

Cypress Home Owners Association (CHOA)

July 2012 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, July 26, 2012
Thursday, August 23, 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 (6pm - 10pm)
For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a special event. NO pool parties or outdoor BBQs or alcohol are permitted. Clubhouse rental forms can be downloaded from CHOA's website:
www.cypresshoa.org

Please keep in mind that Homeowners are responsible for any and all damages that may occur to the clubhouse and restrooms during their use. The return of the deposit will also be denied for damaged or missing cleaning supplies, lost keys, or if the clubhouse is not left in good clean condition, or if clubhouse rules are not followed per association's clubhouse agreement.

Board of Directors

John Russell, President
john@cypresshoa.org
Betsy-Ann Toffler,
Vice-President
betsyann@cypresshoa.org
Judith Fischer,
Secretary / Treasurer
judith@cypresshoa.org
Diane Woodman,
Director-At-Large
diane@cypresshoa.org

Emergency Phone

When homeowners need to contact the management company for help in an emergency during the weekend or after office hours (9a.m.-5p.m.), they should call Accell's phone number: 949-581-4988. A property manager is on duty at all times and will respond.

Oil Stains in Carports

Oil stains in the carports are unsightly as well as unclean, and they present the impression that the property is neglected and uncared for, thus lowering property values. That is why management is vigilant about contacting homeowners to clean up their parking spaces and why most of the violations involve oil drips and stains from vehicles.

In addition, please know storing malfunctioning vehicles in carports is not permitted, especially if the vehicle is leaking oil. Recently management has observed drip pans, buckets, and cardboard boxes being placed under vehicles currently leaking oil. While we understand these are difficult economic times and fixing a car may not be a priority, it is the Board's responsibility to ensure the community is kept at the highest maintenance standards.

There are tips online you may find helpful when dealing with oil stain removals. For example, according to www.housecleaningcentral.com/en/cleaning-tips/stain-removal/oil-stain.html, the following steps can be taken when removing small oil stains from concrete:

- 1) Spread kitty litter or sawdust onto oil stain to absorb any excess allowing in to sit for a day to two.
- 2) Pour dry cement on top of the oil stain, again letting it stand for a day or two, followed by sweeping it up.

Another option is to use oven cleaner. After applying it on the oil stain, let it stand for a couple of days. Using a clean, damp cloth, wipe it up. If the stain is extra stubborn, spray it with the oven cleaner, cover it with plastic, and then tape it down overnight before wiping it up.

Please remember to always read and follow the instructions written on each product, as some can be harmful to skin and/or eyes. Please note neither CHOA nor management are responsible for any damages or injuries resulting from the use of any of these products.

Alley Coffee & Donuts Meet-and-Greet

Homeowners are invited to volunteer to host a coffee and donuts get-together to meet their alley neighbors. Invest a couple of hours getting to know your neighbors better. If you are interested in serving as a host, please contact Community Service Chair, Jean Redfearn either via email at gjredfearn@gmail.com or by phone, 714-351-1587.

Management Company

Accell Property Management
Yamy Criblez, CCAM
949-581-4988 ext.275
yamy@accellpm.com
23046 Ave. de la Carlota
Suite 700,
Laguna Hills, CA 92653

Treasurer's Report

Judith Fischer, Secretary / Treasurer

The financial numbers for the first six months of the year will be available later this month and reported in the August newsletter, but the good news is that CHOA has a small surplus. Our property/liability insurance decreased by \$1,700, and state and federal 2011 tax refunds totaling \$2,400 were received. The painting has been completed, as has the re-roofing scheduled for this year. The reserve study will be accepted at the July meeting and then mailed to homeowners.

Board Candidates

The election for Board of Directors is not until January 2013, but it's time to start thinking about running for CHOA's Board of Directors. Currently, there are only four Directors, although the By-laws stipulate five Directors, and some of them would like to retire. If there are not enough Directors to constitute a Board, then a Superior Court judge could order the association into receivership. The receiver would hire a manager and a lawyer to make the decisions that the Board formerly made. The association would have no say in its management. The receiver would be paid a fee awarded by the court, much higher than management company fees, which could result in higher monthly assessments and/or a special assessment. If this were to happen, not only could the monthly assessments be much higher, but also property values would decline considerably. Who would buy a unit in a HOA in receivership, unless at a vastly reduced price? Please don't let this happen. Be ready to support your community. When you receive the candidate interest form in the fall, consider filling it out.

Emergency Preparedness

Robert Kaplinsky, robert@cypresshoa.org

The power outages earlier this month on the East Coast that lasted for days are a good reminder to be prepared with a food supply that cannot spoil. Much of the food we normally eat often needs replacement often or requires significant preparation. Canned food lasts longer but still needs to be prepared and is often not very appetizing. Freeze-dried food, meals-ready-to-eat (MREs), or emergency rations that last many years can be stockpiled but can be expensive. Collect a mixture of these food items and look for options with the longest shelf lives. And remember to face the reality of what your family will actually eat. If picky eaters refuse to eat your food offerings, they will make a difficult situation even more stressful. Remember to store some long-lasting comfort foods.

Pool Hours

SUNDAY – THURSDAY 9:00 a.m. – 9:00 p.m.
FRIDAY – SATURDAY 9:00 a.m. – 10:00 p.m.
DAY BEFORE LEGAL HOLIDAY 9:00 a.m. – 10:00 p.m.

Reminders:

There is **NO** lifeguard on duty.

Pool gate must be closed and locked at all times.

Children under 14 years of age **must** be accompanied by a resident adult (at least 18 years of age) in the pool area.

Please refer to the signs in the pool area for additional pool rules.