



Cypress Home Owners Association

NEWS

www.cypresshoa.org

May/June 2009

President's Report

Don Moreau

Greetings. One of the questions from homeowners at the April meeting concerned progress on repainting the complex. Several painting contractors have been provided specifications in order for them to submit comparable bids for the Board to consider at the May meeting.

Several homeowners have volunteered to serve on the painting committee to assist the Board in color selection and scheduling. Please contact me if you would like to serve on the committee.

The roofing project is continuing with a different contractor who offered lower prices and longer warranties. Work will begin in the summer. Five buildings need new flat roofs and mansards, and they will be done in order of priority. The roofing project details are posted on our website.

Trash area fences in some alleys are in serious need of repair and are beyond their useful life as indicated by the reserve study. Katie Bryson, Vice-President, and I are identifying the worst so they can be repaired.

Accell Property Management

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

Maintenance requests/service

Contact Customer Service
949-581-4988; accell@cypresshoa.org

Billing and monthly statements

Contact Accounting
949-581-4988
accounting@cypresshoa.org

Board Meetings Clubhouse #2, 7:15pm

Thursday, May 28

Thursday, June 25

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

Clubhouse Reservations

Sabrina Moreau

714-252-9021

sabbmom@yahoo.com

Pool Hours

Sunday -Thursday

9:00am- 9:00pm

Friday and Saturday

9:00am - 10:00pm

Day before legal holiday

9:00am - 10:00am

Pools will be heated from Memorial Day weekend through September

Important Pool Rules

Infants and toddlers must wear swim diapers.

Children under 14 must be accompanied by an adult.

No pets in pool area.

Number of guests per residence is four (4).

Appealing Assessed Property Valuation

Recently homeowners received a flyer about a company that will appeal your assessed property tax valuation for you, but for a considerable fee. Be aware that this is a scam.

You can file your own appeal online using a simple form – for free. Go to www.ocgov.com/cob/propassessment.asp to download a step-by-step guide and the appropriate form.

Property valuation notices are mailed in July. Appeal applications must be filed between July 2 and no later than September 15.

Trash, Trash, Trash

When President Don Moreau and Vice-President Katie Bryson surveyed the trash areas, they noted the dumping of many large items. Removal of these items costs CHOA a lot of extra money that is not budgeted.

Homeowners can take advantage of two **free** large item pickups per year. Please take the time to coordinate a pickup with Betty Carmain at Accell, 949-581-4988, ext. 208, bettycarmain@accellpm.com. Homeowners who wish to donate their unused free pickups are encouraged to do so to help defray costs - please contact Betty.

Please remind children not to leave litter, such as juice boxes, popsicle sticks and wrappers, and snack bags, around the playground and pool areas.

Thank you for helping to clean up our community!

March 2009Year-to-date Income Statement

Modified accrual basis

	3 Months	Budget	Variance
Income			
Assessments	205,866.00	206,250.00	(384.00)
Fines	0.00	125.01	(125.01)
Late charges	1,740.00	1,193.76	546.24
Keys	0.00	50.01	(50.01)
Collection fees	420.00	1,650.00	(1,230.00)
Reserve interest	16.50	1,525.11	(1,508.61)
Misc. income	675.00	0.00	675.00
Total Income	208,717.50	210,793.89	(2,076.39)
Expense & Allocation			
Utilities:			
Electricity	7,917.32	7,749.99	(167.33)
Gas	41.74	950.01	908.27
Water	10,315.03	11,439.99	1,124.96
Trash/waste disposal	13,334.02	11,750.01	(1,584.01)
Total Utilities	31,608.11	31,890.00	281.89
Maintenance:			
Landscape	40,427.04	25,237.53	(15,189.51)
Buildings & Grounds	16,858.78	16,160.01	(248.77)
Pools	7,877.01	5,750.01	(2,127.00)
Total Maintenance	65,162.83	47,147.55	(17,565.28)
Administration:			
Collection fees	2,900.00	1,400.01	(1,499.99)
Insurance	44,182.95	50,000.01	5,817.06
Licenses/permits	0.00	300.00	300.00
Management serv.	10,371.00	10,371.00	0.00
Management serv. extras	748.75	249.99	(498.76)
Clubhouse management	100.00	150.00	50.00
Printing/postage	843.00	1,312.50	469.50
Federal income tax	0.00	999.99	999.99
State income tax	0.00	125.01	125.01
Website	0.00	137.49	137.49
Tax/audit prep.	0.00	350.01	350.01
Reserve study	0.00	275.01	275.01
Bank charges	0.00	45.00	45.00
Legal/accounting	1,425.00	750.00	(675.00)
Misc.	1,071.00	125.01	(945.99)
Total Administration	61,641.70	66,591.03	4,949.33
Total Expense	158,412.64	146,078.58	(12,334.06)
Reserve Allocation			
Non-Capital Reserves	20,661.09	20,661.09	0.00
Capital Reserves	44,054.25	44,054.25	0.00
Total Fund & Res. Alloc.	64,715.34	64,715.34	0.00
Total Expense & Alloc.	223,127.98	210,793.92	(12,334.06)
Net Surplus/(Deficit)	(14,410.48)	(0.03)	(14,410.45)

Treasurer's Note

Please do not hesitate to contact me with any comments or suggestions, 714-851-3158, brenan@cypresshoa.org.

Treasurer's Report

Brenan Cheung

As of March 31, 2009, our operating expenses indicate a year-to-date deficit of \$14,410. This was primarily due to paying invoices from 2008 for landscaping services, irrigation repairs, tree trimming, plant materials, and grass overseeding. These expenses were not budgeted for in 2009. Therefore, in order to balance the budget, reductions in expenses in other areas will be necessary. The Board will be reviewing the 2009 budget in the coming months.

On the income side, our reserve interest is significantly lower than the amount budgeted, due to lower yields for our CDs.

The Board is awaiting the completion of the audit of our 2008 financials. The audit will be mailed to all homeowners after it is approved by the Board.

Census 2010

Census Bureau canvassers currently are verifying more than 145 million addresses - confirming, adding, and deleting addresses using a GPS-equipped hand-held computer. The GPS device will assign coordinates to ensure an address is also recorded in the right location. Census workers also will update maps by adding new roads. Part-time employment with the Census Bureau is available. For more information, visit www.census.gov.

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