

Cypress Home Owners Association (CHOA)

November-December 2010 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, December 2, 2010
Tuesday, January 4, 2011

Homeowners' Forum follows the Board meeting. Agendas are posted four days in advance at both clubhouses and on the CHOA website.

Clubhouse Reservations

Sabrina Moreau, 714-252-9021
(10am-7pm)
clubhouse@cypresshoa.org.

Needed: Clubhouse Manager Beginning in January 2011.

If you are interested, please contact Yamy Criblez at 949-581-4988, ext 275.

Board of Directors

Betsy-Ann Toffler, President
714-527-9220
Jean Redfearn, Vice-President
714-699-1406
Judith Fischer, Secretary
714-761-4503
Brenan Cheung, Treasurer
714-851-3158
Katie Bryson, Dir-At-Large
714-814-6716

Management Company

Accell Property Management
Property Manager: Yamy Criblez, 949-581-4988, ext 275
949-581-9785 (fax)
Email: yamy@accellpm.com.

Happy Holidays!

No newsletter in December.

Annual Meeting & Board of Directors Election

Clubhouse #2, 8:00pm
Tuesday, January 4, 2011
(Registration begins at 7:15pm)

The secret ballot to elect the Board of Directors will be mailed in early December. Please vote, and mail your ballot back to Accell Property Management or bring it to the Annual Meeting. Do NOT put it in the mail slot at Clubhouse #1.

You Could Win \$50! Return Your By-Law Amendments Ballot

You can be eligible to win one of three (3) \$50 gift cards by simply returning your secret ballot with the proposed by-law changes.

The major by-law change will make it easier to reach a quorum so that an election can occur. Earlier this year, three attempts to reach a quorum did not succeed, and there was no election so the current Directors remained in place.

If you have lost or misplaced your ballot, please contact Yamy Criblez at Accell, 949-581-4988, ext. 275, yamy@accellpm.com. Raffle winners will be picked at the Annual Meeting on January 4, 2011.

Mail Theft

Residents in Tanglewood North, the HOA complex behind the Ralph's shopping center, report thefts of outgoing mail. Please do NOT put any mail outside to be collected by the postal worker. Beware: Tanglewood North residents also experienced strange solicitations for magazine subscriptions by females who tried to enter some homeowner's units.

Recycling, E-Waste, and Collection Event

Bring your used oil and oil filters, electronic waste, fluorescent bulbs and tubes, and batteries to the Cypress Community Center, 5700 Orange Ave., on Saturday, December 4, 2010, from 9am-12pm. Document shredding will also be provided.

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 Exterminating's regularly scheduled visits to Cypress Home Owners Association, and \$45 when service is done at another time. Please contact Newport Exterminating to coordinate your interior service, 949-261-0700, and identify yourself as a Cypress Home Owners Association resident.

Landscaping Notes

Total Landscape Maintenance is scalping the grass very deeply this year in an effort to get rid of the infiltration of "bad" grass. As a consequence, the grass will look brown for a while, but that is normal until the new growth appears. Total has also completed the tree trimming for the year.

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 to limit the number of lights, or ensure that they are on a timer.

Dumpster Replacements Power Washing Carports

Consolidated Disposal will gradually be replacing the dumpsters in the trash areas next year. The Board will consider proposals for power washing the dumpster and carport areas at the December Board meeting.

Reminders

Please be reminded of the following during holiday celebrations:

- ❑ Be considerate of your neighbors in proximity to you.
- ❑ Keep the volume down and do not use speaker systems that can disturb others.
- ❑ Common areas and or facilities cannot be used for personal use.
- ❑ Please don't drink and drive!

Recycling vs. Regular Trash

Remember to put trash in the appropriate recycling or regular trash containers. Please do NOT leave bags of trash on the ground in the trash enclosure; put all bags INSIDE the trash bin so they will not attract rats and cockroaches. Large mirrors, pieces of furniture, carpeting and flooring should be placed outside the bin in the trash areas, and homeowners must notify Betty Carmain, 949-581-4988, ext. 208, bettycarmain@acellpm.com so that she can make arrangements for pickup. Cartons should be broken down and placed in the recycling containers.

Please report trash problems to John Sanford, Refuse Monitoring Committee, 714-821-1529. Thank you!

Treasurer's Report Brenan Cheung

As of September 30th, our year-to-date income statement shows a surplus of \$39,817 when compared to the 2010 budget. The Board approved the 2011 budget, and **the monthly assessment will remain at \$275 – NO INCREASE.** Homeowners will be mailed the 2011 budget, the reserve study, and other important information in November.

Regrettably, delinquent homeowners and uncollected assessments are hindering CHOA's ability to proceed with major projects and to build up our reserves. This also means that homeowners who pay their assessments regularly are carrying the burden of homeowners who cannot or do not pay their assessments.

Unfortunately, our association is just one of many associations coping with this problem, addressed by Kathy Kristof (see Business section of the *Los Angeles Times* on November 7th). Kristof cited the Community Associations Institute that found more than half the nation's 310,000 homeowners associations are struggling with "serious" or "severe" financial woes. It is small consolation that Cypress Home Owners Association is not alone in facing this economic challenge.

Please make every effort to pay your monthly assessment. If you are struggling financially, please contact Yamy at Accell Property Management (949-581-4988, ext. 275; yamy@acellpm.com) or Brenan (Brenan@cypresshoa.org). 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.

Due to personal reasons, I have decided not to run for the Board in 2011. I encourage you to consider running for the Board, because new Board members are needed. (Although the deadline for candidate applications has passed, nominations can be made from the floor on January 4th.) Please feel free to email me or call me for any questions you may have about what it takes to be a Board member. It has been a truly rewarding experience for me, and I look forward to serving again in the future.

INCOME STATEMENT YEAR-TO-DATE

	<u>August</u>	<u>Budget</u>	<u>Variance</u>
<u>INCOME</u>	<u>637,727</u>	<u>636,750</u>	<u>977</u>
<u>EXPENSE</u>			
UTILITIES	97,270	105,000	7,729
LANDSCAPE	72,094	84,900	12,806
BUILDINGS & GROUNDS	41,716	37,335	(4,381)
POOLS	14,658	18,788	4,129
ADMIN.	<u>169,671</u>	<u>188,227</u>	<u>18,556</u>
TOTAL	395,410	434,250	38,840
<u>RESERVES</u>			
NON-CAPITAL	61,200	61,200	0
CAPITAL	<u>141,300</u>	<u>141,300</u>	<u>0</u>
TOTAL	202,500	202,500	0
<u>TOTAL EXPENSES & RESERVES</u>	<u>597,909</u>	<u>636,750</u>	<u>38,840</u>
<u>NET SURPLUS</u>	39,817	.18	39,817