

# Cypress Home Owners Association (CHOA)

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

### Board Meetings

Clubhouse #2, 7:15pm  
**Thursday, June 23, 2011**  
**Thursday, July 28, 2011**

Homeowners' Forum follows the Board meeting. Agendas are posted four (4) days in advance at both clubhouses and on the CHOA website.

### Clubhouse Reservations

Amie Chick, 562-412-1082 (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 or a baby shower or a church group meeting, and the like. Clubhouse rental forms can be downloaded from CHOA's website: [www.cypresshoa.com](http://www.cypresshoa.com)

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

### Meet Jason Carter

Jason Carter will be Accell's property manager for CHOA through January 2012 while Yamy Criblez is on maternity leave. He has started attending Board meetings and performing the landscaping and violation walks in order to get to know the community.

Jason is a Certified Community Association Manager (CCAM) who has been in property management for more than 11 years. Originally from Maine, he decided to stay in the Southern California area after an honorable discharge from the United States Marine Corps in 1996. Jason has directly managed master planned communities since 2006 and successfully coordinated a \$9 million reconstruction project for an aged townhome community in Irvine. He can be reached at 949-581-4988, ext. 272, or [jason@accellpm.com](mailto:jason@accellpm.com).

### Ice Cream Social

*\*See flyer on back of monthly statement\**

**Saturday, July 16, 1-3pm**  
**Clubhouse #2**

Come for free ice cream sundaes and cones! Chocolate and strawberry toppings, whipped cream, cherries and Lemonade! Sponsored by the Community Services Committee  
Jean Redfearn, Chair, 714-351-1587

### Pool Violations

Parents: It is a state law that children **under 14** must be accompanied by an adult while in

the pool area. Also please remember to use swim diapers on your infants and toddlers.

Pool gates must be closed at all times. This is basic pool safety. Please do not prop the gate open with a chair. Thanks for your cooperation in preventing potential and dangerous accidents.

### Pool Hours

**Sunday – Thursday**

9am-9pm

**Friday-Saturday**

9am-10pm

**Day before legal holiday**

9am-10pm

### Dangerous Trash

Recently, an old dishwasher and dangerous shards from a large mirror were dumped in one of the trash bins. Please do NOT put such materials in the trash! Our trash removal company recommends that old dishwashers, hot water tanks, mattresses, bed headboards, and all other large items be placed in the trash enclosure area but NOT in the dumpster. Then owners should contact Betty Carmain, 949-581-4988, ext. 208, or email [bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com) to coordinate a special pick-up. Large mirrors should be taped with duct tape in big "Xs" from end to end so they will **not** shatter. Owners are allotted two free pickups of large items per year. Otherwise, it costs the CHOA.

## City Permits Required for Patio Covers

Homeowners should be aware that the City of Cypress requires a building permit for patio covers. Homeowners should receive architectural approval from CHOA **before** requesting a permit. The permit applies to both new patio covers and replacements. For a complete list of permits required by the city, click on [www.ci.cypress.ca.us/community\\_develpmnt/building.htm](http://www.ci.cypress.ca.us/community_develpmnt/building.htm) or call the Cypress Building Division, 714- 229-6730.

## Emergency Preparedness Committee

Robert Kaplinsky, Chair

Why is it that we all know we need to prepare for a natural disaster yet we rarely seem to get around to doing anything about it? We see what's happened in Haiti, Chile, New Zealand, and Japan. We all know that a large earthquake is possible on the San Andreas Fault. Yet somehow our desire seems to stall and go nowhere.

Here is a reality check. Cypress's population is roughly 48,000 people. At any given time, there are about five police officers and 12 firefighters and paramedics on duty in our area. That roughly equals only **one** emergency professional for about 3,000 people. Should a major earthquake destroy freeways and roads, response time for aid coming in from unaffected areas will be slow.

Think about how long it took help to arrive after Hurricane Katrina, and we saw that coming!

My goal is not to scare you but rather to open your eyes to the reality that choosing not to prepare for an emergency is a gamble that is not worth taking. Cypress HOA has decided to start its own Emergency Preparedness Committee to educate and prepare homeowners on how to quickly and affordably take care of the family and friends.

We are looking for people to join this committee and especially interested in adding members with experience in health care, emergency services, logistics, or simply enthusiasm. The expected time commitment is one and occasionally two meetings a month in addition to emails. Please contact me at [robert@cypresshoa.org](mailto:robert@cypresshoa.org) for more information.

## Emergency Preparedness Tip #1

In an emergency, we all know that it can be very difficult to get through to someone when making a phone call. Did you know that sending a text message is much more likely to go through? Text messages use very little bandwidth compared to a voice call so many more are able to be completed. Phone calls can be hit or miss. You either get through or you have to keep trying over and over. When you send a text message you get put in a queue and eventually your message will get sent. You do not need to keep trying to send it over and over.

Coordinate with your family and friends to include text messaging as a means to communicate in an emergency.

## Financial Report Judith Fischer, Treasurer

As of April 30, 2011, CHOA's income statement showed a surplus of \$12,069, however our accounts receivable totals more than \$110,000. Progress in collecting unpaid assessments is slow, due in part to the legal process and to the cutbacks in county courts. These unpaid assessments hinder CHOA's ability to complete major projects, such as the roofing, and to build up our reserves. The painting project is well on its way toward completion, and then the roofing project can resume next year.

Please make every effort to pay your monthly assessment. 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 (\$105 irreversible charge); 90 days late – lien on property (\$150 irreversible charge).

If you are struggling financially, please contact Jason Carter, Accell Property Management (949-581-4988, ext. 272; [jason@accellpm.com](mailto:jason@accellpm.com)), for any issues you may have concerning an economic hardship with your account.

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. Thank you.