

Cypress Home Owners Association (CHOA)

June 2012 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, June 28, 2012
Thursday, July 26, 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

Construction Liens

Recently homeowners in the buildings that were reroofed received preliminary lien notices from a supplier stating that they were financially responsible in the event that the vendor, in this case, Antis Roofing and Waterproofing did not pay them. Please note these are notices any suppliers would need to file in order to preserve their rights to file a mechanic lien in the event they don't get paid. Unfortunately this is an action that can only be taken against homeowners, as lot owners. This is California law, Civil Code § 3097(c).

Please be aware that once we are notified of such action being taken by a supplier, Management will contact the supplier prior to releasing final payment to the vendor(s) in question to make sure we do the best we can to protect all the homeowners.

Break-in Alert

Car, as well as home break-ins, have been reported. Please remember to remove all phones, computers, purses, house keys, and other valuables from your cars.

No Private Parties in Common Areas

Recently a private party was held on the common area of one of the courtyards, and a BBQ grill was also used on the common area.

Please be aware that this is not permitted. Responsible homeowners will be notified and may be subject to a violation fine. Remember that there are two CHOA clubhouses that can be rented and used for private parties. To reserve a clubhouse, contact Maria Delvaux, clubhouse@cypresshoa.org, or call 714-914-7844 between 6-10pm.

Painting Inspection

The Community Service Committee conducted a final inspection of the painting project but found it difficult to fully inspect the rear of the units. Homeowners who want the rear of their units inspected should contact Jean Redfearn, gjredfearn@gmail.com or call 714-351-1587. Homeowners can obtain paint to touch up small areas of the stucco and/or wood on their units by contacting Yamy Criblez, Accell Property Management, 949-581-4988, ext. 275 or yamy@accellpm.com.

Alley Coffee & Donuts

Homeowners are invited to volunteer to host a coffee and donuts hour to meet the neighbors in their alley. Invest a couple of hours getting to know your neighbors better. Food and paper products supplied. Please contact Community Service Chair, Jean Redfearn, gjredfearn@gmail.com or call 714-351-1587.

Clubhouse Rules

Please be aware that the Board is in the process of revising the Clubhouse Rules and Fine Policy. The draft, once finalized by the Board, will be sent to all the homeowners for review and comments. Should you have any questions regarding this matter, please contact Management.

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

Emergency Preparedness

Robert Kaplinsky, robert@cypresshoa.org

On average, Americans spend about a third of their time in bed. It is also one of the places in your home that you are least ready to leave during an emergency. Consider placing a pair of old shoes or sandals near your bed. If you need to leave your home quickly in an emergency, you are going to need them handy. And they will protect your feet if you have walk across broken glass, dishes, or other hazardous surfaces.

You may have an emergency kit for your home, but what about at work or in your car if you have a long commute? Create or buy a ready-made "Go Bag" for your car and/or work. Go bags are small, mobile emergency kits that contain the essential items you need. To purchase one or find out what you need to include in one, just search for "Go Bag" online and many results will come up.

Summer Concerts

FREE concerts are held on the Cypress Civic Center Green, 5275 Orange Ave., beginning at 6:00 p.m. Saturday evenings. Light refreshments available for purchase. The concert lineup:

June 30 - Mike Henebry Orchestra

July 14 - The Rock-Its/Hi-Lites

July 21 - The Answer

August 4 - Abbey Road

August 11 - Elvis Presley Tribute

August 18 - The Silverados

August 25 - Neil Diamond Tribute



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.