

Cypress Home Owners Association (CHOA)

August 2011 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, August 25, 2011
Thursday, September 22, 2011

Homeowner Open Forum follows the Board meeting. Agendas are posted four (4) days in advance at both clubhouses and on the CHOA website.

Clubhouse Reservations

Amie Chick, 562-412-1082 (10am-7pm)
clubhouse@cypresshoa.org
For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a birthday party or a baby shower or a church group meeting, and the like. Clubhouse rental forms can be downloaded from CHOA's website: www.cypresshoa.org

Board of Directors

Betsy-Ann Toffler, President
betsyann@cypresshoa.org
John Russell, Vice President
john@cypresshoa.org
Judith Fischer, Treasurer
judith@cypresshoa.org
Don Moreau, Secretary
don@cypresshoa.org

Management Company

Accell Property Management
Jason G. Carter, CCAM
949-581-4988 ext.272
Jason@accellpm.com
23046 Ave. de la Carlota
Suite 700
Laguna Hills, CA 92653

Pool Hours

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

Roof Update

In June, the Board of Directors approved a roofing maintenance plan for buildings in the complex that had had the flat part of the roofs replaced but that still needed the mansards replaced.

The Board had planned to replace only the mansards on these buildings but learned that merely replacing the mansards was not feasible, due to extra work required to install new mansards on an existing roof. The cost was comparable to replacing the entire roof. Taking into account CHOA's reserve budget and current capital expenditures, the Board decided that the maintenance plan was the most cost-effective way to maintain the integrity of the roofs until the painting project is completed, and the roofing project can resume in full.

This plan, implemented by Antis Roofing and Waterproofing, involves repairing the roof membrane and delamination at BUR seams, openings in cant areas, plumbing vents and other flashing penetrations, previous repairing failures, fascia-to-wall openings, antennae / satellite dish penetrations, and replacement of wood shakes to prevent further moisture intrusion.

Although replacement of the shakes is necessary to prevent

further roof leaks, it is clear that the replacement of the shakes and the resulting color / stain difference is not particularly attractive. The Board is working with Antis to see whether the appearance can be improved inexpensively.

Noisy Neighbors

Recently, loud domestic disturbances have caused the Cypress Police Department to be called into our community. Homeowners who are responsible for these disturbances will be issued violation letters and fined accordingly. In cases where children are involved, child protective services will be notified.

Homeowner Open Forum

Homeowner Open Forum follows the end of CHOA's business meeting for 30 minutes. Homeowners are limited to three minutes to make a statement, ask questions or express concerns. They may bring up any topic or comment on any CHOA-related issue. However, the Board may not discuss any item not on the agenda except to: briefly respond to statements made or questions posed by homeowners, or to ask a question for clarification or make a brief announcement. Your cooperation is appreciated.

Emergency Preparedness Tip #3

The single most important supply to have in an emergency is water. Think about what would happen in a serious earthquake that would cause you to use your emergency supplies. Electricity, telephone, and water would probably be cut off. Assuming your home was still livable, you would be able to eat all the food in your cabinets and refrigerator but what would you drink or clean with? You can live about three weeks without food but only about three days without water. With no garages and limited outdoor space, homeowners may think there is no room to store water. However, you can find space in your home (under a bed) or outdoors (the storage sheds) for at least one case of water that would be enough for one person for about four days. And don't forget the water needs of your pets!

The Emergency Preparedness Committee is always looking for new members. For more information, please contact robert@cypresshoa.org.

Barking Dog Complaints

Orange County Animal Care, which serves the City of Cypress, has a specific procedure to follow when reporting barking dogs. You can download a form from the City of Cypress website: www.ci.cypress.ca.us/online_forms/on_line_home.htm. Orange County Animal Care, 714-935-6942.

Topics for Newsletters?

Do you have any newsletter ideas or topics that you feel would benefit your neighbors. If so, please submit them to: jason@accellpm.com or mail to Management. All entries must be received no later than the 1st of every month.

Use Our Website

Check out all the information available on CHOA's website, www.cypresshoa.org: annual certificates of liability insurance, audit reports, and budgets; monthly newsletters and Board meeting minutes; by-laws and rules and regulations; architectural approval forms; clubhouse rental applications . . . and more. You can also submit maintenance requests through the website.

Return Your By-Law Amendment Ballot

Have you returned your secret ballot regarding changes to CHOA's by-laws? These by-law amendments lower the quorum requirements for elections and future by-law amendments, and affect the qualifications for Directors and their terms. The by-law changes will make it easier to reach a quorum and hold an election - you may recall that not enough ballots were received for the 2010 election, despite three attempts. The amendments must be approved by 75% of homeowners. Please return your ballot promptly. If you have lost or misplaced your ballot, contact management.

Financial Report

Judith Fischer, Treasurer

As of June 30, 2011, CHOA's income statement showed a surplus of \$38,550, however the accounts receivable amount is almost \$117,000. This is the amount owed by homeowners who have failed to pay their monthly assessments. Although CHOA has an aggressive collection agency, progress in collecting these unpaid assessments is slow due to the legal process, the economy, and the cutbacks in the county courts. These unpaid assessments have a significant impact on CHOA's capital improvements, such as painting and reroofing, as well as the reserve funds. Unfortunately, the homeowners who pay their assessments on time are subsidizing those who do not.

Please make every effort to pay your monthly assessments to avoid costly legal and accounting fees that may make it more difficult to keep your account in good standing.

Here is a schedule of the actions regarding late assessment payments:

30 days late – reminder letter from management company
60 days late – pre-lien letter (\$85 irreversible charge)
90 days late – lien on property (\$125 irreversible charge)

If you are struggling financially, please contact Jason Carter, Accell Property Management (949-581-4988, ext. 272; jason@accellpm.com). It is possible to work out a payment plan with the Board. Thank you.