

Cypress Home Owners Association (CHOA)

March 2011 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, March 24, 2011
Thursday, April 28, 2011
Homeowners' Forum follows the Board meeting. Agendas are posted four days in advance at both clubhouses and on the CHOA website.

Clubhouse Reservations

Amie Chick, 562-412-1082
(10am-7pm)
clubhouse@cypresshoa.org.

Board of Directors

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

Management Company

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

Raffle Winners

Congratulations to the winners of the raffle drawing: Rosalie Bandy, Jason Frazee, and Niscior Ryszard. Each won a \$50 gift card, courtesy of Aleta Esteibar, First Team Real Estate.

Power Washing Carports and Striping

Power washing of the carport structures and ground surfaces, as well as the trash enclosures has been delayed, due to issues with the contractors and water supply. Striping and renumbering of the carport spaces is expected to begin in early April. Homeowners will be notified several days in advance.

Finally a Quorum on the Third Try!

Thanks to the efforts of Nancy Foster, Don Moreau, and John Sanford who walked around knocking on doors on the cold meeting night of February 24, the third attempt to reach a quorum for the Board of Directors election succeeded, with 130 ballots accepted (126 needed).

Thanks also to Nancy Foster, Miguel Hinojosa, and John Sanford for serving as the Inspectors of Election. Re-elected were Betsy-Ann Toffler, Judith Fischer, and Jean Redfearn. Newly elected Directors are Don Moreau and John Russell. Congratulations!

However, Jean Redfearn has since resigned, and the current Board of Directors will be appointing a Director to succeed her. Many thanks to Jean for her service on the Board, and for chairing the Paint Committee that morphed into the Community Relations Committee. Jean hopes to serve again next year.

Brenan Cheung, CHOA's Treasurer for the last two years, deserves our heartfelt gratitude for serving our community so faithfully. Brenan diligently monitored CHOA's finances and worked closely with the auditor and the reserve study analyst to insure that they received the correct information about CHOA. Fortunately for CHOA, Brenan has agreed to chair the Finance Committee and work closely with the new Treasurer.

New Board officers will be appointed at the March 24 meeting.

Painting Resumes

The painting project, now in its third phase, has resumed with units 4590-4622. It is expected to be completed this year. Then it is back to the roofs!

Shhhhh!

Streetside and alley noise, car alarms loud car radios, honking to let people know their ride has arrived, loud holiday parties that go on into the wee hours, barking dogs left outside on patios while the owner is away, even large wind chimes... all are common and frequent irritants to other homeowners. Be a considerate and quiet neighbor, and help to reduce the noise pollution in our complex.

Financial Report

As of January 31, 2011, CHOA's income statement showed a surplus of \$4,290. However, it is difficult to make any definitive statement about the 2011 budget based on only one month's income and expenditures.

Delinquent homeowners and unpaid assessments continue to hinder CHOA's ability to proceed with major projects and to build up our reserves. When a homeowner becomes delinquent, the following actions and fees apply:

- ❖ 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 the assessment is still not paid, the homeowner's account will be sent to a collection agency resulting in more legal and collection fees.

If you are struggling financially, please contact Yamy Criblez, Accell Property Management (949-581-4988, ext. 275; yamy@accellpm.com), about any issues you may have concerning an economic hardship with your account.