



# Cypress Home Owners Association

## NEWS

[www.cypresshoa.org](http://www.cypresshoa.org)

June/July 2009

### President's Report

Don Moreau

**Greetings.** Several bids from painting contractors were considered at the last Board meeting, but additional bids are forthcoming. The bids are reasonable, and the Board is encouraged that the project may be completed by 2011.

Several homeowners have volunteered to serve on the painting committee to assist the Board in color selection and scheduling. Choosing a new color palette to please 250 homeowners will be a challenge, and your input will be requested.

With school over and the summer swim season upon us, pool use increases. Please read and follow the pool rules on the gate. Infants and toddlers must wear swim diapers, and children under the age of 14 must be accompanied by an adult. Keep in mind that this is not the beach where anything goes – there are homeowners who live close to the pools

Reminder: NO skateboarding in the courtyards and alleys.

### Accell Property Management

Silvia Gutierrez, Property Manager  
23046 Avenida de la Carlota, Ste 700  
Laguna Hills CA 92356  
949-581-4988; [silvia@cypresshoa.org](mailto:silvia@cypresshoa.org)

### Maintenance requests/service

Contact Customer Service  
949-581-4988; [accell@cypresshoa.org](mailto:accell@cypresshoa.org)

### Billing and monthly statements

Contact Accounting  
949-581-4988  
[accounting@cypresshoa.org](mailto:accounting@cypresshoa.org)

### Board Meetings Clubhouse #2, 7:15pm

Thursday, June 25  
Thursday, July 23

Agenda are posted four days in advance at both clubhouses and on the CHOA website

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**Clubhouse Reservations**  
Sabrina Moreau  
714-252-9021  
[clubhouse@cypresshoa.org](mailto:clubhouse@cypresshoa.org)

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### Pool Hours

Sunday -Thursday  
9:00am- 9:00pm

Friday and Saturday  
9:00am - 10:00pm

Day before legal holiday  
9:00am - 10:00pm

### Important Pool Rules

Infants and toddlers must wear swim diapers.

Children under 14 must be accompanied by an adult.

No pets in pool area.

No glass containers or alcoholic beverages.

Number of guests per residence is four (4).

### Roofing Progress

The following buildings that need both reroofing and new mansards scheduled for 2009 are:

4612-4622    4751-4755  
4757-4765    4836-4844

The roofing company will begin in July and notify homeowners at least 10 days in advance.

Due to budget constraints, the remaining building (4670-4682) and Clubhouse # 2 will be completed in 2010. Mansard replacement of the 14 remaining buildings will begin in 2010. Check the website for our roofing history

### Dryer Vent Fire Risk

Many home fires can start in laundry rooms, often from failure to clean dryer vents, according to *Consumer Reports*, February 2009.

Safety tips include:

> Choosing the right ducting, such as solid metal. Ducts made of coiled-wire foil or plastic are not advised because they can sag and cause lint buildup that can cause a fire.

> Cleaning the duct and lint screen after each use.

> Cleaning the moisture sensors in the drum. These can become less effective when fabric softener sheets and lint build up. They can be cleaned with rubbing alcohol.

> Careful selection of what goes into the dryer - no foam, rubber, plastic, glass-fiber materials, and anything exposed to flammable substances.

