

Cypress Home Owners Association (CHOA)

September 2011 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, September 22, 2011
Thursday, October 27, 2011

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

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, anniversary celebration, baby shower, or other special occasion. Clubhouse rental forms can be downloaded from CHOA's website: www.cypresshoa.org

Board of Directors

Betsy-Ann Toffler, President
betsyann@cypresshoa.org
John Russell, Vice President
john@cypresshoa.org
Judith Fischer, Treasurer
judith@cypresshoa.org
Don Moreau, Secretary
don@cypresshoa.org

Management Company

Accell Property Management
Jason G. Carter, CCAM
949-581-4988 ext.272
jason@accellpm.com
23046 Ave. de la Carlota
Suite 700
Laguna Hills, CA 92653

Large Item Pickup

Each homeowner is allowed two (2) free large item pickups per year. To schedule a pickup, contact Betty Carmain, Accell Property Management, 949-581-4988, ext. 208, bettycarmain@accellpm.com, who will coordinate the special pickup with Consolidated Disposal. Special pickups are usually scheduled on Thursday. Homeowners should put a "Consolidated Pickup" sign on the special item. Otherwise, our landscaper will haul the items to the dump, at extra cost to CHOA. Thank you for your cooperation.

Staining Roof Shakes

At the August meeting, the Board considered a proposal for staining the replacement shakes on the mansards but asked the vendor to provide a sample of how a stained shake would look at the September meeting.

Vandalism Costs!

To clean up the feces smeared in one of the clubhouse restrooms last month, CHOA incurred extra expense that involved an emergency cleanup by the custodial company, plus a plumbing bill to clean out the drain. There are also ongoing bills for graffiti removal. Please contact the Cypress Police Department, 714-229-6600, if you notice anyone acting suspiciously. The police will not reveal who alerted them. Thank you for helping to keep our community safer and to hold down unnecessary expenses.

Eave Screen Repairs

Under the general Rules and Regulations of CHOA, the eave screens are the responsibility of the homeowner. Many are in disrepair with large holes through which birds, rats, insects, and other varmints can enter and take up residence in the attic. Please check your unit's screens. Arenas Painting, 714-527-5800, carenas@ca.rr.com, can be contacted to obtain a reasonable repair cost.

Water Rate Increase Proposed

In July, Golden State Water Company (GSWC) applied to the California Public Utilities Commission (CPUC) to set rates for 2013-2015. The rates will increase about 23% in 2013 and about 3% in 2014 and 2015. If approved, the increases that cover Cypress in Region 3 will severely impact CHOA's budget, as well as homeowners' personal water bills. The CPUC is seeking customer comments and/or protests. Please contact CPUC's Public Advisor's Office, 320 W. 4th St., Suite 500, Los Angeles CA 90013, or email public.advisor.la@cpuc.ca.gov with your opinion. Refer to GSWC's Application No. 11-07-017.

Emergency Preparedness Tip #4

What happens during an emergency when you need money but there is no electricity to run those ATM machines? People have become so used to paying for everything with checks, credit cards, or debit cards that many of us carry little cash. Having a stash of cash is wise but people who do carry cash often have only \$20 bills, the denomination most frequently dispensed by ATM machines. Maybe stores will have change but you might find yourself in a situation in which you pay \$20 for one gallon of water or don't buy it at all. Storing money in small denominations in your emergency kit as well as some change (for pay phones in case your cell phone network is overwhelmed) is prudent. In disasters, cash is king.

The Emergency Preparedness Committee is always looking for new members. For more information, please contact robert@cypresshoa.org.

Register with AlertOC

AlertOC is a mass notification system designed to keep Orange County residents and businesses informed of emergencies and certain community events. By registering with AlertOC, time-sensitive voice messages from the County or City in which you live or work may be sent to your home, cell, or business phone. Text messages may also be sent to cell phones, e-mail accounts and hearing impaired receiving devices. To register, go to <http://bos.ocgov.com/alertoc/alertoc.asp>

By-Law Amendments

Volunteers on the Community Services Committee have been contacting homeowners who have not returned their ballots for the by-law amendments. These amendments lower the quorum requirements for elections and future by-law amendments, and affect the qualifications for Directors and their terms. The by-law changes will make it easier to reach a quorum and hold an election. You may recall that not enough ballots were received for the 2010 election, despite three attempts.

The amendments must be approved by 75% of homeowners. Please return your ballot. If you have lost or misplaced it, contact Jason Carter, 949-581-4988, ext. 272, jason@accellpm.com

Financial Report

Judith Fischer, Treasurer

As of July 31, 2011, CHOA's income statement showed a surplus of \$60,000, but this number does not accurately reflect the true state of our finances. It is due to the bill cycling of the utility companies and other vendors so that in some months, expenses are higher and in some months they are lower.

Fortunately the premium for CHOA's earthquake insurance remained about the same for 2011-2012, and the accounts receivable amount decreased to \$111,000. This is the amount owed by homeowners who have failed, for whatever reason, to pay their monthly assessments.

Although CHOA has an aggressive collection agency, progress in collecting these unpaid assessments is slow due to the legal process, the economy, and the cutbacks in the county courts. These unpaid assessments have

a significant impact on CHOA's improvements. The reality is that the homeowners who pay their assessments on time are subsidizing those who do not.

Please make every effort to pay your monthly assessments to avoid costly legal and accounting fees that may make it more difficult to keep your account in good standing. 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)

If you are struggling financially, please contact Jason G. Carter, Accell Property Management (949-581-4988, ext. 272; jason@accellpm.com). It is possible to work out a payment plan with the Board. Thank you.