

JANUARY 2017 NEWSLETTER

CYPRESS HOME OWNERS ASSOCIATION (CHOA)

C/O Accell Property Management, Inc.
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Community Manager: Dianna Campellone, CMCA dianna@accellpm.com
Customer Service Manager: Beatriz Borja beatriz@accellpm.com
24-hour Emergency Services: 949-361-3290

BOARD MEETING INFORMATION

Clubhouse #2

Monday, January 30, 2017 7:15 p.m.*

Thursday, February 9, 2017, 7:15 p.m.**

Thursday, February 23, 2017 7:15 p.m.

*Meeting date change

**Annual Meeting Only



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

BOARD MEMBER CONTACT INFORMATION

John Russell, President john@cypresshoa.org

Maria Delvaux, Secretary maria@cypresshoa.org

Jean Redfearn, Treasurer jean@cypresshoa.org

CLUBHOUSE RESERVATIONS

Maria Delvaux clubhouse@cypresshoa.org

714-914-7844 between 6-10 pm. Clubhouse rentals are \$20, plus \$100 deposit.

Clubhouse rental forms can be downloaded from CHOA's website: www.cypresshoa.org

No pool parties, alcohol, BBQ's, or bounce houses.

DOES YOUR HOA BOARD WANT TO HEAR WHAT YOU HAVE TO SAY?

The Board held an Open Forum at the beginning of the last meeting and were pleased that 30+ homeowners attended. Usually no owners come to the meetings. The reason most came had to do with the increase in assessments for the coming year. **The new assessment for 2017 will be \$295.00, a \$10.00 per month increase effective January 1, 2017.** The last increase occurred in 2012, five (5) years ago. In that time, almost all expenses have increased, just as your personal expenses have also. Our Homeowners Association is bound by the Davis-Stirling Act, a California State Law that regulates Homeowners Associations. This law dictates many items, including how an Open Forum is to be conducted. Some who attended the meeting were not happy with the restrictions placed on the many people who spoke. These restrictions were according to the law. This can be frustrating to all of us, including the Board of Directors. Unfortunately, our Board President was tasked with keeping the forum within the law. To some at the meeting, this appeared to be condescending and rude. That is definitely not the case. He just had to be the enforcer, a thankless task! In listening to the questions and comments, one thing was very clear. Most of the attendees do not understand the laws that govern our Association. We will endeavor to address some of these laws in future newsletters and also would like to invite questions to be addressed at the Open Forum at our monthly meetings. Questions, comments and suggestions can also be emailed to the Board at the email addresses noted above.

HOW DO WE COMPARE WITH THE OTHER THREE (3) TANGLEWOOD HOA's?

Last month a flyer was distributed with a comparison of our assessments versus the other three (3) Associations in our area. The flyer had some misleading information that needs to be clarified. Cypress HOA is the only Association that has Earthquake Insurance. This was added about twenty (20) years ago by a vote of the Homeowners. Cypress HOA also pays for trash pickup that is paid individually by homeowners in the other three (3) Associations. These two (2) items add \$48.50 to the assessments each month. The assessments for the other three (3) Association's for 2017 if the two (2) items were added would be as follows:

- Tanglewood North HOA \$298.50
- Cypress Tanglewood HOA \$268.50
- Tanglewood West HOA \$308.50

Cypress HOA at \$295.00 will be the second lowest for 2017. Cypress HOA is also the oldest of the Associations and as such has maintenance and replacement issues that come with our age.

LET'S MAKE 2017 THE BEST YEAR EVER!

One of the best ways to improve our community is to volunteer. If you would like to serve on a committee or help with an event, please contact any of the Board members or Dianna Campellone at Accell Property Management at dianna@accellpm.com.

TRASH

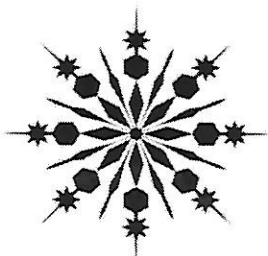
Trash dumping continues to be a problem. If you have bulky items that need to be picked up, please contact Valley Vista Services directly at 714-380-5450 to coordinate a pick up. Valley Vista Services provide curbside bulky waste/e-waste pickup FREE OF CHARGE for the first twelve (12) items per year. Please note that hazardous substances and hazardous waste will NOT be picked up, nor will overly large items that take more than two (2) people to lift. Scheduling bulky item pickups with Valley Vista Services will keep our community looking clean and save the Association money. Please be reminded that the Association pays another company to haul away large items when they are blocking the trash enclosures or left without scheduling a pick up. This is wasted money! Also, please remember to break down cardboard boxes and cartons so they will not take up so much space in the dumpsters. Thank you for your cooperation and participation.

ANNUAL MEETING, FEBRUARY 9, 2017

The annual meeting and election of the Board of Directors is Thursday, February 9, 2017, 7:15 p.m., Clubhouse #2. Homeowners should receive their ballots the first week of January. To hold the election, a total of 126 ballots must be returned. Please carefully read and follow the instructions on filling out the ballot, and return the ballot promptly. Thank you.

ACCELL'S HOLIDAY OFFICE HOURS

The Accell Offices will be closed on Monday, December 26th through Friday, December 30th in observance of the Christmas holiday and on Monday, January 2nd in observance of the New Year. During this time, if you experience a property-threatening emergency, please contact Accell's after hours emergency line at 949-361-3290.



*Happy New Year from the Cypress HOA
Board of Directors!*