

Cypress Home Owners Association (CHOA)

September 2012 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, September 27, 2012
Thursday, October 25, 2012

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

Maria Delvaux
714-914-7844 (6pm - 10pm)
For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a special event. NO pool parties or outdoor BBQs or alcohol are permitted. Clubhouse rental forms can be downloaded from CHOA's website:
www.cypresshoa.org

Please keep in mind that Homeowners are responsible for any and all damages that may occur to the clubhouse and restrooms during their use. The deposit will not be refunded if clubhouse rules are not followed per the clubhouse agreement. If the violations are extreme, the right to use the clubhouse will be denied for six (6) months.

Board of Directors

John Russell, President
john@cypresshoa.org
Betsy-Ann Toffler,
Vice-President
betsyann@cypresshoa.org
Judith Fischer,
Secretary / Treasurer
judith@cypresshoa.org
Diane Woodman,
Director-At-Large
diane@cypresshoa.org

When to Contact the Police

The non-emergency phone number for the **Cypress Police Department** is 714-229-6600. The time to call them is immediately when you see any of the following:

- Non-residents dumping trash or scavenging through the trash,
- Groups of teenagers partying, smoking and/or drinking in the alleys or common areas,
- Graffiti and vandalism,
- Disturbances of the peace, such as people congregating loudly in the common areas, making excessive noise in the pools and/or playing with pool furniture and lifesaving equipment,
- Vehicles parked in No Parking spaces or Fire Lanes,
- Any suspicious activity.

Please call the Cypress Police Department **first**, then contact the property manager, Yamy Criblez, 949-581-4988, ext. 275, to let her know about the problem and that you have reported it to the authorities. Mrs. Criblez can also be reached via email at yamy@accellpm.com. Thank you in advance for your cooperation in this matter.

Going to the Dogs

Many homeowners have been letting their dogs run loose in courtyards or walking them without a leash. Please remember to leash your pet to prevent injury to your pet and to keep your pet from trespassing or causing injury to others. And remember to clean up after your dog. Thank you!

Fronts of Units

The fronts of our units are considered part of the common areas. No private property is allowed there, including but not limited to barbecues, bicycles, volleyball nets, skateboards and scooters, tents, and toys. Thank you!

No Trash Scavenging No Dumping

Several homeowners have reported different people scavenging through the trash, searching for recyclables and metal. CHOA is considered private property, and these people are trespassing. If you see anyone engaged in this activity, please call **Cypress Police Department, 714-229-6600**.

Please remember to close the lids on the dumpsters after you empty your trash. Let's not encourage critters and crows and flies and cockroaches by leaving the trash exposed, not to mention the garbage odor that is intensified when the lids are up and the garbage bakes in the hot sun. **Blue dumpsters are for regular trash; white dumpsters are for recyclable trash.** Regular trash includes all food or liquid waste, used kitty litter, yard waste, waxed or carbon papers, cereal box liners, wood from fences or furniture, mirrors, old floor tiles, and old bedding or clothing. Most everything else can be recycled, but please **break down cardboard boxes** before putting them in the recycling dumpsters.

Thank you in advance for your cooperation!

Management Company

Accell Property Management
Yamy Criblez, CCAM
949-581-4988 ext.275
yamy@accellpm.com
23046 Ave. de la Carlota
Suite 700,
Laguna Hills, CA 92653

Time to be Prepared

September is National Preparedness Month. Time to stock that emergency supply kit (one for home and one for the car), draw up a family communication plan, stash some cash, and store enough water for everyone in household, including pets. For more tips, go to www.cypresshoa.org, click on Community, and then go to Emergency Preparedness.

Pools

October 1st is the date when the heat will be turned off in the pools. Please be reminded to follow the Association's Pool Rules while at the pool.

By-Law Amendments

Remember those by-law amendments that homeowners were asked to vote on a couple of years ago? Despite the best efforts of the Community Services Committee to collect enough ballots, a quorum was never obtained. On the advice of CHOA's attorney, the ballots were opened during the July meeting to help determine what to do next. The Board can petition the court to approve the amendments, but the cost of legal fees to accomplish this is estimated about \$4,000.00-\$6,000.00. Therefore, Board decided not to pursue this action. Here is the vote count:

To reduce the number of ballots needed for a quorum to elect the Board of Directors - Aye 88, Nay 25;

To set term limits and stagger terms - Aye 98, Nay 15;

To reduce the number of ballots needed for a quorum to pass future by-law amendments - Aye 79, Nay 34.

Earthquake Insurance

During the August Board meeting, CHOA's earthquake insurance policy through Prendiville Insurance Agency was renewed, effective September 1st. Homeowners are able to purchase earthquake insurance thru select insurance agencies under the California Earthquake Authority. Go to www.earthquakeauthority.com for general information about HOA earthquake coverage. For specific questions, contact Maddy Hamner at Prendiville, Maddie@prendivilleagency.com.

After Hours Emergencies

Accell Property Management offices are closed from 5:00pm through 9:00am. If you experience a property-threatening emergency during those hours, please call Accell's answering service, 949-361-3290. Be sure it is an emergency that CHOA is responsible for, such as water overflowing the pools, and not an emergency for which you are responsible as a homeowner. Sending vendors out after hours is costly to CHOA, so if the problem can wait until regular business hours, please report it then.

Additional Visitor Parking

Three (3) visitor parking spaces have been added to Alley 13. Please remember that these spaces are for visitors only.