



# Cypress Home Owners Association NEWS

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

Nov/Dec 2009

## President's Report

Don Moreau

Greetings. I can't believe 2009 is almost over! Many thanks to my fellow Directors and committee members for their hard work and dedication this year.

Major progress was achieved in beginning the repainting project. Even with only a few buildings completed on the Denni St. end, the new look is a breath of fresh air. The trash enclosures will also be repaired and repainted as the project advances.

The reroofing project is on target, and Antis Roofing and Waterproofing is doing superior work. Homeowners can view a slideshow of progress at the December meeting.

CHOA's new landscaping company is whipping the old hedges and shrubs into shape. The grass remains a major challenge, due in part to the water crisis.

Holiday wishes to everyone!

## Board Meeting

Clubhouse #2, 7:15pm

Thursday, December 3

Homeowners Forum  
follows the Board meeting

Agenda are posted four days in advance at both clubhouses and on the CHOA website

Annual Meeting & Election  
Clubhouse #2, 7:15pm

Tuesday, January 5, 2010

## 2010 Budget

The Board approved the 2010 budget that homeowners will receive in the mail in early December. **Monthly assessments will remain at \$275. No increase!**

Many thanks to CHOA Treasurer Brennan Cheung for his excellent and detailed report and recommendations. His extensive analysis of past budgets and reserve studies helped the Board to make informed decisions. The reroofing and repainting projects will proceed on schedule and an upgrade of the playground surfaces begun.

## Secret Election Ballot

Secret ballots for electing five Directors to the CHOA Board for one-year terms will be mailed to homeowners in early December. Please follow the directions carefully when you fill out your ballot. You may mail it to Accell Property Management or bring it to the annual meeting on January 5.

If your ballot is incorrectly filled out, it will not count. A minimum of 126 ballots **must** be received or the election will not count, and the whole process started over, at extra cost to homeowners.

## Clubhouse Reservations

Contact Sabrina Moreau  
between 10am-7pm  
714-252-9021  
[clubhouse@cypresshoa.org](mailto:clubhouse@cypresshoa.org)

## Holiday Decorations

Homeowners may decorate their homes for the holidays no earlier than four (4) weeks **before** a holiday. Decorations must be removed no later than four (4) weeks **after** the holiday.

Consolidated Disposal will again take away holiday trees. Please place trees inside the recyclable dumpster areas (**not** inside the dumpsters) OR curbside.

## New L@O@K!

This newsletter issue is the last one for 2009. Watch for a new look in the January newsletter.

## Accell Property Management

**Yamy Criblez, CCAM**  
Community Manager  
23046 Avenida de la Carlota, Ste 700  
Laguna Hills CA 92356  
949-581-4988, ext.275  
[yamy@cypresshoa.org](mailto:yamy@cypresshoa.org)

### Maintenance requests/service

Contact Customer Service  
949-581-4988, ext. 208  
[bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com)

### Billing and monthly statements

Contact Accounting  
949-581-4988, ext. 205  
[accounting@cypresshoa.org](mailto:accounting@cypresshoa.org)

**Graphs Prepared by CHOA Treasurer Brennan Cheung**

**Treasurer's Report**  
 Brennan Cheung

As we near the end of fiscal year 2009, I am pleased to report that my projections indicate that CHOA will meet the overall revenue and expense targets, including non-capital and capital reserve allocations. Given the state of the local economy, the Board needed to manage CHOA's financial resources extremely prudently.

I am also pleased to report that operating expenses for 2009 will be at the same level as 2008. This is a welcome and positive development considering that slightly more than \$20,000 of 2009 expenses was due to unpaid 2008 bills.

A review of the most recent reserve study indicates that as the reroofing and repainting projects continue over the next two to three years, CHOA's reserve funding percentage will remain steady at 32%. Completion of these projects by the end of 2012 will dramatically increase the reserve funding to between 60-70% from 2013-16. However this projection is based on numerous assumptions that must become true.

Working together as a community that shares a common interest and a singular goal, we can ensure that our property values are not just preserved but enhanced by our future actions.

**Board of Directors**

Don Moreau, President  
 don@cypresshoa.org, 714-252-9021

Katie Bryson, Vice-President  
 katie@cypresshoa.org, 714-814-6716

Betsy-Ann Toffler, Secretary  
 betsyann@cypresshoa.org, 714-527-9220

Brenan Cheung, Treasurer  
 brenan@cypresshoa.org, 714-851-3158

Judith Fischer, Director-At-Large  
 judith@cypresshoa.org, 714-761-4503

