is moving into a more supervisory role at Accell. Ramona will work with our new manager, Amber Korody, for a few months to ease the transition.

Playground survey. The consensus of the informal survey is that homeowners believe that the playgrounds are a necessity amenity for CHOA, but that they do not want a special assessment. They want the number of playgrounds reduced and refurbished using our existing reserve funds. The Board will approve playground plan at the July meeting.

Pool party. Our first attempt at fostering community spirit was a modest success and enjoyed by several families and lots of little kids. For photos, go to www.cypresshoa.org. The Board had fun, too, and plans to offer more such events.

Accell Property Management

23046 Avenida de la Carlota, Ste 700
Laguna Hills CA 92356

Maintenance requests/service

Contact Customer Service
949-581-4988
accell@cypresshoa.org

Billing and monthly statements

Contact Accounting
949-581-4988
accounting@cypresshoa.org

Board Meetings
Clubhouse #2, 7:15pm

Thursday, July 24, 2008

Thursday, August 28, 2008

Pool Hours

Monday –Thursday 9am -9pm
Friday – Saturday 9am-10pm
Day before holiday 9am-10pm

Pool Keys

If you didn't exchange your old pool key last summer, you need to contact Accell for a form. Then mail the form back to Accell along with the old key and a check in the amount of \$5 for processing. Replacing lost pool keys costs \$100.

Suspicious Activity?

In case you notice many comings and goings, and strange people in and out at all hours in your courtyard or anywhere in the complex, please call the Cypress Police Department, 229-6600. This may be a sign of drug activity. It is best to call when the situation is observed – there is little the police can do after the fact. The more the police are aware of a problem location, the better they can monitor the area and resolve the situation.

Clubhouse Rental
Contact Dawn Masick
484-7900
dawn@cypresshoa.org

Around the Block

Homeowner Robert Kaplinsky suggested asking other residents to share their experiences with energy-saving and "green" alternatives. Here's his experience with a whole house fan.

A whole house fan is a more cost-effective and environmentally friendly alternative to an air conditioner. This type of fan is designed to push warm inside air out and bring cool outside air in through open windows and doors. The fan is installed into the beams and drywall between the top floor and the attic where hot air gathers.

In the spring and fall, the days are warm and the house heats up, but the outside air tends to be cooler in the evening when a whole house fan can be turned on.

On hot summer days, the air may still be too warm at night, but it is often cooler by early morning when the fan can bring in cooler air in anticipation of another hot day.

Whole house fans range from \$60 to \$500. There is a \$50 rebate available from Southern California Edison (sometimes offered as an instant rebate when purchased from Home Depot). Installation by an electrician who knows these fans generally runs another \$200 to \$300.

You can research different models at www.wholehousefan.com or Google "whole house fans."

The major downside of a whole house fan is the noise. Powerful fans can be loud. I do not mind it much but my wife does. The cats hid in fear at first but no longer notice it.

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