



Cypress Home Owners Association

www.cypresshoa.org

March 2008

President's Report

by Judith Fischer

This month the Board is considering bids and proposals from vendors who are properly licensed and insured. These vendors have submitted license numbers and evidence of insurance with their bids.

When Accell Property Management became CHOA's management company in December 2007, they checked all of the vendors the prior management company had been using to confirm that they had the proper licenses and insurance.

Accell learned that the majority was neither licensed nor insured, thus leaving CHOA open to liability. The Board had no choice but to decline further use of these vendors because the Board's responsibility is to protect CHOA from any contingent liabilities.

The California Contractors State Licensing Board (CSLB) maintains a database of all contractors who have a valid license in good standing. These contractors must also be bonded and have provided evidence of insurance. The CSLB website provides useful information for homeowners to consider when hiring a handyman or contractor. Go to www.cslb.ca.gov.

Accell Property Management

Maintenance requests/service

Contact Debbie, Customer Service
949-581-4988, ext. 204
accell@cypresshoa.org

Billing and monthly statements

Contact Mayra, Accounting
949-581-4988, ext. 218
accounting@cypresshoa.org

Board Meetings Clubhouse #2, 7:15pm

Thursday, March 27, 2008

Lt. Jeff Kepley

Cypress Police Department

Thursday, April 24, 2008

Special Assessment Ballot Count

Remember to mail your ballot for the special assessment of \$250. The ballots will be counted during the April meeting. One hundred twenty-six (126) ballots are needed to reach a quorum.

Comments on the revised parking rules will be also heard during the April meeting.

Large Item Trash Pickups

Reminder: homeowners are allowed **two** free large item pickups by Consolidated Disposal per year. To insure that your account is properly credited for these pickups, please coordinate through Accell, our property management company, 949-581-4988, ext. 204, or email: accell@cypresshoa.org. Thank you!

Clubhouse Rental Contact Dawn Masick 484-7900

*Please email newsletter items to Editor Judith Fischer judith@cypresshoa.org.
Thanks to Asst. Editor Sabrina Moreau.*

Around the Block

Meet The Moreaus

Don, Sabrina, and Hannah

We came to live in Cypress in February 2004. A month shy of our first wedding anniversary, we agreed to no gifts because the endless stack of loan documents we just signed more than fulfilled the first year's traditional gift of paper. The photo of us eating the top tier of our wedding cake in our sparsely furnished kitchen is still fresh in our memory. We could have been sitting on orange crates for all we cared. We were out of our cave of a one-bedroom apartment and bona fide homeowners!

In May 2007 we brought our sweet baby girl, Hannah Grace, home from the hospital. She was immediately welcomed to the neighborhood by our wonderful neighbors. A day didn't go by, while on our "witching hour" walks that any parent of a colicky baby can relate to, that we weren't greeted by one of our neighbors asking how we were doing. This only reinforced just how lucky we were to live in such a friendly community.

In the beginning we used to say this was a great starter house. We were very thankful that we were able to move into such a charming neighborhood, but didn't think we would be staying for long. Now that we have started a family and put in lots of love, sweat, and tears, this house has become our home.

Now that you know a little about us, please say "Hello" when we are out on our evening walks. You will recognize us by our very excited little girl (who loves her walks!) and everyone's favorite orange cat.