



# Cypress Home Owners Association NEWS

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

August/September 2009

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## President's Report Don Moreau

**Greetings.** If you've heard the sounds of hammers and seen workers on rooftops, you know that this year's roofing project is finally underway.

The Board will be approving a painting contractor at the August meeting. All of the contractors have emphasized extensive preparation of the wood and stucco as the key to optimum and long-lasting paint coverage. Sample colors will be painted on large swaths of one building (perhaps a clubhouse) so that homeowners can see how the color actually looks.

The Board will be contracting for the annual reserve study that assesses the condition of CHOA's assets for replacement or repair. The reserve study helps determine the budget for the coming year. Upon completion of the study, the Board will begin discussions on the 2010 budget and assessments.

## Accell Property Management

Yamy Criblez, CCAM  
Senior Property Manager  
23046 Avenida de la Carlota, Ste 700  
Laguna Hills CA 92356  
949-581-4988; [yamy@cypresshoa.org](mailto:yamy@cypresshoa.org)

## **Maintenance requests/service**

Contact Customer Service  
949-581-4988, ext. 208  
[bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com)

## **Billing and monthly statements**

Contact Accounting  
949-581-4988  
[accounting@cypresshoa.org](mailto:accounting@cypresshoa.org)

## **Board Meetings** Clubhouse #2, 7:15pm

**Thursday, August 27**  
**Thursday, September 24**

**Homeowners Forum**  
**follows the Board meeting**

**Agenda are posted four days in advance at both clubhouses and on the CHOA website**

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## **Clubhouse Reservations**

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

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**Pool Hours**  
**Sunday -Thursday**  
**9:00am- 9:00pm**

**Friday and Saturday**  
**9:00am - 10:00pm**

**Day before legal holiday**  
**9:00am - 10:00pm**

**No Pool Parties!**

**Infants and Toddlers must wear swim diapers.**

Pool #3 was closed in July for a few days, due to fecal matter in the pool. The cleaning costs our CHOA extra money that is **not** budgeted.

## **Clubhouse Activity** Sabrina Moreau

Our clubhouses are used often, primarily on weekends, for birthdays, baby showers, baptism celebrations, training classes, and church gatherings. The average is five reservations per month.

Reservations require a \$100 deposit (refundable) plus a \$20 fee made payable to CHOA. The rental fee helps offset the cost of clubhouse maintenance.

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## **Vandalism Alert**

Several homeowners have reported car break-ins and car windshields scratched. Please report any suspicious activities **immediately** to Cypress Police, 714-229-6600.

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## **Extra Trash Costs!**

In 2008, CHOA paid about \$1,000 in extra (and unbudgeted) fees because homeowners dumped their old mattresses, bed frames, hot water tanks, car hoods, and other large items, either in the dumpsters or the dumpster area.

This costs CHOA extra, and large items in the dumpsters prevent Consolidated from emptying them - consequently trash overflows.

Homeowners are granted two free pickups per year AND can help defray the extra costs by donating their free pickups. Please contact Betty Carmain at Accell, 949-581-4988, ext. 208, to donate your free pickups.