

# Cypress Home Owners Association (CHOA)

## November / December 2011 [www.cypresshoa.org](http://www.cypresshoa.org)

### Board Meetings

Clubhouse #2, 7:15pm  
Thursday, December 1, 2011  
Thursday, January 26, 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

Sabrina Moreau, 714-252-9021 (10am-7pm)  
[clubhouse@cypresshoa.org](mailto: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](http://www.cypresshoa.org)

### Board of Directors

Betsy-Ann Toffler, President  
[betsyann@cypresshoa.org](mailto:betsyann@cypresshoa.org)  
John Russell, Vice President  
[john@cypresshoa.org](mailto:john@cypresshoa.org)  
Judith Fischer, Treasurer  
[judith@cypresshoa.org](mailto:judith@cypresshoa.org)  
Don Moreau, Secretary  
[don@cypresshoa.org](mailto:don@cypresshoa.org)

### Management Company

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

### Annual Meeting 2012

The date of the annual meeting and Board of Directors election previously announced has been rescheduled for Thursday, **January 26, 2012**, also the date of the monthly Board meeting. Secret ballots will be mailed in December. Please return your ballot as soon as possible to meet the quorum requirement (126 ballots needed) to hold the election.

### Assessment Increase

The monthly assessment is being raised \$10 to \$285 per month, effective January 1, 2012. The assessment has remained at \$275 for the last three years, but CHOA has only been catching up with maintenance and repairs, not making improvements. With the painting project nearing completion, there are other major projects that need to be addressed, such as the mansard roofs, the playgrounds, and the irrigation system (particularly if the proposed rate increases requested by Golden State Water Company in 2013 are approved).

### Trash Dumping....Shhhh!

Please be considerate of your neighbors who live very near the trash enclosures. Do you really need to take your trash out at 1 a.m.? Whenever you dispose of your trash, please lower the lid carefully and close the gate quietly. Your neighbors will appreciate your consideration!

### Holiday Decorations

Holiday decorations may be placed on your residence no sooner than four (4) weeks prior to a holiday and must be removed no later than four (4) weeks following the holiday. If you are trying to conserve energy or costs this season, a good way is by limiting the number of lights or putting them on a timer.

### No Parking

The Rules and Regulations state, "Vehicles parked in fire lanes or in marked 'No Parking' areas, vehicles parked within fifteen (15) feet of a fire hydrant, in front of garbage bins, behind parked cars, or in a manner which blocks a resident's ability to enter or exit a carport are subject to tow at the vehicle owner's expense **without prior notice or warning**. In addition to, or as an alternative to towing, the Association reserves the right to impose fines for such violations occurring on common area in accordance with the Association's published fine policy."

### Landscape Notes

Total Landscape Maintenance has completed the annual scalping of the grass. That means the grass will look brown for a while, but that is normal until the new growth appears. Total has also completed the yearly tree trimming schedule.

## Emergency Preparedness Tip #6

What are you going to eat during an emergency? Much of the food you normally eat needs frequent replenishing or requires significant preparation. Canned food lasts longer but still needs to be prepared and is often not as appetizing. You can buy freeze dried food, meals ready to eat (MREs), or emergency rations that last many years but those can be expensive. Try for a mixture of these food items, including options with the longest shelf lives. Make sure you have food that your family will actually eat. If you have picky eaters who refuse to eat your food choices, a difficult situation will become even more difficult, so remember to have comfort foods in your emergency stock, too.

Many thanks to Carl Kroll, Martin Renta, and Sharon Sais for their participation in CHOA's Emergency Preparedness Committee, and to Robert Kaplinsky for spearheading the effort. For more information about emergency preparedness and Community Emergency Response Team (CERT), contact Robert Kaplinsky, [Robert@cypresshoa.org](mailto: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, [bettycarmain@accellpm.com](mailto: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.

## 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>

## Delinquent Account

Although CHOA has an aggressive collection agency, progress in collecting these unpaid assessments is slow due to a variety of issues outside of the CHOA's control. 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](mailto:jason@accellpm.com)). It is possible to work out a payment plan with the Board. Thank you.

## Topics for Newsletters?

Do you have any newsletter ideas or topics that you feel would benefit your neighbors. If so, please submit them to: [jason@accellpm.com](mailto:jason@accellpm.com) or mail to Management. All entries must be received no later than the 1<sup>st</sup> of every month.

## Use Our Website

Check out all the information available on CHOA's website, [www.cypresshoa.org](http://www.cypresshoa.org): annual certificates of liability insurance, audit reports, and budgets; monthly newsletters and Board meeting minutes; by-laws and rules and regulations; architectural approval forms; clubhouse rental applications . . . and more. You can also submit maintenance requests through the website.

## Pest Control

Newport Exterminating in Irvine offers a special rate to homeowners who want their interiors treated: \$25 when the service is done on Newport's regularly scheduled visits to CHOA, and \$45 when service is done at another time. Please contact Newport to coordinate your interior service, 949-261-0700, and identify yourself as a Cypress Home Owners Association resident.

## Happy Holidays!

The Board of Directors of CHOA and Accell Property Management extend best wishes for a joyous holiday season and a good beginning to 2012.