



# Cypress Home Owners Association

[www.cypresshoa.org](http://www.cypresshoa.org)

Nov/Dec 2008

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## President's Report

Judith Fischer

**Landscaping.** Artistic maintenance is now using mowing machines that collect the grass clippings. Artistic's workers follow a daily schedule for "detail" and move along the street from courtyard to courtyard. They are lacing out many of the old hedges and shrubs to entice new growth and prevent woodiness, but the effects will not be immediately apparent. Unfortunately, more of the olive trees will need to be removed.

The Board approved a proposal at the September meeting for the grass to be scalped, overseeded, and fertilized.

Many thanks to homeowners Holly George and Elizabeth Winger for volunteering on the Landscape Committee.

**DOGS!** New signs have been ordered for the street to remind homeowners to clean up after their pets or face a fine. Please keep your dog leashed, too – don't let it run loose in the courtyard.

## Accell Property Management

Amber Korody, Property Manager  
23046 Avenida de la Carlota, Ste 700  
Laguna Hills CA 92356

## Maintenance requests/service

Contact Customer Service  
949-581-4988  
[accell@cypresshoa.org](mailto:accell@cypresshoa.org)

## Billing and monthly statements

Contact Accounting  
949-581-4988  
[accounting@cypresshoa.org](mailto:accounting@cypresshoa.org)

## Board Meetings Clubhouse #2, 7:15pm

Mon., Oct. 20, 2008

Mon., Nov 24, 2008  
Approval of Revised  
Rules & Regulations

No meeting in December

Tues., Jan. 6, 2009  
Election of Board  
Registration and Balloting  
7:15pm  
Annual Meeting  
8:00pm

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## Candidates Needed

By Betsy-Ann Toffler

As the date for the Presidential election fast approaches and we are besieged with campaign commercials and advertisements about candidates and propositions, I am reminded that the CHOA annual meeting and election on January 6, 2009, is also approaching.

Now is the time for homeowners to consider throwing their hats into the ring to run for the CHOA Board of Directors.

Over and over again at the monthly meetings, we meet homeowners who want to make architectural changes to their units; who have complaints about the landscaping, trash areas, noisy neighbors, and dog control; or who want to find out just what their Board is doing. But after they make their appearance, these residents are not seen again.

To serve as a Director takes time, but it is a worthwhile and rewarding task with extremely positive results. The main requirement is a sense of community, and it doesn't hurt to have communication and organizational skills, critical and logical thinking, sound judgment, and some reasonable business acumen. Of course, caring and concern for neighbors goes along with the job.

The voices of the community must be heard, and the members of the community must be involved.

The primary purpose of the Board is to maintain and improve our property values, and although these are trying times, this can still be done with the cooperation and involvement of all CHOA members.

The Board provides for the management, administration, maintenance, preservation, and architectural control of our community property and individual units. These responsibilities cannot be undertaken without the prudent oversight of an interested, forward thinking, and objective Board.

Directors serve for one-year terms, and each year there are five open positions. Once the Directors are elected, they decide among themselves who will serve as President, Vice-President, Secretary, Treasurer, and Director-At-Large.

Anyone interested in serving as a Director on the Board must place his or her name in nomination by November 15. Candidate information is in the mail, and all you need to do is give the matter serious consideration, fill out a simple form, and return it. Your community needs you!

**August 2008**

**Year-to-date Income Statement**

Modified accrual basis. CHOA will switch to a complete accrual basis in January 2009.

