

# CYPRESS HOME OWNERS ASSOCIATION (CHOA)

C/O ACCELL PROPERTY MANAGEMENT, 23046 AVENIDA DE LA CARLOTA, STE 700, LAGUNA HILLS, CA 92653  
949-581-4988, FAX: 949-581-9785, [DIANNA@ACCELLPM.COM](mailto:DIANNA@ACCELLPM.COM)  
[WWW.CYPRESSHOA.ORG](http://WWW.CYPRESSHOA.ORG)



MARCH 2015

## Board Meetings

### **Clubhouse #2**

**Thursday, March 26 7:15pm**

**Thursday, April 23 7:15pm**

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

Clubhouse rentals are \$20, plus \$100 deposit.

Clubhouse rental forms can be downloaded from CHOA's website: [www.cypresshoa.org](http://www.cypresshoa.org)

**No pool parties, alcohol, BBQs, or bounce houses.**

## Board of Directors

John Russell, President

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

Tamara Honegan, Vice-President

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

Maria Delvaux, Secretary

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

Judith Fischer, Treasurer

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

## Accell Property Management

**24-hour Emergency Service**

**949-361-3290**

## Annual Meeting and Election

### No Quorum...Again!

At the Board meeting on February 26, only 100 ballots were received. In order to reach quorum, 126 ballots were needed. Therefore the election could not be held, and the incumbent Board of Directors will remain in place until the 2016 election.

## Car Burglar

Recently, a homeowner noticed a man walking through the carports, checking car doors to see if they were locked. She called the police, and they arrested the man. Remember to remove any valuable items from your cars and to always lock your doors. And please call the Cypress Police Department, at 714-299-6600, **immediately** when you notice any suspicious activity.

## Community Event Volunteers

CHOA saluted volunteers Beth Paul and Jean Redfearn at the February meeting. They assembled the 50<sup>th</sup> anniversary memento flashlights, and Beth distributed them to all residents. Beth also distributes the newsletters, printed by Jean, to the renters every month. Sincere thanks to them for their time and energy, and to Aleta Esteibar, First Team Realty, who donated the three-in-one flashlights.

Volunteers are always welcome. Homeowners connected with Girl Scouts and Boy Scouts should take advantage of volunteer opportunities in CHOA for their troops. Please contact Dianna Campellone, [dianna@accellpm.com](mailto:dianna@accellpm.com), for more information.

## Treasurer's Report

### **Judith Fischer**

The 2014 year-end financial information shows a surplus of about \$25,000. Water, trash, and pool repair costs were over budget, but there is a new trash company starting in July that is supposed to be less expensive, and the rain has helped reduce irrigation time.

The amount of delinquent assessments (accounts receivable), although still high, is coming down, due to rigorous collection efforts. Remember that payment plans are available should homeowners fall behind in CHOA payments. Pre-lien and other legal and accounting fees mount up quickly so before they do, please address a payment plan request in writing to Dianna Campellone, Accell Property Management, Inc., 23046 Avenida De La Carlota, Suite 700, Laguna Hills, CA 92653.

## Ongoing Projects

New play areas have been installed and swings refurbished in two areas. Carport repair and repainting will resume soon. Pool #3 has a new fence and gate, and the fence at pool #2 will be repainted and repaired. Plans for refurbishing the restrooms at the clubhouses and pool #3 will be considered.

## Renter Information

Homeowners who rent out their CHOA units **must** advise the Management Company of the names and phone numbers of their renters, according to CHOA's By-Laws. Many homeowners have done so, but many have not. Please provide Dianna Campellone, [dianna@accellpm.com](mailto:dianna@accellpm.com) with the information. Thank you.

Happy Spring!