

# Cypress Home Owners Association (CHOA)

May 2010 [www.cypresshoa.org](http://www.cypresshoa.org)

## Board Meetings

Clubhouse #2, 7:15pm  
Thursday, May 27, 2010  
Thursday, June 24, 2010

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](mailto:clubhouse@cypresshoa.org).

## 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  
Phone Number: 949-581-4988  
Fax Number: 949-581-9785  
Property Manager:  
Yamy Criblez,  
[yamy@accellpm.com](mailto:yamy@accellpm.com)

## Pools Heated

CHOA's pools will be heated for the pool season beginning on Memorial Day Holiday Weekend. Please follow the pool rules to ensure everyone's safety and enjoyment. NO lifeguard on duty.

### Pool Rules:

- Pool gate must be closed and locked at all times.
- Pool safety equipment is for emergency use **ONLY**.
- Infants and toddlers must wear swim diapers.
- Children under 14 years of age must be accompanied by a resident adult (at least 18 years of age) in the pool area.
- **NO** alcoholic beverages.
- **NO** foods allowed in pool area. Beverages in non-breakable containers are allowed.
- **NO** bicycles, skateboards, roller blades, scooters, or other wheeled devices, boogie boards, surfboards, rafts, scuba gear, frisbees, or balls (other than inflatable beach balls) area allowed.
- **NO** pushing, running, shoving, roughhousing, abusive/foul language, or excessive splashing is allowed in pool area.
- **NO** diving is allowed. Jumping is allowed under supervision of an adult.
- **NO** pets or animals.
- **NO** loud music.

## Pool Hours

Sunday – Thursday  
9am-9pm

Friday-Saturday  
9am – 10 pm

Day before legal holiday  
9am-10pm

## Call the Police First

When you see anything suspicious in the neighborhood, please call the Cypress police immediately: 714-229-6600. Then you can report to a Board member or the management company about suspicious activity **AFTER** you have called the police.

## Car Repairs in Carports

Recently a fire caused by a homeowner working on a car in the carport resulted in fire damage to the carport roof. Please remember that major repairs of vehicles are not allowed in carports. Use common sense! Homeowners causing damage to CHOA property are responsible for the repair expense.

## Committees: Volunteers Needed

Please contact Jean Redfearn at 714-699-1406, or gjredfearn@gmail.com, if you have extra time and/or can offer expertise in any of the following these areas:

- **Finance**
- **Community Relations**  
(including distribution of CHOA newsletters throughout the complex).
- **Landscaping**

## What HOA Living Means

When considering the purchase of a home in a homeowners' association (HOA), potential buyers must realize that they are not buying a single-family dwelling. Instead they are purchasing a unit in a community where they own the interiors of the unit and the lot itself, however, the Homeowners Association is responsible for the maintenance of the exterior of the buildings. The Common Areas, such as the swimming pools, playgrounds, clubhouses, common lawn areas (often referred to as the greenbelt), walkways, trash areas, and parking alleys are owned by the Association. These are typically managed by a property management company, and the maintenance and repair/replacement are funded by the monthly assessment.

The governing documents of a HOA include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) which defines the responsibilities of the association and those of the homeowner; the By-Laws that guide how the Board of Directors runs the association; and the general rules and regulations that affect the everyday lives of homeowners. The rules and regulations place limits on the type of exterior changes or improvements homeowners can make on the property, primarily for the purposes of keeping the community at a uniform level of quality and maintaining the community's property values. Homeowners cannot do as they please without approval from the HOA when it comes to making architectural changes to the exteriors of the buildings including patio covers and fences, windows, front doors, satellite dishes, and solar panels. By following the rules and regulations, homeowners can enjoy a harmonious environment in which all can live and prosper.

### INCOME STATEMENT YEAR-TO-DATE

|                              | March     | Budget  | Variance  |
|------------------------------|-----------|---------|-----------|
| <b><u>INCOME</u></b>         | 208,536   | 212,250 | (3,714)   |
| <b><u>EXPENSE</u></b>        |           |         |           |
| UTILITIES                    | 29,923    | 35,000  | 5,077     |
| LANDSCAPE                    | 21,000    | 28,300  | 7,300     |
| BUILDINGS                    |           |         |           |
| & GROUNDS                    | 6,388     | 12,445  | 6,057     |
| POOLS                        | 6,512     | 6,262   | (249)     |
| ADMIN.                       | 56,732    | 62,742  | 6,011     |
| <b>TOTAL</b>                 | 120,555   | 144,750 | 24,195    |
| <b><u>RESERVES</u></b>       |           |         |           |
| NON-CAPITAL                  | 20,400    | 20,400  | 0         |
| CAPITAL                      | 47,098    | 47,098  | 0         |
| <b>TOTAL</b>                 | 67,500    | 67,500  | 0         |
| <b><u>TOTAL</u></b>          |           |         |           |
| <b><u>EXPENSES</u></b>       |           |         |           |
| <b><u>&amp; RESERVES</u></b> | 188,055   | 212,250 | 24,195    |
| <b><u>NET SURPLUS</u></b>    | 20,481.02 | 0.06    | 20,480.96 |

### Reminder: Return Secret Ballot

Please return your secret ballot with your vote on the proposed by-law amendments affecting quorums, future by-law amendments, qualifications and terms for directors of CHOA Board. If you did not receive the material, please contact Yamy Criblez, Accell Property Management 949-581-4988, ext 275 or email at [yamy@accellpm.com](mailto:yamy@accellpm.com).

These by-law amendments must be approved by 75% of homeowners so please return your secret ballot as soon as possible.