



# Cypress Home Owners Association

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

February 2009

## From the President Don Moreau

I would like to thank everyone who voted in the recent Board election, (whether it was for me or not). The fact that you took the time to exercise your right as a homeowner is what is important.

The large turnout at the annual meeting suggests that you, the homeowner, are very concerned with what is happening with your money as well as what is happening with the Association. I and the rest of the 2009 Board will be doing the best we can to maintain our property values and this great community we all live in. We understand that, with the downward spiral the economy is in, every dollar and penny counts.

I have one request of you: be as informed as possible about what is happening with the Association. This can be accomplished by attending monthly meetings and reading the newsletters and other CHOA information. The Board will continue to function as transparently as possible, but it must operate in partnership with homeowners.

*Continued>*

## Accell Property Management

Silvia Gutierrez, Property Manager  
23046 Avenida de la Carlota, Ste 700  
Laguna Hills CA 92356  
949-581-4988; [silvia@cypresshoa.org](mailto:silvia@cypresshoa.org)

## **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 Meeting Clubhouse #2

Thurs., January 29, 7:15pm

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## 2009 CHOA Officers

Don Moreau, President

714-252-9021

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

Katie Bryson, Vice-President

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Betsy-Ann Toffler, Secretary

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Brenan Cheung, CPA, Treasurer

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Judith Fischer, Director-At-Large

714-761-4503

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## From the President. . .Cont'd

Recently rumors were spread about decisions that were made by the 2008 Board (of which I was Vice-President). When these decisions were discussed and voted upon, it was very disheartening to me to see only one resident who attended the entire meeting each month.

It is at these open meetings that discussions happen and decisions are made, and you, the homeowner, have the opportunity to ask questions and have your voice heard.

I look forward to a productive year as your President, as we continue the reroofing project and start to phase in the long overdue building repainting. I hope to see each of you at our next meeting on January 29'

## Meet CHOA's New Directors

Katie Bryson and Brenan Cheung, CPA, were newly elected to CHOA's Board of Directors on January 6, 2009.

Katie Bryson has lived in CHOA for almost 14 years. She is the single mother of an active four-year-old. Katie has worked in the import-export industry specializing in Department of Defense contracts for about 16 years. Currently she is a self-employed consultant within the industry. Katie reviews companies and advises them on how to make their companies more prosperous. She also handles billing and accounting contracts.

Katie says, "I'm grateful to have the sense of community here that is difficult to find in other neighborhoods. My hope is to work with a team that will nourish our community."

Brenan Cheung moved into the community in 2007 with his wife Marybeth and son Bryce. Their second child, Patrick, was born not too long after. During the last 15 years, Brenan has worked as an accounting manager, a controller of a manufacturing company, and a treasury management accountant. He is a licensed CPA currently working as a Senior Financial Analyst for United Healthcare in Cypress. Brenan is also self-employed, preparing income tax returns during the tax season.

Brenan says, "I would like to leverage my experience in cost control, project management, and financial analysis to help improve our Association's finances."