

# CYPRESS HOME OWNERS ASSOCIATION (CHOA)

C/O ACCELL PROPERTY MANAGEMENT, 23046 AVENIDA DE LA CARLOTA, STE 700, LAGUNA HILLS, CA 92653  
949-581-4988, FAX: 949-581-9785, [DIANNA@ACCELLPM.COM](mailto:DIANNA@ACCELLPM.COM)  
[WWW.CYPRESSHOA.ORG](http://WWW.CYPRESSHOA.ORG)

NOVEMBER/DECEMBER 2015

## Board Meetings

### Clubhouse #2

Thursday, December 3, 7:15pm

Thursday, January 28, 7:15pm

Thursday, February 11, 7:15pm

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](mailto:clubhouse@cypresshoa.org)

714-914-7844 between 6-10pm

Clubhouse rentals are \$20, plus \$100 deposit.

Clubhouse rental forms can be downloaded from CHOA's website:  
[www.cypresshoa.org](http://www.cypresshoa.org)

**No pool parties, alcohol, BBQs, or bounce houses.**

## Board of Directors

John Russell, President

[john@cypresshoa.org](mailto:john@cypresshoa.org)

Tamara Honegan, Vice-President

[tamara@cypresshoa.org](mailto:tamara@cypresshoa.org)

Maria Delvaux, Secretary

[maria@cypresshoa.org](mailto:maria@cypresshoa.org)

Judith Fischer, Treasurer

[judith@cypresshoa.org](mailto:judith@cypresshoa.org)

## Accell Property Management

**24-hour Emergency Service**

**949-361-3290**



## Termite Fumigation

More than fifty (50) homeowners attended the termite fumigation meeting on October 22, 2015. Toby Spencer from Accurate Termite Control explained the effectiveness of tenting over spot treatment, and what tenting involves. Residents (and pets) must vacate the premises for two (2) nights. Homeowner questions included security during the tenting period, the kind of gas used and the effects on humans, home inspection for damage caused by termites, and warranty.

Still to be determined is whether to include the wooden fences in the tenting and how much that might add to the cost.

Termite fumigation/tenting was last done in 1995. Then, homeowners passed a special assessment for \$500.00 with the option of paying in full or in quarterly installments. Fences were included in the tenting.

Watch for a special mailing with more details in early 2016.

## Halloween Decorating Contest Winners

Many thanks to all the homeowners who got into the spirit of Halloween and creatively decorated their units. Winning 1<sup>st</sup> place for an individual unit: 4576. Second place was tied by 4566 and 4588. Third place was won by 4715. Honorable mentions were awarded to 4803, 4804, and 4610. The courtyard 1<sup>st</sup> place winner was again Don Moreau's courtyard, 4656-4670, replete with fog machines, skeletons in hammocks, ghostly bodies in the trees and much more.

Sincere gratitude to Aleta Esteibar, First Team Real Estate, 562-477-9392, [aletaestei@aol.com](mailto:aletaestei@aol.com), who once again donated the flyers and the gift card prizes.

## Annual Meeting, February 11

The Annual Meeting and Election of the Board of Directors is Thursday, February 11, 2016, 7:15pm, Clubhouse #2. Ballots will be mailed in early January 2016. To hold the election, a total of 126 ballots must be returned. Please carefully read and follow the instructions on filling out the ballot, and return the ballot promptly. Thank you.

## Bulky Item Trash Pickups

Homeowners are allowed twelve (12) **FREE** bulky item pickups per year. Contact Valley Vista Services directly, 714-380-5450, or go online to request a bulky item pickup. Type <http://www.valleyvistaservices.com/index.php/residential/communities/24-cypress/21-cypress-request-service>.

Bulky items are to be placed near the dumpster enclosures with a sign designating "Valley Vista Services." Please note that large bulky items needing more than two (2) people to life will **not** be picked up.

## Landscaping Notes

Fall is the season for tree-trimming. Sadly several big trees have died, due to the drought and heat stress, and need to be removed. The battle with the fungus attacking the olive trees continues by removing dead branches, but the fungus seems to be winning as it moves down the street toward Ball Road. The hydretain treatment on the grass on some very sunny areas on the north side of Larwin helped it to remain green but winter rain is sorely needed.

## Accell's Holiday Office Closures

Accell's offices will be closed December 24, 25, 31, and January 1. If you have a property emergency during the holidays, please contact Accell's emergency phone at 949-361-3290.