

Cypress Home Owners Association (CHOA)

October 2010 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, October 28, 2010
Thursday, December 2, 2010

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

Clubhouse Reservations

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

Needed: Clubhouse Manager Beginning in January 2011.

If you are interested, please contact Yamy Criblez at 949-581-4988, ext 275.

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
Property Manager: Yamy Criblez, 949-581-4988, ext 275
949-581-9785 (fax)
Email: yamy@accellpm.com.

CHOA Website – Use it!

Check out all the information available on the CHOA's website, www.cypresshoa.org.

Painting Resumes

Painting of two more courtyards at the north end of the complex, on each side of Larwin Avenue, will resume and be completed before the end of 2010. This includes units 4775-4803, 4778-4816, and Clubhouse #2. The painting project is expected to be completed in 2011.

Rodent Control

The Board has hired Newport Exterminating to install 75 bait stations throughout the complex to control the recent rat infestation. Newport will monitor the bait stations twice a month. Newport offers a special rate to homeowners who want their interiors treated: \$25 if service is done on Newport's regularly scheduled visits and \$45 when service is done at another time. Please contact Newport to coordinate your interior service, 949-251-0700, and identify yourself as a Cypress Home Owners Association resident.

Car Vandalism

A homeowner recently reported her car windows broken, and materials stolen from the car. Do not keep valuables or irreplaceable items in your car. Please be vigilant and report suspicious activity immediately to the Cypress Police Department, 714-229-6600.

Keep Your Community Clean

Yamy Criblez, our property manager, and a member of the Board, walk the complex twice a month to be sure homeowners are complying with the Association's rules and regulations, and the complex is clean and well kept.

Please pay attention to the following violations:

- Oil stains in carport spaces; no drip pans allowed
- Items stored in carport areas, such as game tables, mattresses, trash bags, BBQs, etc.
- Inoperable vehicles and vehicles with expired license plates
- Parking in visitor spaces or in NO PARKING spaces
- Vines and tree branches on top of carports or against unit roofs.

Thank you for keeping our community looking good!

TRASH, TRASH... again!

Remember to put trash in the appropriate recycling or regular trash containers. Please do NOT leave bags of trash on the ground in the trash enclosure; put all bags INSIDE the trash bin so they will not attract rats and cockroaches. Homeowners must notify Betty Carmain, 949-581-4988, ext. 208, bettycarmain@accellpm.com about large mirrors, pieces of furniture, carpeting and flooring (placed outside the bin) in the trash areas, so that she can make arrangements for pickup. Cartons should be broken down and placed in the recycling containers.

John Sanford, a longtime resident, has been so distressed about the condition of trash enclosures in his alley that he has volunteered to serve as Chair of the new "Refuse Monitoring Committee." Please call him, 714-821-1529, to report problems with the trash enclosures in your alley or to offer help with monitoring the trash in your alley.
Thank you, John!

Needed: New Board Members

New Board members are needed to fill several vacancies. Request for Candidate forms will soon be in the mail. If you have an organized mind, some financial knowledge, spare time, and most important, a commitment and dedication to your neighbors and your community, please apply. New Board members will be elected on Tuesday, January 4, 2011.

Topics for Newsletters?

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

INCOME STATEMENT YEAR-TO-DATE

	<u>August</u>	<u>Budget</u>	<u>Variance</u>
<u>INCOME</u>	<u>565,877</u>	<u>566,000</u>	<u>(123)</u>
<u>EXPENSE</u>			
UTILITIES	92,637	93,333	696
LANDSCAPE	65,009	75,467	10,458
BUILDINGS & GROUNDS	40,431	33,187	(7,244)
POOLS	12,155	16,700	4,545
ADMIN.	<u>152,304</u>	<u>167,313</u>	<u>15,009</u>
TOTAL	362,536	386,000	23,464
<u>RESERVES</u>			
NON-CAPITAL	54,400	54,400	0
CAPITAL	<u>125,600</u>	<u>125,600</u>	<u>0</u>
TOTAL	180,000	180,000	0
<u>TOTAL EXPENSES & RESERVES</u>	<u>542,534</u>	<u>542,534</u>	<u>23,464</u>
<u>NET SURPLUS</u>	23,341	.16	23,341

Return Your By-Law Amendments Ballot and Enter Raffle

You can be eligible to win one of three (3) \$50 gift cards by simply returning your secret ballot with the proposed by-law changes. If you have lost or misplaced your ballot, please contact Yamy Criblez at Accell, 949-581-4988, ext. 275, yamy@accellpm.com. Seventy-five (75) percent of the homeowners are needed for a quorum so that means 188 ballots must be received. Thank you!

Deck the Halls!

Cypress Home Owners Community Services Committee is interested in gathering some tuneful CHOA voices to sing carols throughout the complex this holiday season. Please call Jean Redfearn, 714-699-1406, by November 15, if you would like to participate.

Treasurer's Report Brennan Cheung

As of August 31, 2010, our year-to-date income statement shows a surplus of \$23,341 when compared to the 2010 budget. The Board and Management are working on the 2011 budget that will be discussed and approved at the Board meeting on October 28. The 2011 budget will be mailed at the end of November, along with the latest reserve study. (In 2011, CHOA will undergo an on-site reserve study, as mandated by law every three years.)

Regrettably, delinquent homeowners and uncollected assessments are hindering Cypress Home Owners Association's ability to proceed with major projects and to build up our reserves. This serious situation can result in higher regular assessments and/or special assessments; increase in legal fees; reduced and/or eliminated services that affect maintenance of common grounds; decreased property values; and decreased homeowners' ability to refinance, sell their homes, or obtain bank loans.

Please make every effort to pay your monthly assessment. If you are struggling financially, please contact Yamy at Accell Property Management (949-581-4988, ext. 275; yamy@accellpm.com) or me (brenan@cypresshoa.org) for any issues you may have concerning an economic hardship with your account. The Board wants to work with you to resolve payment before costly legal and accounting fees make it more difficult to keep your account in good standing.