

Cypress Home Owners Association (CHOA)

August 2012 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, August 23, 2012
Thursday, September 27, 2012

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

Clubhouse Reservations

Maria Delvaux
714-914-7844 (6pm - 10pm)
For only \$20 (plus \$100 deposit), CHOA residents can rent one of two CHOA clubhouses for a special event. NO pool parties or outdoor BBQs or alcohol are permitted. Clubhouse rental forms can be downloaded from CHOA's website:
www.cypresshoa.org

Please keep in mind that Homeowners are responsible for any and all damages that may occur to the clubhouse and restrooms 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
Betsy-Ann Toffler,
Vice-President
betsyann@cypresshoa.org
Judith Fischer,
Secretary/Treasurer
judith@cypresshoa.org
Diane Woodman,
Director-At-Large
diane@cypresshoa.org

Trash Reminders

Please remember to **close the lids** on the dumpsters after you empty your trash. Let's not encourage critters and crows and flies and cockroaches by leaving the trash exposed, not to mention the garbage odor that is intensified when the lids are up and the garbage bakes in the hot sun. **Blue dumpsters are for regular trash; white dumpsters are for recyclable trash.** Regular trash includes all food or liquid waste, used kitty litter, yard waste, waxed or carbon papers, cereal box liners, wood from fences or furniture, mirrors, old floor tiles, and old bedding or clothing. Most everything else can be recycled, but please break down cardboard boxes before putting them in the recycling dumpsters. Thank you!

Wheel Stops Replaced

Many of the curb/wheel stops throughout CHOA's parking alleys are crumbling and present a hazard. They will be replaced. Homeowners may need to move their vehicles in order for new wheel stops to be installed and will be notified in advance.

Future Projects

In addition to the ongoing reroofing project, CHOA deliberated on other projects during the July Board meeting. One involves playground surface upgrades and equipment repairs; the other is conversion of the irrigation to an automated system. A report from Jamey Clark, Inc., a playground inspection company, ranked the upgrades and repairs needed. Proposals for repairs will be discussed at the August meeting. Bill Jacob, President of Total Landscape, presented a plan to convert the current manual system to automated irrigation in phases over several years. Jacob has successfully automated Cypress Tanglewood and Tanglewood North, enabling those HOAs to save considerably on water meter charges-

and water usage. A decision on this was tabled until the September meeting.

Rules and Regulations on Website

Up-to-date Rules & Regulations and Violation & Fine Policy for CHOA are posted on the website, including new clubhouse rules accepted at the July Board meeting, following the 30-day comment period. The 2012 property and liability insurance certificate is also posted. Go to www.cypresshoa.org.

Emergency Phone

When homeowners need to contact the management company for help in an emergency during the weekend or after office hours, they should call Accell's phone number: 949-581-4988.

A property manager is on duty at all times and will respond.

Accell Property Management Website

Did you hear about the Community Shopping & Services feature on Accell's website? It is intended to provide homeowners with a convenient resource for locating products and services centered on homeownership, home maintenance and leisurely living. By using this site, you will be eligible for special purchases and discounts from many of the participating retailers and service providers.

It also provides homeowners quick access to qualified and reputable vendors, contractors and service providers. For additional information, please visit www.accellpm.com.

Treasurer's Report

Judith Fischer, Secretary / Treasurer

As of June 30, 2012, CHOA's income statement shows a surplus of \$37,257. Expenses are on track, except for water and trash (it costs extra to haul away old mattresses, stoves, water heaters, and furniture). However the amount of money owed by delinquent homeowners remains more than \$110,000, despite aggressive efforts being made to collect it. These unpaid assessments have a major impact on CHOA's ability to complete improvements in a timely manner. The reality is that homeowners who pay their assessments on time are subsidizing those who do not.

Please make every effort to pay your monthly assessment on time to avoid costly legal and accounting fees that may make it more difficult to keep your account in good standing. Here is what happens and when:

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).

HOAs can foreclose on a unit when assessments have not been paid for one year OR the amount owed is \$1,800.

If you are in financial difficulty, contact Accell Property Manager Yamy Criblez, to work out a payment plan with the Board. 949-581-4988, ext. 275; yamy@accellpm.com.

Board Candidates

The election for Board of Directors is not until January 2013, but it's time to start thinking about running for CHOA's Board of Directors. Currently, there are only four Directors, although the By-laws stipulate five Directors, and some of them would like to retire. If there are not enough Directors to constitute a Board, then a Superior Court judge could order the association into receivership. The receiver would hire a manager and a lawyer to make the decisions that the Board formerly made. The association would have no say in its management. The receiver would be paid a fee awarded by the court, much higher than management company fees, which could result in higher monthly assessments and/or a special assessment. If this were to happen, not only could the monthly assessments be much higher, but also property values would decline considerably. Who would buy a unit in a HOA in receivership, unless at a vastly reduced price? Please don't let this happen. Be ready to support your community. When you receive the candidate interest form in the fall, consider filling it out.

Pool Hours

SUNDAY – THURSDAY 9:00 a.m. – 9:00 p.m.

FRIDAY – SATURDAY 9:00 a.m. – 10:00 p.m.

DAY BEFORE LEGAL HOLIDAY 9:00 a.m. – 10:00 p.m.

Reminders:

There is NO lifeguard on duty.

Pool gate must be closed and locked at all times.

Children under 14 years of age **must** be accompanied by a resident adult (at least 18 years of age) in the pool area.

Please refer to the signs in the pool area for additional pool rules.