

Cypress Home Owners Association (CHOA)

July 2010 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm

Thursday, July 22, 2010

Thursday, August 26, 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

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

Property Manager: Yamy

Criblez, 949-581-4988, ext 275

949-581-9785 (fax)

Email: yamy@accellpm.com.

Pool Hours

Sunday – Thursday 9am-9pm

Friday – Saturday & Day before

legal holiday 9am-10pm

Lost pool keys are \$100.00.

Contact Betty Carmain,

bettycarmain@accell.com, or

at 949-581-4988, ext 208.

Painting Committee Report

The Painting Committee is reviewing homeowner concerns relating to the painting work. Any homeowner who has a concern or question regarding the painting should direct it to Committee Chair, Jean Redfearn, gjredfearn@gmail.com or 714-699-1406. One hundred twelve (112) units, out of a total of 250, and the small building at Pool #3 have been finished. Painting has been temporarily halted for 2010 until more money can be accrued in the reserve fund (see Treasurer's Report on the budget shortfall due to delinquent accounts). Completion of the project is scheduled for 2011.

Roofing Schedule

The Board approved the reroofing of the last remaining buildings: units 4670-4682 and Clubhouse #2. Work should be completed on those buildings this summer. The Board had planned to begin mansard replacements on the other buildings this year. However, CHOA's roofing contractor, Antis Roofing and Waterproofing, advised that replacing the mansards entails so much patchwork around the roof perimeter that it is smarter to redo the flat roofs on those buildings when the mansards are replaced.

Because the flat roofs will have all been replaced and replacing the mansards is mainly a cosmetic repair that does not affect our fire - insurance coverage, the Board decided to complete the painting project first, and then begin the mansard replacements.

Summer Pest Control

Bees, wasps and other flying creatures are enjoying the summer weather, too. Please call Betty Carmain, 949-581-4988, ext. 208, bettycarmain@accellpm.com, if you need to schedule a visit from our pest control company.

Also remember that stored trash, pet food, and animal feces on your patio are open invitations to rodents, cockroaches, and other insects to invade your home as well as the entire building, creating a health hazard and encouraging filth and disease. Please bag your trash securely and place it in the proper trash container, do not feed your pets on your patio. And instead of keeping your dogs inside your patio, walk them and clean up after them. Thank you!

Parking Spaces – Your Responsibility

Earlier this year, a fire in a homeowner’s parking space (due to someone attempting an auto repair) resulted in significant damage to the roof the carport. The homeowner is responsible for reimbursing CHOA for the repairs. Remember that your parking spaces are part of your unit ownership. Be careful about who you let use your spaces and be observant in noticing a car whose owner has not been given permission to park in your space.

September 11 Emergency Preparedness Event

Are you prepared? CHOA will host a community gathering to inform and equip residents in case of a disaster on Saturday, September 11, 1-4pm, Clubhouse #2. Join us as we celebrate Emergency Preparedness Month. More details next month. If you are interested in helping with this project, contact Jean Redfearn, gjredfearn@gmail.com.

Satellite Dish Installation Instructions

Please read the memo enclosed with your statement about the correct installation of satellite dishes. These are NOT permitted to be attached directly to the flat roof or the stucco, and homeowners may face fines and roof repair.

Treasurer’s Report

As of May 31, 2010, our year-to-date income statement shows a surplus of \$31,567 when compared to the 2010 budget. Although this is positive news, there are pending accounting adjustments that will change this figure going forward. Overall, the Board is tracking the budget expenses necessary to maintain our community. Good news on CHOA’s insurance! Property and liability coverage with Farmers Insurance (through Prendiville Insurance Agency) declined approximately \$6,000 from last year. Unfortunately, this is a drop in the bucket compared with the amount of \$78,000 owed by CHOA’s top 10 list of delinquent homeowners. This revenue shortfall amount severely impacts the budget and holds CHOA hostage to any further progress on the painting and roofing.

If you are two or three months behind in paying your assessment, you may be receiving a pre-lien letter. Before the situation becomes overwhelming, please do not hesitate to contact Accell Property Management (949-581-4988, ext. 205; accounting@accellpm.com) or CHOA Treasurer Brenan Cheung, brenan@cypresshoa.org, for any issues you may have concerning an economic hardship with your account. You as the homeowner are responsible for the monthly assessment. Let us work together to resolve any payment issues you may have right now before costly legal and accounting fees make it more difficult to keep your account in good standing.

INCOME STATEMENT YEAR-TO-DATE

	May	Budget	Variance
<u>INCOME</u>	352,303	353,750	(1,447)
<u>EXPENSE</u>			
UTILITIES	49,298	58,333	9,035
LANDSCAPE	34,700	47,167	12,467
BUILDINGS & GROUNDS	22,802	20,742	(2,061)
POOLS	8,497	10,437	1,940
ADMIN.	92,938	104,571	11,632
TOTAL	202,236	241,250	33,014
<u>RESERVES</u>			
NON-CAPITAL	34,000	34,000	0
CAPITAL	78,500	78,500	0
TOTAL	112,500	112,500	0
<u>TOTAL EXPENSES & RESERVES</u>	320,736	353,750	33,014
<u>NET SURPLUS</u>	31,567	.10	31,567