	<b>8 Months</b>	<b>Budget</b>	<b>Variance</b>
<b>Income:</b>			
Assessments	469,515.00	470,000.00	(485.00)
Special Assessment	62,426.00	0.00	62,426.00
Fines	1,239.00	0.00	1,239.00
Late Charges	4,040.00	2,160.00	1,880.00
Collection Fees	4,580.00	0.00	4,580.00
Keys	205.00	333.36	(128.36)
Reserve Interest	4,859.37	8,862.64	(4,003.27)
Misc. Income	0.00	0.00	0.00
<b>Total Income</b>	<b>546,864.37</b>	<b>481,356.00</b>	<b>65,508.37</b>
<b>Expense &amp; Allocation:</b>			
<b>Utilities</b>	<b>80,107.61</b>	<b>83,616.64</b>	<b>3,509.03</b>
<b>Landscape</b>	<b>73,854.13</b>	<b>58,845.28</b>	<b>(15,008.85)</b>
<b>Buildings &amp; Grounds</b>	<b>105,721.02</b>	<b>37,068.00</b>	<b>(68,653.02)</b>
<b>Pool Maint.</b>	<b>16,455.38</b>	<b>8,000.00</b>	<b>( 8,455.38)</b>
<b>Administration</b>	<b>186,140.12</b>	<b>182,451.92</b>	<b>( 3,688.20)</b>
<b>Total Expense</b>	<b>462,278.26</b>	<b>369,981.84</b>	<b>(92,296.42)</b>
<b>Reserve Allocation:</b>			
<b>Fund Allocation</b>	<b>43,787.36</b>	<b>43,787.36</b>	<b>0.00</b>
<b>Reserve Allocation</b>	<b>75,086.72</b>	<b>67,586.72</b>	<b>(7,500.00)</b>
<b>Total Fund &amp; Res. Alloc.</b>	<b>118,874.08</b>	<b>111,374.08</b>	<b>(7,500.00)</b>
<b>Total Expense &amp; Alloc.</b>	<b>581,152.34</b>	<b>481,355.92</b>	<b>(99,796.42)</b>
<b>Net Surplus/(Deficit)</b>	<b>(34,287.97)</b>	<b>0.08</b>	<b>(34,288.05)</b>

**Cash on Hand:**

**Operating Account – \$87,007.33      Reserve Account - \$168,298.34**

**Treasurer's Report by Karen Hesky**

The recommendations from the on-site reserve study by Foresight Financial Services, Inc., are being incorporated into the 2009 budget. As I estimated, our reserve fund balance going into 2009 will be approximately \$203,500, which is 9% of the ideal reserve fund balance of \$2,353,816. As was stated this time last year, our reserve fund percentage is going to get lower before it gets higher. It took a number of years for our association to get to the place it's in now, and it will take a few years to recover. Your Board is working diligently, with the association's best interest at heart.

As I'm sure you've noticed, CHOA has tended to long overdue repair and replacement of several components this year, such as replastering of Pool No. 1 and the wader, upgrading the maintenance on all the pools, reroofing four buildings and Clubhouse #1, and repainting the carports. The Board plans to continue repair/replacement of the roofs and other components in 2009.

Remember that you can request a more detailed income statement from Accell by calling Customer Service, 949-581-4988, or emailing [accell@cypresshoa.org](mailto:accell@cypresshoa.org).

**Trash . . . again!**

Sometimes residents fill the recycle bin with large empty cardboard boxes. Sometimes residents leave the large empty cardboard boxes outside the recycle bin. **Please** break down the boxes and put them into the bins. The trash disposal people won't do it. And **please** remember to bag your trash, especially your shredded documents. It's hard to believe that some residents just throw loose paper shreds into the trash bins. **Please** be a responsible homeowner. **Thank you!**

Remember that there are two free large item pickups per year per homeowner. Contact Accell's Customer Service, 949-581-4988, to schedule the pickup by Consolidated.

**Clubhouse Rental**  
**Contact Dawn Masick**  
**484-7900**  
**[dawn@cypresshoa.org](mailto:dawn@cypresshoa.org)**

Clubhouse rental forms are available from Dawn Masick or by downloading from [www.cypresshoa.org](http://www.cypresshoa.org).

**Board of Directors**

**Judith Fischer, President**  
[judith@cypresshoa.org](mailto:judith@cypresshoa.org), 761-4503

**Don Moreau, Vice-President**  
[don@cypresshoa.org](mailto:don@cypresshoa.org), 252-9021

**Betsy-Ann Toffler, Secretary**  
[betsyann@cypresshoa.org](mailto:betsyann@cypresshoa.org), 527-9220

**Karen Hesky, Treasurer**  
[karen@cypresshoa.org](mailto:karen@cypresshoa.org), 876-5644

**Dawn Masick, Director-At-Large**  
[dawn@cypresshoa.org](mailto:dawn@cypresshoa.org), 484-7900

