

# Cypress Home Owners Association (CHOA)

[www.cypresshoa.org](http://www.cypresshoa.org)

April 2010

## Board Meetings

Clubhouse #2, 7:15pm  
Thursday, April 22, 2010  
Thursday, May 27, 2010

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

## Clubhouse Reservations

Sabrina Moreau, 714-252-9021  
(10am-7pm)  
[clubhouse@cypresshoa.org](mailto:clubhouse@cypresshoa.org).

## Board of Directors

Betsy-Ann Toffler, President  
714-527-9220  
Jean Redfearn, Vice-President  
714-699-1406  
Judith Fischer, Secretary  
714-761-4503  
Brenan Cheung, Treasurer  
714-851-3158  
Katie Bryson, Dir-At-Large  
714-814-6716

## Management Company

Accell Property Management  
Phone Number: 949-581-4988  
Fax Number: 949-581-9785  
Property Manager: Yamy Criblez, [yamy@accellpm.com](mailto:yamy@accellpm.com)

## Know the Rules!

To be a responsible homeowner, you must be fully knowledgeable about the rules and regulations by which CHOA is governed. These were mailed to you last year, and they can be downloaded anytime from Cypress Home Owners Association's website [www.cypresshoa.org](http://www.cypresshoa.org).

### Here are a few reminders:

#### ❑ NO Bounce Houses.

Recently, a bounce house was rented for a private party. This is NOT permitted (liability issues) under CHOA's Rules & Regulations and is a violation meriting a fine. The party was held on the common area, and this is also a violation. CHOA maintains two clubhouses for homeowner private parties.

#### ❑ NO Charcoal BBQs.

Gas grills are permitted, but **not** charcoal BBQs, due to an open fire hazard with the wood fences.

#### ❑ NO Skateboarding in common areas and alleys.

## Dog Licensing Amnesty

Dog owners will be able to renew expired dog licenses without fines or penalties or obtain new licenses now through May 15. Licenses can be purchased from OC Animal Care, 561 The City Drive South, Orange CA 92868, 714-935-6848,

For more information, go to [www.ocpetinfo.com](http://www.ocpetinfo.com).

## By-Law Amendments

Recently CHOA homeowners received a mailing containing a secret ballot and proposed by-law amendments affecting quorums, future by-law amendments, qualifications and terms for directors. If you did not receive this material, please contact Yamy Criblez, Accell Property Management, 949-581-4988, ext. 275, or email [yamy@accellpm.com](mailto:yamy@accellpm.com).

## Call the Police First

When you see anything suspicious in the neighborhood, please call the Cypress police immediately: 714-229-6600. Then you can report to a Board member or the management company about suspicious activity AFTER you have called the police.

## Landscaping Notes

Bill Jacob's crews from Total Landscape Maintenance, Inc. have trimmed many of the trees throughout the complex as part of a three-year plan. Unfortunately, many of the olive trees have contracted a fungus, but Bill will try to keep the fungus contained. Bill also has cut back many of CHOA's aged shrubs and fortnight lilies; these are already growing back and will look much healthier by summer. The turf has been sprayed to control weeds.

**Committees:  
Volunteers Needed**

Please contact Jean Redfearn at 714-699-1406, or gjredfearn@gmail.com, if you have extra time and/or can offer expertise in any of the following these areas:

- **Finance**
- **Community Relations**  
(including distribution of CHOA newsletters throughout the complex).
- **Landscaping**

**Larwin Avenue Project**

The City of Cypress will be working on slurry sealing many streets and will begin on Larwin Avenue, in April, with concrete work first, repairing sidewalks, curbs, and curbcuts. Slurry sealing of the street and alleys is scheduled for the end of May.

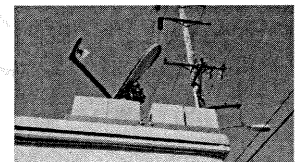
The contractor will be distributing construction notices two weeks prior to construction. All parking restrictions will be posted 48-hours in advance, and door hangers will be distributed to all affected residences and businesses.

Do NOT drive on the slurry seal until it cures (about 4 hours after it is applied). Streets will be opened to traffic once the slurry has had adequate time to cure. If all goes as planned, they will be opened by 5:00 p.m. e a c h d a y .  
[www.ci.cypress.ca.us/publicworks/street\\_rehab.htm](http://www.ci.cypress.ca.us/publicworks/street_rehab.htm).

**Satellite Dish Installation – Do It Right!**

Many homeowners are installing satellite dishes improperly. Homeowners will receive a violation letter and will be billed (and prompt payment expected) for stucco repairs/painting and/or roof repairs resulting from improper installation of satellite dishes.

Architectural approval is required prior to installation of a dish. Architectural forms can be downloaded from [www.cypresshoa.org](http://www.cypresshoa.org) (or call Yamy at 949-581-4988, ext. 275) and should be submitted at least 10 days prior to a Board meeting. See below a picture of a properly installed dish.



**INCOME STATEMENT  
YEAR-TO-DATE**

	<b>February</b>	<b>Budget</b>	<b>Variance</b>
<b>INCOME</b>	<u>139,024</u>	<u>141,500</u>	<u>(2,476)</u>
<b>EXPENSE</b>			
UTILITIES	17,754	23,333	5,579
LANDSCAPE	13,700	18,867	5,167
BUILDINGS & GROUNDS	3,091	8,297	5,206
POOLS	4,274	4,175	(99)
ADMIN.	<u>39,419</u>	<u>41,828</u>	<u>2,409</u>
<b>TOTAL</b>	<u>78,238</u>	<u>96,500</u>	<u>18,262</u>
<b>RESERVES</b>			
NON-CAPITAL	13,600	13,600	0
CAPITAL	<u>31,400</u>	<u>31,400</u>	<u>0</u>
<b>TOTAL</b>	<u>45,000</u>	<u>45,000</u>	<u>0</u>
<b>TOTAL EXPENSES &amp; RESERVES</b>	<u>123,237</u>	<u>141,500</u>	<u>18,262</u>
<b>Net Surplus</b>	<b>15,786</b>	<b>0.4</b>	<b>15,786</b>

**Storm Water Regulations**

Cypress Home Owners Association, as well as the City of Cypress, enforce standards for preventing contaminated runoff from reaching storm drains and the flood control channels that drain directly into the ocean.

Help prevent trash, chemicals, sediment, leaves and other pollutants from entering the storm drains in streets as they travel to lakes, rivers and streams. When washing your patio, don't discharge residue and/or pet feces onto the alleys and streets. This is a public health issue.

Help prevent water pollution!