

## Save Water and Energy

Even the simplest household changes can conserve water and power. For homeowners who prefer to keep outside lights on all night, consider replacing bulb or floodlights with compact fluorescents or install motion detector lights.

### Balcony Work

More balusters will soon be added to the balconies in the complex to comply with the building code and satisfy our insurance carrier. CHOA pays this cost - \$8,400 - not homeowners.

Keep your A/C thermostat set at 78°. Take fast showers and brush your teeth without turning on the faucet. Run only full loads in dishwashers and washing machines. Set your water heater to 120°. Buy Energy Star® appliances. Water plants early in the morning or at dusk. Take your car to a carwash that recycles water and controls runoff to the ocean.

Many rebates are available from Southern California Edison: [www.sce.com](http://www.sce.com).

## Walkways

Throughout the complex, there are places where the concrete is raised just enough to trip someone and cause harm. These spots are gradually being ground down and filled in.

The roots of the large trees by Clubhouse #1 are raising the concrete. These will be cut and a root barrier installed, then the concrete will be repoured.

Please report any unsafe spots to Tracie at L'Abri, 826-9972 or [labrimgt@hotmail.com](mailto:labrimgt@hotmail.com).

## Treasurer's Report Karen Hesky

One of my first priorities when I became Treasurer in May was to reforecast the budget for the second half of 2007 because I could see how over budget we were in many areas. The most serious was the reserve account, drastically reduced by the reroofing schedule.

According to the recommendations of the reserve study last year, CHOA should be transferring \$12,000 each month to the reserve account. The re-forecast shows this cannot be accomplished.

The Board will be considering ways in which to rebuild the reserve funds in 2008. It may mean that completion of the reroofing may need to be postponed, as well as repainting. It may also mean an increase in the monthly assessments.

Some homeowners are delinquent in their monthly assessments which also impacts our budget. As a result, the Board voted to impose delinquent fees of \$15 each month.

For copies of the budget re-forecast, please contact me: 761-4659 or [kshesky@aol.com](mailto:kshesky@aol.com).

Cash on hand as of July 31<sup>st</sup> was \$220,778.



## July 2007 Income Statement Year-to-Date

	6 Months	Budget	Variance
<b>Income:</b>			
Association Dues	354,811	367,500	( 12,689)
Special Assessments	3,995	37,919	( 33,924)
Service Charges	20	0	20
Late Charges	2,113	1,400	713
Interest	9,855	2,800	7,055
Pool Keys	<u>550</u>	<u>0</u>	<u>550</u>
Total Income Collected	371,344	409,619	( 38,275)
<b>Expenses:</b>			
Cleaning	2,191	1,925	( 266)
Clubhouse Cleaning	1,185	1,400	215
Gardening & Landscape	52,656	61,040	8,384
Insurance	112,409	120,008	7,599
Legal & Accounting	3,302	2,450	( 852)
Licenses & Permits	1,475	875	( 600)
Management Fees	19,200	19,600	400
Pest Control	410	1,400	990
Pool Maintenance	7,089	7,000	89
Postage	353	210	( 143)
Prof. Services	180	0	( 180)
Supplies	289	140	( 149)
Taxes – IRS	2,800	0	( 2,800)
Taxes – Franchise	1,410	0	( 1,410)
Telephone	170	161	( 9)
Repairs	38,398	29,400	( 8,998)
Repairs–Painting & Décor	1,442	0	( 1,442)
Electricity	16,891	14,000	( 2,891)
Gas	1,454	2,450	996
Disposal	28,680	28,000	( 680)
Water	23,848	21,700	( 2,148)
Miscellaneous Expense	<u>400</u>	<u>700</u>	<u>300</u>
Total Operating Expense	<u>316,231</u>	<u>312,459</u>	<u>( 3,772)</u>
Net Operating Income	55,113	97,160	( 42,047)

## CHOA Committees & People

**Become involved in CHOA. To volunteer, contact these people:**

### Architectural

Lee Robertson,  
[wwolfgang@ca.rr.com](mailto:wwolfgang@ca.rr.com)

### Finance

Karen Hesky,  
[kshesky@aol.com](mailto:kshesky@aol.com)

### Environmental

Judith Fischer, [fischer.judith@sbcglobal.net](mailto:fischer.judith@sbcglobal.net)

### Community Spirit

Chair needed!

### Rules & Regulations

Betsy-Ann Toffler,  
[btoffler@aol.com](mailto:btoffler@aol.com)

### Graffiti Removal

Irene Terrebrood, 826-4110,  
or Holly George, 236-9560.

### Pools

Gerry Carstensen and Becky Fisher check water levels, safety ropes, lights and temperatures.

### Clubhouse Manager

Dawn Masick, 484-7900

### Coming soon . . .

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

## Coyote Sightings

Coyotes have been seen here, in neighboring HOAs, and near the golf course at Denni and Cerritos. Some people have lost pets, particularly small cats and dogs. Do not allow your pets outside alone, nor small children, even in a fenced-in yard. Do not leave pet food outside.

Coyotes do not normally pose a danger to humans, but they can display defensive behavior if cornered or threatened.

The City of Cypress contracts with the Orange County Animal Care Services. Contact them at 714-935-6848.