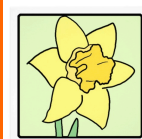


# CYPRESS HOME OWNERS ASSOCIATION (CHOA)

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 2014

## **Board Meetings**

### **Clubhouse #2**

**Thursday, March 27, 7:15pm**  
**Thursday, April 24, 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:

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

**No pool parties, alcohol, BBQ's, 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**



## **Roofing Project**

During its February meeting, the Board approved the reroofing of the remaining four buildings during 2014. The buildings are 4807-4815, 4854-4860, 4797-4803, and 4690-4700. Antis Roofing and Waterproofing will schedule the work as soon as possible and notify homeowners of preparations they need to make.

## **Termites**

Many homeowners are being plagued by termite infestations, but termite control is homeowners' responsibility, not CHOA's. The entire complex was tented in 1994, paid for by a special assessment of \$500 per unit. Is it time to consider this again?

## **Lightpole Identification**

Southern California Edison has completed a major project: new identification tags on the lightpoles throughout the complex, making it much easier for them to locate the correct light. When you notice a light that is out or that remains on during the daytime, please write down the numbers on the silver tag on the pole and contact Betty Carmain at Accell, who will report it to SCE. [betty@accellpm.com](mailto:betty@accellpm.com) or 949-581-4988, ext. 208.

## **Emergency Preparedness**

Robert Kaplinsky,

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

Daylight Savings Time has resumed - an easily remembered date to check the batteries in your smoke detectors. If you didn't do it, take five minutes now to go through your home to test them. You might also inventory the food you have stored for emergencies, and check the expiration dates on canned goods.

Another earthquake drill is planned for spring. The committee has lost some members and could use some new recruits. If you are interested, please contact me at the email address above.

## **Treasurer's Report**

Judith Fischer

The 2013 year-end financial information is at the auditor's office for the annual audit. The audit will be mailed to homeowners when it has been approved and should reflect a small surplus. As seems to be the norm, the expenditures for trash removal and water were over budget.

Extra trash removal expenses are charged to CHOA when people dump their old mattresses, stoves, water heaters, bedframes, and the like in the trash areas. These large items can be removed for FREE (two per year per homeowner) by simply calling Betty Carmain, 949-581-4988, ext. 208, or emailing [betty@accellpm.com](mailto:betty@accellpm.com). She will coordinate pickup with our trash hauler.

With the upcoming 50<sup>th</sup> anniversary of CHOA's development in 2015, many projects require attention. These include pool fencing, carport repair/repainting, clubhouse renovation, brick facades, and pool equipment, as well as irrigation automation and the replacement of the playgrounds.

Detailed financial information is available to every homeowner but a new law mandates that it must be requested in writing. Requests for meeting notices and changes in homeowner information in CHOA's membership list must also be requested in writing. Please address your requests to Dianna Campellone, Accell Property Management, Inc., 23046 Avenida De La Carlota, #700, Laguna Hills CA 92653.

## **Satellite Dish Installation**

Homeowners who are having a satellite dish installed should be sure of the correct installation and not permit holes to be drilled into the roof or the stucco. For information on the correct installation, go to [www.cypresshoa.org](http://www.cypresshoa.org), click on Information, then Rules and Regulations, then Satellite Dish Installation.