

Cypress Home Owners Association (CHOA)

July 2011 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, July 28, 2011
Thursday, August 25, 2011

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

Clubhouse Reservation

Amie Chick, 562-412-1082
(10am-7pm)

clubhouse@cypresshoa.org

For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a birthday party or a baby shower or a church group meeting, and the like. Clubhouse rental forms can be downloaded from CHOA's website: www.cypresshoa.com.

Board of Directors

Betsy-Ann Toffler, President
betsyann@cypresshoa.org

John Russell, Vice-President
john@cypresshoa.org

Don Moreau, Secretary
don@cypresshoa.org

Judith Fischer, Treasurer
judith@cypresshoa.org

Management Company

Jason G. Carter, Prop. Manager
949-581-4988, ext. 272
jason@accellpm.com

Yamy Criblez, Prop. Manager
949-581-4988, ext. 275
yamy@accellpm.com

23046 Avenida de la
Carlota, Ste 700
Laguna Hills CA 92653
949-581-9785 fax

Pool Hours

Sunday – Thursday

9am-9pm

Friday-Saturday

9am-10pm

Day before legal holiday

9am-10pm

Thanks!

The Community Services Committee recently held a successful Ice Cream Social that was well attended by homeowners. Many thanks to Jean Redfearn, Beth Paul, and Megan Kaplinsky, and to Aleta Esteibar for providing the flyers. If you are interested in volunteering, please contact Jean, 714-351-1587.

Homeowner Open Forum

Homeowner Open Forum follows at the end of CHOA's business meeting for 30 minutes. Homeowners are limited to three minutes to make a statement, ask questions or express concerns. They may bring up any topic or comment on any CHOA-related issue. However, the Board may not discuss any item not on the agenda except to: briefly respond to statements made or questions posed by homeowners, or to ask a question for clarification or make a brief announcement. Your cooperation is appreciated.

Emergency Preparedness Tip #2

Do you know what to do if you need to turn off your water or electricity in an emergency? Your electrical panel and circuit breakers are located behind your unit in the carport area. Lift up the metal

panel above the glass meter and flip the switches to the other side. Your water main is located in front of your house by the hose bib. No tool is necessary – simply turn the lever that is pointing up to point sideways, and the water will be cut off. The water currently in your pipes will still be there but no new water will enter your home. CHOA units do not have any gas lines.

Financial Report

Judith Fischer, Treasurer

As of May 31, 2011, CHOA's income statement showed a surplus of \$25,790. The June financials and half-year report will appear in the August newsletter.

Here is a schedule of the actions regarding late assessment payments:
30 days late – reminder letter from management company
60 days late – pre-lien letter (\$85 irreversible charge)
90 days late – lien on property (\$125 irreversible charge)

Please make every effort to pay your monthly assessment. If you are struggling financially, please contact Jason Carter, Accell Property Management (949-581-4988, ext. 272; jason@accellpm.com), for any issues you may have concerning an economic hardship with your account. The Board wants to work with you to resolve payment before costly legal and accounting fees make it more difficult to keep your account in good standing. Thank you.