**April 2009**

**Year-to-date Income Statement**

Modified accrual basis

**Treasurer's Report**

Brenan Cheung

	<b>4 Months</b>	<b>Budget</b>	<b>Variance</b>
<b>Income</b>			
Assessments	274,265.98	275,000.00	(734.02)
Fines	100.00	166.68	(66.68)
Late charges	2,220.02	1,591.68	628.34
Keys	100.00	66.68	33.32
Collection fees	825.00	2,200.00	(1,375.00)
Reserve interest	23.16	2,033.48	(2,010.32)
Misc. income	675.00	0.00	675.00
<b>Total Income</b>	<b>278,209.16</b>	<b>281,058.52</b>	<b>(2,849.36)</b>
<b>Expense &amp; Allocation</b>			
<b>Utilities:</b>			
Electricity	10,443.13	10,333.32	(109.81)
Gas	41.74	1,266.68	1,224.94
Water	10,315.03	15,253.32	4,938.29
Trash/waste disposal	17,770.36	15,666.68	(2,103.68)
<b>Total Utilities</b>	<b>38,570.26</b>	<b>42,520.00</b>	<b>3,949.74</b>
<b>Maintenance:</b>			
Landscape	49,860.05	33,650.04	(16,210.01)
Buildings & Grounds	18,923.78	22,146.68	3,222.90
Pools	13,408.53	7,666.68	(5,741.85)
<b>Total Maintenance</b>	<b>82,192.36</b>	<b>63,465.40</b>	<b>(18,728.96)</b>
<b>Administration:</b>			
Collection fees	3,758.00	1,866.68	(1,891.32)
Insurance	58,930.60	66,666.68	7,736.08
Licenses/permits	0.00	400.00	400.00
Management serv.	13,828.00	13,828.00	0.00
Management serv. extras	773.75	333.32	(440.43)
Clubhouse management	250.00	200.00	(50.00)
Printing/postage	843.00	1,750.00	907.00
Federal income tax	0.00	1,333.32	1,333.32
State income tax	0.00	166.68	166.68
Website	0.00	183.32	183.32
Tax/audit prep.	0.00	466.68	466.68
Reserve study	0.00	366.68	366.68
Bank charges	0.00	60.00	60.00
Legal/accounting	1,425.00	1,000.00	(425.00)
Misc.	1,071.00	166.68	(904.32)
<b>Total Administration</b>	<b>80,879.35</b>	<b>88,788.04</b>	<b>7,908.69</b>
<b>Total Expense</b>	<b>201,641.97</b>	<b>194,771.44</b>	<b>(6,870.53)</b>
<b>Reserve Allocation</b>			
<b>Non-Capital Reserves</b>	<b>27,548.12</b>	<b>27,548.12</b>	<b>0.00</b>
<b>Capital Reserves</b>	<b>58,739.00</b>	<b>58,739.00</b>	<b>0.00</b>
<b>Total Fund &amp; Res. Alloc.</b>	<b>86,287.12</b>	<b>86,287.12</b>	<b>0.00</b>
<b>Total Expense &amp; Alloc.</b>	<b>287,929.09</b>	<b>281,058.56</b>	<b>(6,870.53)</b>
<b>Net Surplus/(Deficit)</b>	<b>(9,719.93)</b>	<b>(0.04)</b>	<b>(9,719.89)</b>

**Treasurer's Note**

Please do not hesitate to contact me with any comments or suggestions, 714-851-3158, brenan@cypresshoa.org.

As of April 30, 2009, our operating expenses continue to indicate a budget deficit in irrigation repairs, landscape services, common area repairs, and pool maintenance. The deficit is due mainly to leftover invoices from 2008 that are still being received. I have offered suggestions to the management company on correcting this.

During the last Board meeting, the Board reviewed the financials and agreed on the need to identify cost-saving measures to make up for the unbudgeted expenditures. As the Board moves forward with the roofing and painting projects, the Board will address the adjustments needed to balance the budget.

**Mandatory Water Rationing**

Water rationing by Golden State Water Company is effective July 1. In Stage 1, the goal is to reduce usage by 6%. Landscape watering will be restricted from 8:00am – 7:00pm, and CHOA's landscape company will be adjusting the watering schedule accordingly. There are also limitations on washing vehicles and hosing down patios. Run-off will be monitored closely, and heavy penalties will be assessed. For complete information, go to [www.gswc.com](http://www.gswc.com).

**Board of Directors**

Don Moreau, President  
don@cypresshoa.org, 714-252-9021

Katie Bryson, Vice-President  
katie@cypresshoa.org, 714-814-6716

Betsy-Ann Toffler, Secretary  
betsyann@cypresshoa.org, 714-527-9220

Brenan Cheung, Treasurer  
brenan@cypresshoa.org, 714-851-3158

Judith Fischer, Director-At-Large  
judith@cypresshoa.org, 714-761-4503

