

# Cypress Home Owners Association (CHOA)

## January 2012 [www.cypresshoa.org](http://www.cypresshoa.org)

### Board Meetings

Clubhouse #2, 7:15pm

Thursday, January 26, 2012  
Annual Meeting & Election  
of Board of Directors

Thursday, February 23, 2012

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

**Maria Delvaux**

714-914-7844 (6pm - 10pm)  
[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)

Don Moreau, Secretary  
[don@cypresshoa.org](mailto:don@cypresshoa.org)

Judith Fischer, Treasurer  
[judith@cypresshoa.org](mailto:judith@cypresshoa.org)

### Management Company

Accell Property Management  
Yamy Criblez, CCAM  
949-581-4988 ext.275

[yamy@accellpm.com](mailto:yamy@accellpm.com)  
23046 Ave. de la Carlota  
Suite 700,  
Laguna Hills, CA 92653

### Annual Meeting & Election

Have you mailed back your secret ballot for the election of CHOA's Board of Directors? If not, please bring it to the Annual Meeting on Thursday, January 26<sup>th</sup>, at 7:15pm. To reach a quorum, 126 ballots must be received. If a quorum is not reached, the election will be held over until the next meeting on February 23<sup>rd</sup>, and ballots will be mailed again at considerable expense. Please be a responsible homeowner and take part in your homeowners association by voting and attending the annual meeting.

### Late Charge Waived

Due to circumstances beyond the control of CHOA and Accell Property Management, the monthly statements for January 2012 were mailed late and not received until January 6<sup>th</sup>. As an apology for the confusion and concern this caused, no homeowner will be charged a late fee in January.

Homeowners have the option of paying their monthly assessments through an electronic fund transfer from their bank accounts, thus avoiding worries about mail delivery. To arrange this, go to Accell's website and download the form: <http://www.accellpm.com/page/make-a-payment>

### Save the Date

CHOA's Community Service Committee invites homeowners to "Hearts and Flowers," Saturday, February 11<sup>th</sup>, noon-3pm, Clubhouse #2. Watch for a flyer with more details.

### Financial Report

Year-end 2011 financial information was not available by the newsletter deadline but will be available in the February newsletter.

### 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 that is on the light pole and the closest unit number. Then report it to Betty Carmain, 949-581-4988, ext. 208, [bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com). She will contact Southern California Edison for the repairs.

### Emergency Preparedness

During an emergency, what will homeowners who are unable to take care of themselves do? The CHOA Emergency Preparedness Committee has prepared a survey to aid them in helping these homeowners during an emergency. Go to <http://tinyurl.com/cypresshoa> to complete the survey.

If you do not use email, you can contact Yamy Criblez at Accell, 949-581-4988, ext. 275, [yamy@accellpm.com](mailto:yamy@accellpm.com) to request a paper copy or better yet, come to a Board meeting and pick up one there. (Surveys can be returned in the mail slot at Clubhouse #1.)

A useful tip for people who need help during an emergency is to have important information such as emergency contacts, medical information, and language spoken stored in a wallet, neck pouch, or elsewhere on one's person.

### Hail and Farewell

Yamy Criblez has returned from maternity leave as CHOA's property manager. She can be reached at Accell, 949-581-4988, ext. 275, [yamy@accellpm.com](mailto:yamy@accellpm.com).

Many thanks to Jason Carter for his service to CHOA in her absence.