

# Cypress Home Owners Association (CHOA)

## February 2012 [www.cypresshoa.org](http://www.cypresshoa.org)

### Board Meetings

**Clubhouse #2, 7:15pm**  
**Thursday, February 23, 2012**  
**Reconvened Annual Meeting & Election of Board of Directors**  
**Thursday, March 29, 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**  
(10am-7pm)  
[clubhouse@cypresshoa.org](mailto:clubhouse@cypresshoa.org)  
For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a special occasion. Clubhouse rental forms can be downloaded from CHOA's website: [www.cypresshoa.org](http://www.cypresshoa.org)

### Board of Directors

**Betsy-Ann Toffler, President**  
[betsyann@cypresshoa.org](mailto:betsyann@cypresshoa.org)  
**John Russell, Vice President**  
[john@cypresshoa.org](mailto:john@cypresshoa.org)  
**Don Moreau, Secretary**  
[don@cypresshoa.org](mailto:don@cypresshoa.org)  
**Judith Fischer, Treasurer**  
[judith@cypresshoa.org](mailto:judith@cypresshoa.org)

### 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 92653

### Annual Meeting & Election

Due to lack of a quorum, the Annual Meeting and election of Board of Directors was not able to be conducted at the January meeting. Therefore, the Annual Meeting will be reconvened at the February 23 meeting. Many thanks to the members of the Community Services Committee who have been walking through our community to remind homeowners to vote. If a quorum is again not reached, the election will be held over until the next meeting on March 29. Please be a responsible homeowner and take part in your homeowners' association by attending the Annual Meeting - extra ballots will be available so you can vote then.

### Emergency Preparedness Committee

Robert Kaplinsky

### Fire Extinguisher Inspection

Many people assume that fire extinguishers are working properly as long as the pressure gauge is pointing in the green area. Unfortunately, this is not the case and the powder inside of the extinguisher may have hardened from lack of maintenance, making the extinguisher useless.

A licensed fire extinguisher technician with a mobile repair shop is coming to CHOA in March to inspect and (if needed) repair extinguishers. Prices start at \$10 an extinguisher. If you are interested in having your extinguisher inspected or advice in purchasing an extinguisher, please e-mail [robert@cypresshoa.org](mailto:robert@cypresshoa.org).

### Disaster First Aid

On Saturday, March 24, a Disaster First Aid class is being offered less than a mile away in Tanglewood North, a neighboring HOA, for \$22. Disaster First Aid teaches the critical essentials that are needed to be done, quickly and simply, in an overwhelming emergency when medical help may not be available in many areas for 24 hours to three days or more. The five-hour class will provide hands-on training and an easy-to-follow handbook on the techniques learned. Please email [robert@cypresshoa.org](mailto:robert@cypresshoa.org) if you are interested.

### 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."

### Committee Needs You!

Do you have some extra time on your hands and want to become an active participant in your community? Please volunteer to join a CHOA committee - these include Community Services, Emergency Preparedness, Finance, Refuse Monitoring, and Violations. Contact Yamy at Accell, [yamy@accellpm.com](mailto:yamy@accellpm.com), 949-581-4988, ext. 275, if you are interested in serving.

## Large Item Pickup

It's a new year so the slate is wiped clean, and each homeowner is allowed two **free** large item pickups for 2012. To schedule a pickup, contact Betty Carmain at Accell, 949-581-4988, ext. 208, [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 haul the items to the dump, at extra cost to CHOA. Thank you for your cooperation.

## 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).

## Lights Out

When you notice a light in the common area or alley that is not working or broken, please take down the letter or number that is on the light pole and the closest unit number. Then report it to Betty Carmain, 949-581-4988, ext. 208, [bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com). She will contact Southern California Edison for the repairs.

## No Parking

The Rules and Regulations state, "Vehicles parked in fire lanes or in marked 'No Parking' areas, vehicles parked within fifteen (15) feet of a fire hydrant, in front of garbage bins, behind parked cars, or in a manner which blocks a resident's ability to enter or exit a carport are subject to tow at the vehicle owner's expense **without prior notice or warning**. In addition to, or as an alternative to towing, the Association reserves the right to impose fines for such violations occurring on common area in accordance with the Association's published fine policy."

## Use Our Website

Check out all the information available on CHOA's website, [www.cypresshoa.org](http://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.

## Financial Report

Judith Fischer, Treasurer

As of December 31, 2011, CHOA showed a healthy surplus of approximately \$50,000. This amount was due to savings on common area repairs, landscaping, insurance, administration, and the fact that the painting project was not completed in 2011. Fortunately these savings helped to offset the deficit in water and trash disposal costs.

## Water Rate Hearings

On Wednesday, February 29, the California Public Utilities Commission (CPUC) will hold two hearings in the City of Stanton on the Golden State Water Company's Application for a Water Rate Increase. The hearings will be held at the Stanton City Hall, 7800 Katella Ave., Stanton CA 90680, at 2:00 p.m. and 6:00 p.m.

The Golden State Water Company has filed Application for a Water Rate Increase for 2013, 2014, 2015 with the CPUC. Golden State Water Company serves approximately 98,000 customers, including customers in the city of Cypress.

If the proposed application is approved by the CPUC, an average residential customer with a 5/8 x 3/4" meter would see a monthly bill increase in 2013 of \$11.59 or 24.54%. The increase in 2014 and 2015 would be determined at a later date and will be primarily based on inflation.

Water rates for CHOA would also increase by about 24%.

For more information, please contact the City of Stanton at (714) 890-4241.