

# CYPRESS HOME OWNERS ASSOCIATION (CHOA)

C/O ACCCELL PROPERTY MANAGEMENT, 23046 AVENIDA DE LA CARLOTA, STE 700, LAGUNA HILLS, CA 92653  
949-581-4988, FAX: 949-581-9785, [YAMY@ACCELLPM.COM](mailto:YAMY@ACCELLPM.COM)  
[WWW.CYPRESSHOA.ORG](http://WWW.CYPRESSHOA.ORG)



JANUARY 2013

## BOARD MEETINGS

Clubhouse #2, 7:15pm  
Wednesday, January 23, and  
Thursday, February 28.

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

## CLUBHOUSE RESERVATIONS

**Maria Delvaux**

[clubhouse@cypresshoa.org](mailto:clubhouse@cypresshoa.org)

714-914-7844

between 6-10pm

For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a special event. NO pool parties; NO outdoor BBQs; NO alcohol; NO bounce houses. Clubhouse rental forms can be downloaded from CHOA's website:

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

Homeowners are responsible for any and all damage to the clubhouse and restrooms that may occur during their use. The deposit will not be refunded if clubhouse rules are not followed per the clubhouse agreement. If the violations are extreme, the right to use the clubhouse will be denied for six (6) months.

## BOARD OF DIRECTORS

**John Russell**, President

[john@cypresshoa.org](mailto:john@cypresshoa.org)

**Betsy-Ann Toffler**, Vice-President

[betsyann@cypresshoa.org](mailto:betsyann@cypresshoa.org)

**Judith Fischer**, Secretary-Treasurer

[judith@cypresshoa.org](mailto:judith@cypresshoa.org)

**Diane Woodman**, Director-at-Large

[diane@cypresshoa.org](mailto:diane@cypresshoa.org)

## ANNUAL MEETING AND ELECTION

Wednesday, January 23, 2013, is the date of CHOA's annual meeting and election of the Board of Directors. One hundred twenty-six (126 ballots) are needed for a quorum to hold the election. If you have not mailed in your ballot, please bring it to the annual meeting. If not enough ballots are received in January, a second attempt to reach a quorum will be made at the February meeting.

## LANDSCAPING NOTES

It's January so it is that time in the gardening year when rosebushes are cut back severely. The grass is looking much better, thanks to the deep scalping and to the rain. Tree trimming scheduled for late fall was completed. Another round will occur in the spring.

## LARGE ITEM PICK UP 2013

It's a new year so the slate is wiped clean, and each homeowner is allowed two **free** large item pickups for 2013. To schedule a pickup, contact Betty Carmain at Accell, 949-581-4988, ext. 208, or at [bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com), who will coordinate the special pickup with Consolidated Disposal.

Special pickups are usually on Thursday. Homeowners are encouraged to put a sign on the special pickup item: "For Consolidated Pickup." Otherwise, our landscaper will haul the items to the dump, at extra cost to CHOA. Thank you for your cooperation.

## ARCHITECTURAL APPLICATIONS

Remember to file an architectural application form for new **OR** replacement patio fences and covers, windows, doors, solar panels, satellite dishes, etc. The applications are considered and either approved or rejected at Board meetings. The architectural forms can be downloaded from the website, [www.cypresshoa.org](http://www.cypresshoa.org), or requested from Yamy Criblez, Accell, 949-581-4988, ext. 275, [yamy@accellpm.com](mailto:yamy@accellpm.com)

## LIGHTS OUT

When you notice a light in the common area or alley that is not working or broken, please take down the letter or number on the light pole, as well as the closest unit number. Then report it to Betty Carmain, either by phone 949-581-4988, ext. 208, [bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com).

Once the information is received, she will contact Southern California Edison and file a request on the association's behalf.

## CLUBHOUSE RENTAL VIOLATION

Please be aware that when you rent the clubhouse, you are renting **ONLY** the clubhouse. Guests must remain **INSIDE** the clubhouse and **CANNOT** use the pool or the playgrounds. Tenants who want to rent the clubhouse must get their landlord to sign the clubhouse agreement for them. Violations can result in the \$100 deposit being forfeited and future clubhouse use denied. Clubhouse rental forms can be downloaded from the website [www.cypresshoa.org](http://www.cypresshoa.org)