

CYPRESS HOME OWNERS ASSOCIATION (CHOA) NEWS
WWW.CYPRESSHOA.ORG **FEBRUARY 2010**



Board of Directors

Katie Bryson, Vice-President 714-814-6716
Betsy-Ann Toffler, Secretary 714-527-9220
Brenan Cheung, Treasurer 714-851-3158
Judith Fischer, Dir-At-Large 714-761-4503
Jean Redfearn, Dir-At-Large 714-699-1406

Clubhouse Reservations

Sabrina Moreau, 714-252-9021 (10am-7pm)
clubhouse@cypresshoa.org

Election Resumes on February 25

At the reconvened annual meeting on January 28, not enough ballots were received to reach a quorum. Therefore, the election of Directors was adjourned—again—until the next Board meeting, Clubhouse #2, Thursday, February 25, 7:15pm.

If you have not voted, please return your ballot as soon as possible. If you need a new ballot, contact Yamy at Accell, 949-581-4988, ext. 275, yamy@accellpm.com.

CHOA's attorney David Cane advised that if no quorum is reached at the February meeting, the incumbent Board of Directors should remain in place until the 2011 election.

Don Moreau Resigns

At the January meeting, the Board reluctantly accepted the resignation of Don Moreau. Don served two years on the Board of Directors and as CHOA President in 2009. Many thanks to Don for his leadership and contributions to our community. CHOA is grateful that Don will continue to be an involved homeowner.

Jean Redfearn was appointed to fill the vacancy left by Don's resignation.

Finances

Income Statement, December 31, 2009

	Jan-Dec '09	Budget	Variance
Income	841,554	843,176	(1,622)
Expense			
Utilities	136,351	127,560	(8,791)
Landscape	124,684	100,950	(23,734)
Buildings & Grounds	33,453	66,440	32,987
Pools	27,524	23,000	(4,524)
Admin.	235,101	266,364	31,263
Total	557,113	584,314	27,201
Reserves			
Non-capital	82,644	82,644	0
Capital	176,217	176,217	0
Total	258,861	258,861	0
Total Expenses & Reserves	815,974	843,176	27,201
Net Surplus/ Deficit	25,579	(0.12)	25,579

Treasurer Brenan Cheung reported that CHOA ended 2009 in the black. Higher than budgeted expenses in some areas were offset by lower expenses in others. The economic downturn has affected many of our homeowners and resulted in a high number of delinquencies. This directly impacts CHOA's budget and ability to build up the reserve accounts that fund our capital improvements.

Gang Activity and Graffiti Alert

One of our neighboring HOAs reports increased gang tagging, graffiti, and car break-ins. Two cars were stolen.

If you see suspicious activity or graffiti, report it immediately to Cypress Police Department, 714-229-6600. Please document the graffiti with photos if you can.