

# Cypress Home Owners Association (CHOA)

November/December 2012 [www.cypresshoa.org](http://www.cypresshoa.org)

## Board Meetings

**Clubhouse #2, 7:15pm**  
**Thursday, November 29**  
**Please note there will be no Meeting in December.**

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](http://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](mailto:john@cypresshoa.org)

Betsy-Ann Toffler,

Vice-President

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

Judith Fischer,

Secretary / Treasurer

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

Diane Woodman,

Director-At-Large

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

## Annual Meeting and Election

Thursday, January 24, 2013, is the date of CHOA's Annual Meeting and Election of the Board of Directors. Homeowners will be receiving a secret ballot in the mail soon. Please read and follow all the instructions carefully, and return the ballot promptly. One hundred twenty-six (126 ballots) are needed for a quorum to hold the election. If not enough ballots are received in January, a second attempt to reach a quorum will be tried at the February meeting.

## No Bounce Houses

Recently a homeowner rented one of the clubhouses and put a bounce house (jumper) on the common area, in clear violation of CHOA's rules and regulations.

Bounce houses are **NOT** allowed. The bounce house was plugged into the clubhouse's electricity, the cost of which is borne by CHOA, meaning every homeowner shares that cost. The homeowner did not receive his deposit back. Just because bounce houses may have been seen in use on the common area or in front of a homeowner's unit does not mean bounce houses are allowed. If homeowners want to rent a bounce house, they can do so in one of the many city parks in Cypress.

## Clubhouse Rental Violations

Please be aware that when you rent the clubhouse, you are renting **ONLY** the clubhouse. Guests must remain **INSIDE** the clubhouse and **CANNOT** use the pool or the playgrounds. Tenants who want to rent the clubhouse must get their landlord to sign the clubhouse agreement for them. Violations can result in the \$100 deposit being forfeited and future clubhouse use denied.

## 2013 Operating Budget

During the October meeting, the Board approved the 2013 budget. **The monthly assessment will remain at \$285.** You will receive the budget packet within the next thirty (30) days.

## Board Actions

The Board approved reroofing two (2) more buildings by the end of the year, weather permitting. The buildings are 4608-4610 and 4658-4660. Eight (8) buildings still need to be reroofed, and the Board plans to complete the reroofing project by the end of 2014.

In addition, playgrounds will be gradually replaced, beginning in 2013.

Accomplishments in 2012 include the completion of the painting project; reroofing of five (5) more buildings; replacement of carport wheelstops; new trash area signage; new hot water heaters in all three (3) pool areas; and a new heating and air conditioning unit for Clubhouse #1.

## Architectural Applications

Remember to file an architectural application form for new **OR** replacement patio fences and covers, windows, doors, solar panels, and satellite dishes. The applications are considered and either approved or rejected at Board meetings. The forms can be downloaded from [www.cypresshoa.org](http://www.cypresshoa.org) or requested from Yamy Criblez, Accell, 949-581-4988, ext. 275, [yamy@accellpm.com](mailto:yamy@accellpm.com).

When submitting an architectural application, please include pictures. For example if you are seeking approval for window replacement, please submit pictures of the existing windows, as well as proposed windows.

## Holiday Decorations

Holiday lights and decorations can be placed on your unit no sooner than four (4) weeks before a holiday and must be removed no later than four (4) weeks after a holiday. Please do not spray fake snow or any other substance onto the stucco or wood because it damages the paint. Homeowners will be assessed the cost of repairs.

## Dog Waste

Many homeowners are not picking up after their dogs. Please remember to carry a plastic bag for animal waste when you walk your pets. This is a public health hazard, in addition to being unsightly and smelly. Some homeowners have volunteered to monitor dog waste and report irresponsible homeowners to management. Violators will be fined.

## Large Item Pickup

Each homeowner is allowed two (2) free large item pickups per year. To schedule a pickup, contact Betty Carmain, Accell Property Management, 949-581-4988, ext. 208 or via email at [bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com), who will coordinate the special pickup with Consolidated Disposal. Special pickups are usually on Thursday. Homeowners should put a sign on the special pickup item: "For Consolidated Pickup." Otherwise, our landscaper will remove the items at the association's expense.

## Emergency Phone

When homeowners need to contact the management company for help in an emergency during the weekend or after office hours, they should call Accell's phone number 949-581-4988 and follow the instructions. A property manager is on duty at all times and will respond in a timely manner.

## Pest Control

Newport Exterminating in Irvine offers a special rate to homeowners who want their interiors treated: \$25 when the service is done on Newport's regularly scheduled visits to CHOA, and \$45 when service is done at another time. Please contact Newport to coordinate your interior service, 949-261-0700, and identify yourself as a Cypress Home Owners Association resident.

## Treasurer's Report

Judith Fischer, Treasurer

In late November, homeowners will be receiving a large packet of financial information in the mail. This packet contains the 2013 pro forma budget, the reserve study analysis (36% funded), delinquent and collection policies, alternative dispute resolution, insurance disclosures, rules and regulations, and violation and fine policy.

The Board realizes that is this a lot of material to absorb but it important to read the general rules and regulations of our HOA so that you can be a good law-abiding homeowner. The rules and regulations can also be downloaded from CHOA's website: [www.cypresshoa.org](http://www.cypresshoa.org).

Although year-end financial numbers will not be available until mid-January, it is estimated that CHOA will have a small surplus that can be carried over into 2013.

## Sign Up for Website

If you haven't registered for CHOA's website, please do so soon. Having more homeowners sign up will make it easier for CHOA to reach more homeowners with blast emails about such matters as voting, community events, emergency preparedness, and the like. Go to [www.cypresshoa.org](http://www.cypresshoa.org) and follow the instructions for "Sign In."

*Cypress Board of  
Directors and Accell  
Property Management  
wish you safe and joyful  
holidays and a...*



## Management Company

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