



# Cypress Home Owners Association

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

October 2008

## President's Report

by Judith Fischer

**Playgrounds.** During the last meeting, the Board discussed the renovation of two of our four playground areas this year. The Playground Committee was directed to provide firm bids for surface preparation and the installation of new ADA-compliant play equipment.

**Vinyl fencing.** The pool area fencing needs to be so heavily repaired that it makes more economic sense to replace it completely, particularly at Pool #2. The Board is considering replacing the iron pickets with vinyl because vinyl fencing does not rust, does not ever need to be repainted, and carries a lifetime warranty. The cost is comparable to that of iron fencing.

**Bees and coyotes.** Honeybee swarms have been reported in the neighboring homeowner associations, as well as coyotes. If you are experiencing bee problems (or wasps), please notify Accell's Customer Service immediately. The coyotes don't seem to be fazed by their encounters with humans. Please be extra vigilant when your toddlers and/or small animals are outside.

## 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

**Thurs., Sept. 25, 2008**

**Mon., Oct. 20, 2008**

(Please note date change for October meeting.)

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## **Revised Rules & Regulations**

Revisions of the Rules and Regulations (R & Rs) for CHOA, covering architectural modifications (windows, front doors, screen and security doors, patio fences and covers), satellite dishes and antennae, solar panels, pets, pools, clubhouse rentals, and landscaping have been mailed to each homeowner. These were last revised in 2001.

The general responsibilities of homeowners, of CHOA, and of other third parties, such as Southern California Edison, are delineated so it's clear which party is responsible for eave screens, termites, trash pickups, etc.

Also included in the mailing is the revised Violation and Fine Policy, as well as a new architectural application now required to be submitted by homeowners desiring to make changes to their units.

There is a 30-day comment period by homeowners before the Board approves the revisions at the October Board Meeting, and the R & Rs are approved. Once official, they will be posted on CHOA's website. CHOA's attorney David Cane reviewed the revisions to ensure their compliance with local and state laws.

## Around the Block

Meet the Vaughns

Tyeasha and Delandor Vaughn moved into CHOA, their first home purchase, in June 2005. Their first child Myles was born soon after, in September.

Tyeasha says they didn't know anything like CHOA existed until their real estate agent told them about the area. The neighborhood appealed to them, as did the price.

Delandor works for FedEx while Tyeasha runs a nanny service, Rainbow Nannies, from their home. ([www.rainbownannies.com](http://www.rainbownannies.com))

Sunday is an away-all-day affair for the Vaughns, spent at church and then visiting grandparents and other family members.

The Vaughns are content to live in CHOA and particularly thankful for their neighbors, George and Lael, who come by often and serve as an extra set of grandparents to Myles.

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## **Clubhouse Rental** Contact Dawn Masick

484-7900

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

Clubhouse rental forms are available by contacting Dawn Masick or by downloading from the CHOA website. The clubhouses are booked heavily during the holiday season so submit your request early. Thank you!

# Cypress Home Owners Association October 2008

## July 2008

## Year-to-date Income Statement

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

	<b>7 Months</b>	<b>Budget</b>	<b>Variance</b>
<b>Income:</b>			
Assessments	410,765.00	411,250.00	(485.00)
Special Assessment	62,426.00	0.00	62,426.00
Fines	1,239.00	0.00	1,239.00
Late Charges	3,370.00	1,890.00	1,480.00
Collection Fees	4,070.00	0.00	4,070.00
Keys	0.00	291.69	(291.69)
Reserve Interest	4,830.15	7,754.81	(2,924.66)
Misc. Income	0.00	0.00	0.00
<b>Total Income</b>	<b>486,700.15</b>	<b>421,186.50</b>	<b>65,513.65</b>
<b>Expense &amp; Allocation:</b>			
<b>Utilities</b>	<b>72,452.08</b>	<b>73,164.56</b>	<b>712.48</b>
<b>Landscape</b>	<b>66,618.67</b>	<b>51,489.62</b>	<b>(15,129.05)</b>
<b>Buildings &amp; Grounds</b>	<b>104,496.02</b>	<b>32,434.50</b>	<b>(72,061.52)</b>
<b>Pool Maint.</b>	<b>15,347.22</b>	<b>7,000.00</b>	<b>(8,347.22)</b>
<b>Administration</b>	<b>159,835.35</b>	<b>159,645.43</b>	<b>(189.92)</b>
<b>Total Expense</b>	<b>418,749.34</b>	<b>323,734.11</b>	<b>(95,015.23)</b>
<b>Reserve Allocation:</b>			
<b>Fund Allocation</b>	<b>38,313.94</b>	<b>38,313.94</b>	<b>0.00</b>
<b>Reserve Allocation</b>	<b>66,638.38</b>	<b>59,138.38</b>	<b>(7,500.00)</b>
<b>Total Fund &amp; Res. Alloc.</b>	<b>104,952.32</b>	<b>97,452.32</b>	<b>(7,500.00)</b>
<b>Total Expense &amp; Alloc.</b>	<b>523,701.66</b>	<b>421,186.43</b>	<b>(102,515.23)</b>
<b>Net Surplus/(Deficit)</b>	<b>(37,001.51)</b>	<b>0.07</b>	<b>(37,001.58)</b>

### Cash on Hand:

**Operating Account – (\$12,137.04)      Reserve Account - \$294,209.23**

### Treasurer's Report by Karen Hesky

You may be alarmed by the deficit shown in the operating account, but please be assured that the reason is simply because of the timing of the transfer of funds from U.S. Bank to City National Bank. Accell recommended the change in banks in order to avoid a \$68 monthly service charge, newly imposed by U.S. Bank.

The draft reserve study was delayed and will be presented at the September Board meeting. The Board will be using the reserve study recommendations to help formulate the 2009 budget. The complete reserve study will be available online after it has been accepted by the Board. The reserve study summary will be mailed to all homeowners later in the year with the budget and other documents as required by California law.

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).

## AT & T Upgrade

**AT & T California** notified CHOA that it will be working in the Larwin Ave. and Denni St. area to upgrade the communication facilities to meet the demand for new and additional data and voice lines.

**AT & T** will be trenching to place new conduit to an existing power vault on behalf of Southern California Edison, next to 4541 Larwin. Construction is expected to begin within three to six months so there may be some traffic snafus at the Denni St. entrance.

**AT & T** will make every effort to cause as little disruption as possible. They will also replace any site improvements that are disturbed and restore the property to its condition prior to construction.

## Recycling Batteries and Bulbs

The Public Works Department of the City of Cypress is collecting household batteries, fluorescent light bulbs, compact fluorescents, and any item containing mercury for recycling. These items are considered hazardous to the environment and were banned from the waste stream.

Pick up a green recycling bag at the Cypress Civic Center, Community Center, or Senior Center.

## 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), 761-4659

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

