

Cypress Home Owners Association (CHOA)

October 2011 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, October 27, 2011
No Meeting In November
Thursday, December 1, 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

Don & Sabrina Moreau
714-252-9021
(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

Board Members Needed

Enclosed with your monthly statement is a candidate interest form that must be submitted by homeowners who want to serve on the Board of Directors. If you have time, energy, good judgment and problem-solving skills, please consider serving on CHOA's Board and submit the form to Accell Property Management, Inc., 23046 Ave. de la Carlota, Laguna Hills CA 92653, or fax to 949-581-9785.

Annual Meeting, 2012

Tuesday, January 3, 2012, is the date of the annual meeting and Board of Directors election. Secret ballots will be mailed in December.

Staining Roof Shakes

The Board voted to proceed with staining the replacement wood shakes on the mansards. Arenas Painting will be working on the project, scheduled to be completed by the end of the year.

Financial Report

Judith Fischer, Treasurer

Finance Committee Chair **Brenan Cheung** and I met with **Rob Petrisin** of Strategic Reserves for the on-site reserve study inspection, due every three years. The reserve study is a tool used in the budgeting process that is also underway. Homeowners will receive the 2012 budget by the end of November.

Emergency Preparedness

When/if a major disaster happens when your family is separated (mom and dad at work, children at school), and

communication goes down, how and where will you reunite? You may assume that you will all meet at home but that may not be an option either because the roads are blocked and impassable or your home is inaccessible. It is critical to have a list of safe meeting places so that everyone in the family knows where to go and what to do. Consider open areas like the greenbelt areas of CHOA or nearby Veteran's Park. But the most important thing is to have a plan.

Community Emergency Response Team (CERT) class begins again on Oct. 28 at the Los Alamitos Military Base. The fee of \$13 per person will be reimbursed to CHOA homeowners who register to attend. For more information, contact **Robert Kaplinsky**, Robert@cypresshoa.org

Large Item Pickup

Each homeowner is allowed two **free** large item pickups per year. To schedule a pickup, contact **Betty Carmain**, Accell Property Management, 949-581-4988, ext. 208 or email at bettycarmain@accellpm.com, who will coordinate the special pickup with Consolidated Disposal. Special pickups are usually on Thursday. Homeowners should 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.