

NOVEMBER/DECEMBER 2016 NEWSLETTER

CYPRESS HOME OWNERS ASSOCIATION (CHOA)

C/O Accell Property Management, Inc.
23046 Avenida De La Carlota, #700, Laguna Hills, CA 92653 Office: 949-581-4988
Community Manager: Dianna Campellone, CMCA dianna@accellpm.com
Customer Service Manager: Beatriz Borja beatriz@accellpm.com
24-hour Emergency Services: 949-361-3290

BOARD MEETING INFORMATION

Clubhouse #2
Thursday, December 1, 2016 7:15 pm*
Thursday, January 26, 2017, 7:15 pm (*subject to change*)
**Meeting date change*



Homeowner Open Forum follows the Board meeting. Agenda are posted four (4) days in advance at both clubhouses and on the CHOA website.

CLUBHOUSE RESERVATIONS

Maria Delvaux clubhouse@cypresshoa.org
714-914-7844 between 6-10 pm. Clubhouse rentals are \$20, plus \$100 deposit.
Clubhouse rental forms can be downloaded from CHOA's website: www.cypresshoa.org
No pool parties, alcohol, BBQ's, or bounce houses.

MEET THE CANDIDATES!

To date, we have had five (5) new people submit their names for election to the Board as well as two (2) incumbents. Many thanks to all who came forward to serve the Community. Nominees running for the Board include:

- Deanna Borodayko – Homeowner for almost forty (40) years
- Irma Martin – New Homeowner to our Community
- Jack Nance – New Homeowner to our Community
- Jean Redfearn – Homeowner for over thirty-five (35) years and incumbent running for re-election
- Raymond Roche – Tenant resident in the Community for many years
- Stephanie Roche – Tenant resident in the Community for many years
- John Russell – Homeowner for over forty (40) years and incumbent running for re-election

After the election, we will have a full 5-person Board for the first time in several years.

You will receive the Candidates' interest statements with your ballot in early January 2017. Please be sure to fill out your ballot correctly and mail it in a timely manner. In order to have quorum, 126 ballots are needed for our Annual Meeting scheduled for February 9, 2017.

In addition to the Board, there are many opportunities to be involved and get to know your neighbors better. If you are interested in serving as a Committee Member, please contact any of the **current** Board Members or you may contact Dianna Campellone at Accell Property Management, Inc., at dianna@accellpm.com.

HALLOWEEN DECORATING CONTEST WINNERS

Many thanks to all of the CHOA residents who decorated their units for Halloween and made creative, spooky, and fun displays for everyone's enjoyment.

Congratulations again to Don Moreau and his courtyard (4656 and 4660 – 4682) for taking 1st prize. Maria Delvaux took 2nd place for her courtyard (behind 4601 and across from 4609 – 4615).

Hard to decide on the individual winners, but congratulations to individual winners: 4535 at the corner of Ball and Denni – 1st prize; 4736 in 2nd place; and 4576 in 3rd place.

Thanks to Aleta Esteibar, First Team Real Estate, for providing the flyers and prizes.

SUSPICIOUS BEHAVIOR & VANDALISM

There have been three (3) recent incidents with vandalism to cars parked on Larwin Avenue. Residents who see any kind of suspicious or criminal activity, including vandalism in progress, should call 911 **immediately**. Do NOT call the management company or wait to call the police the next day. Homeowners are encouraged to follow up with the Management Company by sending an email describing the occurrence to Dianna Campellone at dianna@accellpm.com.

TRASH, TRASH, TRASH!

How many times does it need to be repeated about the trash? Please break down the cardboard boxes that should be placed in the recyclable trash so there is room for other recyclables and the dumpsters do not overflow. Sometimes this causes these dumpsters to be overflowing within days of pickup. The trash company does not pick up trash placed on the ground. Therefore, another vendor must be hired to remove these items at an additional cost to the Association! Residents: please take responsibility for your own discards and show respect for others in your alley. Thank you!

NOT YOUR FRONT YARD

Please remember that the front of your unit is not **YOUR** property. It is common area property belonging to the entire CHOA Community. Too many homeowners and renters have been using the front of their units to store toys, bicycles, brooms and mops, barbeques, chairs, tables, shoes, for example, OR letting newspapers and circulars pile up. If these violations continue, you could be called to a hearing and fined. Your cooperation is appreciated in keeping the front areas neat and clean. Let's work to keep our property values high.

BULKY ITEM PICK UP REMINDER

Homeowners are allowed twelve (12) **FREE** bulky item pickups per year. Contact Valley Vista Services directly, 714-380-5450, or go online to request a bulky item pickup. Type <http://www.valleyvistaservices.com/index.php/residential/communities/24-cypress/21-cypress-request-service>. Bulky items are to be placed near the dumpster enclosures with a sign designating "Valley Vista Services." Please note that large bulky items needing more than two (2) people to lift will **not** be picked up.

ACCELL'S HOLIDAY OFFICE HOURS

Accell's offices will be closed on November 24th and 25th, and also December 26th through December 30th. If you have a property emergency during the holidays, please contact Accell's emergency phone at 949-361-3290.

*Happy Holidays from the Cypress Home Owners
Association Board of Directors!*