

# CYPRESS HOME OWNERS ASSOCIATION (CHOA)

C/O ACCELL PROPERTY MANAGEMENT, 23046 AVENIDA DE LA CARLOTA, STE 700, LAGUNA HILLS, CA 92653  
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[WWW.CYPRESSHOA.ORG](http://WWW.CYPRESSHOA.ORG)



AUGUST 2013

## Board Meetings

**Clubhouse #2, 7:15pm**  
**Thursday, August 22**  
**Thursday, September 26**

Homeowner Open Forum follows the Board meeting. Agenda are posted four days in advance at both clubhouses and on the CHOA website.

## Clubhouse Reservations

**Maria Delvaux**

[clubhouse@cypresshoa.org](mailto:clubhouse@cypresshoa.org)  
714-914-7844 between 6-10pm

For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a special event. NO pool parties; NO outdoor BBQs; NO alcohol; NO bounce houses. Clubhouse rental forms can be downloaded from CHOA's community website: [www.cypresshoa.org](http://www.cypresshoa.org)

Homeowners are responsible for any and all damage to the clubhouse and restrooms that may occur during their use. The deposit will not be refunded if clubhouse rules are not followed per the clubhouse agreement. If the violations are extreme, the right to use the clubhouse will be denied for six (6) months.

## Board of Directors

**John Russell, President**

[john@cypresshoa.org](mailto:john@cypresshoa.org)

**Tamara Honegan, Vice-President**

[tamara@cypresshoa.org](mailto:tamara@cypresshoa.org)

**Carl Kroll, Secretary**

[carl@cypresshoa.org](mailto:carl@cypresshoa.org)

**Judith Fischer, Treasurer**

[judith@cypresshoa.org](mailto:judith@cypresshoa.org)

**Diane Woodman, Director-at-Large**

[diane@cypresshoa.org](mailto:diane@cypresshoa.org)

## Accell Property Management

### **24-hour Emergency Service**

**949-361-3290**

## Treasurer's Report

Judith Fischer, Treasurer

CHOA President John Russell and I have reviewed the June financial report in order to determine how CHOA is doing halfway through the year. CHOA's finances are in the black, in spite of high expenditures for water and for extra trash pickups of large items (see Trash Pickups).

Significant progress on capital improvements continues to be made on our almost 50-year old complex. The new playground and bench behind Pool #2 are enjoyed by both parents and children. Crumbling curb-stoppers have been replaced throughout the complex. Clubhouse doors with new hardware will be replaced by year end. New roofs and mansards on four buildings will be completed by the end of August, and next year the reroofing project will be finished. The CHOA Board of Directors is hopeful that another playground can be replaced next year.

## Earthquake Insurance

Earthquake insurance for CHOA is due to be renewed by September 1. A recent *Los Angeles Times* article questioned whether HOAs should carry earthquake insurance. The short answer is YES. If you are interested in reading the full article, visit the Los Angeles Times website at [www.latimes.com/business/realstate/la-fi-associations-20130721\\_0\\_3956438.story](http://www.latimes.com/business/realstate/la-fi-associations-20130721_0_3956438.story).

CHOA has carried earthquake insurance for its homeowners' protection since 1994.

## Trash Pickups

Each time a homeowner dumps a large item in the trash area, it costs CHOA extra, which means **YOU**. Each homeowner is entitled to **TWO** free large item pickups per year. Please take the time to call Betty Carmain, 949-581-4988, ext. 208, or email [betty@accellpm.com](mailto:betty@accellpm.com) so that she can schedule a pickup with Consolidated Services. And remember to put a sign on the large item that says "Consolidated Pickup." The Board really doesn't want to levy a special assessment for trash pickups due to lazy homeowners. Your cooperation is appreciated.

## Emergency Preparedness

Robert Kaplinsky, [robert@cypresshoa.org](mailto:robert@cypresshoa.org)

Be aware that in an emergency, power may be out, and that means no access at ATMs for cash. The cash you may have on hand now is likely to be in \$20 bills, and merchants may not be able to make change. Keep some money in small denominations in your emergency kit as well as some change (for pay phones).

For communication, text messages will get through faster than cell phone calls. Text messages use very little bandwidth compared to a voice call so many more are able to be completed. When a text message is sent, it is put in a queue but eventually the message will get sent. You do not need to keep trying to send it over and over again, as you would with a voice call. Coordinate with your family and friends to include text messaging as a means to communicate in an emergency.

For the complete list of emergency preparedness tips, go to CHOA's website, [www.cypresshoa.org](http://www.cypresshoa.org).

## Olive Tree Removal

Three of the olive trees at the Denni end of Larwin are infested and do not look very healthy. Bill Jacob, our landscaper, has tried cutting them back and that has helped temporarily. The tree in front of Pool #3 needs to be removed. The other two trees may recover, but if not, they may need to be removed also.

## Back To School

Just a friendly reminder that area children have started back to school so drivers and pedestrians need to be extra careful. Watch your speed when entering school zones, be patient with the increased traffic, and please drive super-cautiously. Be especially alert around schools and bus stops for children running into the street and out from behind buses. It is also important to talk to your children about safety rules. Do your part to help make this busy time of year a safe one.