

Cypress Home Owners Association (CHOA)

February 2011 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, February 24, 2011
Thursday, March 24, 2011

Homeowners' Forum follows the Board meeting. Agendas are posted four days in advance at both clubhouses and on the CHOA website.

Clubhouse Reservations

Amie Chick, 562-412-1082
(10am-7pm)
clubhouse@cypresshoa.org.

Board of Directors

Betsy-Ann Toffler, President
714-527-9220
Jean Redfearn, Vice-President
714-699-1406
Judith Fischer, Secretary
714-761-4503
Brenan Cheung, Treasurer
714-851-3158

Management Company

Accell Property Management
Property Manager: Yamy
Criblez, 949-581-4988, ext 275
949-581-9785 (fax)
Email: yamy@accellpm.com.

Landscaping

Total Landscape recently applied pre -and post-emergent fertilizer to the turf. Many thanks to Bill Jacob, Total's owner, for his extra service and invaluable suggestions and advice about other HOA problems. He's much more than CHOA's landscape gardener!

Vandalism and Theft

Cars parked on Larwin Avenue have had their car windows smashed. The Cypress Police Department has increased its patrols and advises homeowners **not** to leave any

valuables or cell phones in car(s). There have also been reports that packages delivered to front doors were stolen. Please call Cypress Police Department, 714-229-6600, immediately, if you see any suspicious behavior.

Annual Meeting & Board of Directors Election

Clubhouse #2, 8:00pm
Thursday, February 24, 2011
(Registration begins at 7:15pm)

A quorum was not met at the January 27, 2011, Annual Meeting and Board of Directors Election. Therefore the meeting was adjourned until the regular Board Meeting on February 24, 2011. The raffle drawing will be held at the February meeting whether or not quorum is met. Thanks to realtor Aleta Esteibar who donated three (3) \$50.00 gift cards. If quorum is not met at the Board meeting (the third attempt), the current Board will remain in place until 2012.

Parking Spaces

Homeowners are reporting other vehicles parking in their assigned spaces and in visitor spaces. Please park **ONLY** in your assigned spaces. Residents are also parking their vehicles in the fire lanes and in "NO Parking" areas – these vehicles are subject to tow **without prior notice**, and license numbers will be reported to the Cypress Police Department.

Satellite Dishes

Recently, a two-hour inspection of satellite dish installations throughout CHOA was conducted. Almost a quarter of the units have improper installations, with the dishes bolted onto the roofs or stucco. Homeowners in violation will receive letters about how to

properly install satellite dishes. HOAs nationwide cite improper satellite dish installation as the most common violation.

Treasurer's Report Brenan Cheung

As of December 31, 2010, CHOA's income statement showed a surplus of \$24,673 when compared with the year-end 2009 budget. The income budgeted for collection fees and interest was not realized. Some expenses were under budget, such as insurance, landscaping, but they were offset by plumbing repairs due to tree roots and pest control for the rat infestation, and electricity and gas costs. Progress was made on the painting project (extensive wood repair was necessary) that is expected to be completed this year.

Please make every effort to pay your monthly assessment. If you are struggling financially, please contact Yamy at Accell Property Management (949-581-4988, ext. 275; yamy@accellpm.com) for any issues you may have concerning an economic hardship with your account. The Board wants to work with you to resolve payment before costly legal and accounting fees make it more difficult to keep your account in good standing.

Due to the lack of a quorum in January necessary to conduct an election for the Board of Directors, I remain the Treasurer for CHOA. However, after the February meeting, I will no longer be CHOA Treasurer but will chair the Finance Committee and will work closely with the newly-elected Treasurer.