

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



OCTOBER 2013

Board Meetings

Clubhouse #2

Thursday, October 24

Budget meeting, 5:00pm

Executive session, 6:15pm

Regular meeting, 7:15pm

No meeting in November

Thursday, December 5, 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

714-914-7844 between 6-10pm

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

Clubhouse rental forms can be downloaded from CHOA's website:

<http://www.cypresshoa.org/>

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

Late Charge Increase

Effective January 1, 2014, the charge for late assessments will increase from \$15 to \$20.

Board of Directors

John Russell, President

john@cypresshoa.org

Tamara Honegan, Vice-President

tamara@cypresshoa.org

Carl Kroll, Secretary

carl@cypresshoa.org

Judith Fischer, Treasurer

judith@cypresshoa.org

Diane Woodman, Director-at-Large

diane@cypresshoa.org

Accell Property Management

24-hour Emergency Service

949-361-3290

Halloween Decorating Contest

CHOA's First Annual Halloween Decorating Contest! Many creative homeowners enjoy decorating the fronts of their units for Halloween with pumpkins, spiders, witches, black cats, skeletons, spooky ghosts and more. There is one prize for an individual unit and one prize for a group/courtyard display. No entry form necessary. Judging begins October 24, and winners will be notified on Halloween. Thanks to Aleta Esteibar, First Team Real Estate, for donating the prizes.

Annual Meeting, 2014

The Annual Meeting and Election of CHOA's Board of Directors is scheduled for Thursday, February 6, 2014. The Board decided to postpone the election so that the election materials, due 30 days in advance, are not lost or misplaced during the busy holiday season. Homeowners are encouraged to consider being a Board candidate (see enclosure).

Household and Hazardous Waste Collection Facility

A new household and hazardous waste (HHW) and recycling collection facility recently opened in Signal Hill and will be open 9am-2pm on the second Saturday of every month. Materials accepted include old TVs, VCRs, electronic devices, cell phones, and video games; computers, printers, monitors, and cables; microwaves; batteries and light bulbs; used motor oils, filters and other automotive waste; paint supplies; pool and garden chemicals; and medicines and sharps. The HHW facility is located at 2755 California Avenue, between Spring and Willow Streets. For more information, call 562-570-2876, or go to <http://www.longbeach-recycles.org/>.



Treasurer's Report

Judith Fischer

As we head into the final quarter of the year, CHOA's finances may show a slight surplus at the end of 2013. However, the high amount in accounts receivable – those homeowners who are not current on their assessments – is hindering CHOA's ability to proceed with important capital improvements, such as irrigation and playground upgrades. Collection attorneys are working diligently on the delinquent accounts, but in some cases, CHOA's only recourse is to foreclose. Do not let that happen to you!

If you find yourself in financial difficulty, please do not wait until it is too late. Collection and attorney fees can quickly mount up. Any homeowner who is unable to pay assessments is entitled to make a written request to the management company for a payment plan to be considered by the Board of Directors.

Homeowners may also request to meet with the Board in executive session to discuss a payment plan. Payment plans may incorporate any assessments that accrue during the payment plan period. However, payment plans shall not prevent CHOA from recording a lien on the homeowner's property in order to secure payment of delinquent assessments.

Additional late fees will not accrue during the payment plan period if the homeowner is in compliance with the terms of the payment plan. In the event of a default on any payment plan, CHOA may resume its efforts to collect the delinquent assessments from the time prior to entering into the payment plan. The Board considers payment plan requests on a case-by-case basis but is under no obligation to grant the request.

For information on payment plans, please contact Yamy Criblez, Accell Property Management, Inc., yamy@accellpm.com, 949-581-4988, ext. 275.