

Cypress Home Owners Association (CHOA)

June 2010 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, June 24, 2010
Thursday, July 22, 2010

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

Clubhouse Reservations

Sabrina Moreau, 714-252-9021
(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
Katie Bryson, Dir-At-Large
714-814-6716

Management Company

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

Pool Hours

Sunday – Thursday 9am-9pm
Friday – Saturday & Day before legal holiday 9am-10pm
Lost pool keys are \$100.00.
Contact Betty Carmain, bettycarmain@accell.com, or at 949-581-4988, ext 208.

Preventing Health Hazards

Stored trash, pet food, and animal feces on your patio are open invitations to rodents, cockroaches, and other insects to invade your home as well as the entire building, creating a health hazard and encouraging filth and disease. Please bag your trash securely and place it in the proper receptacles. Do not feed your pets on your patio. Instead of keeping your dogs inside your patio, walk them and clean up after them. Thank you!

Volunteers Needed

Are you interested in getting to know your community? Getting to know your neighbors? Learning more about the workings of the CHOA? We are looking for volunteers who would like to work on one or more projects or who can give one hour per month. This is a great way to get to know your neighbors and gain a better understanding of our community.

Currently we need volunteers to hand deliver newsletters to tenants within Cypress HOA. In addition, a social gathering is planned for September, which is Emergency Preparedness Month. Information will be available to help each family be prepared in the event of a disaster.

If you have expertise in Finance, Community Relations, or Landscaping, please contact Jean Redfearn, at 714-699-1406 or via email at gjredfearn@gmail.com

Painting Committee Report

The Painting Committee meets monthly to review and discuss homeowner concerns relating to the painting work. In addition, as each courtyard is completed, the committee performs a walk-through to note any questions or inconsistencies and to present them to Paul Arenas for satisfactory completion of the work. Thus, any homeowner who has a concern or question regarding the painting should direct it to Committee Chair Jean Redfearn, gjredfearn@gmail.com or 714-699-1406.

The Committee reminds homeowners that they will be notified a week in advance of the scheduled painting date. However, if anyone plans to be on vacation in the following weeks, the Committee requests that the Property Management Company be notified so that arrangements can be made well in advance of the scheduled painting. The front doors of units will only be painted when residents are home. As of this writing, Arenas Painting has completed the painting of 93 units (250 total).

As a Reminder

See below a picture of a dish properly installed.



Meet Our Property Manager

Cypress Homeowners Association (CHOA) is managed by Accell Property Management, Inc., in Laguna Hills, California. As one of Southern California's leading property management companies Accell provides CHOA a dedicated property manager committed to assisting the association with the nitty-gritty of property management. Our property manager is Yamy Criblez who came to Accell approximately 18 months ago and who has been diligently working with us for the last year.

Certified through the California Association of Community Managers as a Certified Community Association Manager (CCAM).

Yamy brings to CHOA more than seven years experience in the property management industry. She is technically expert in her knowledge of the California Civil Code and Corporations Code pertaining to Homeowners Associations and specializes in the areas of contract negotiation and administration, budgeting and finance, and vendor relations. Homeowners who have met Yamy know that she is a friendly, personable woman eager to help solve problems and committed to the improvement of our property values.

Yamy can be seen walking the property several times a month, is present at all Board of Directors' Meetings, and is readily available via email or telephone to answer homeowner questions or concerns.

Treasurer's Report

As of April 30, 2010, our year-to-date income statement shows a surplus of \$9,793 when compared to the 2010 budget. Although this is positive news, there are pending accounting adjustments that will change this figure going forward. Overall, the Board is tracking the budget expenses necessary to maintain our community and is focusing on collection efforts to past due accounts (more than \$110,000). This shortfall severely impacts the budget and the progress of the painting and roofing.

Homeowners are reminded that one of the responsibilities of our property management company is to enforce our monthly assessment collection and delinquency policies. Homeowners who are at least 60 days behind on payment of their monthly dues will be assessed a pre-lien fee of \$85. Beyond 60 days, additional fees will be charged to homeowners as the collection effort is turned over to third parties. For example, a homeowner with a balance owed of \$2,000 can expect as much as \$3,000 added to the existing balance to cover attorney's fees and filing fees.

Before the situation becomes overwhelming, please do not hesitate to contact Accell Property Management or CHOA Treasurer, Brenan Cheung, at 714-851-3158 or via email, brenan@cypresshoa.org, for any issues you may have concerning an economic hardship with your account. You as the homeowner are responsible for the monthly association assessment. Let us work together to resolve any payment issues you may have right now before costly legal fees make it more difficult to keep your account in good standing.

INCOME STATEMENT YEAR-TO-DATE

	March	Budget	Variance
<u>INCOME</u>	<u>277,942</u>	<u>283,000</u>	<u>(5,058)</u>
<u>EXPENSE</u>			
UTILITIES	46,660	46,667	7
LANDSCAPE	27,850	37,733	9,883
BUILDINGS & GROUNDS	19,784	16,593	3,190
POOLS	7,433	8,350	917
ADMIN.	<u>76,423</u>	<u>83,657</u>	<u>7,234</u>
TOTAL	<u>178,149</u>	<u>193,000</u>	<u>14,851</u>
<u>RESERVES</u>			
NON-CAPITAL	27,200	27,200	0
CAPITAL	<u>62,800</u>	<u>62,800</u>	<u>0</u>
TOTAL	<u>90,000</u>	<u>90,000</u>	<u>0</u>
<u>TOTAL EXPENSES & RESERVES</u>	<u>268,149</u>	<u>283,000</u>	<u>14,851</u>
<u>NET SURPLUS</u>	9,793.06	0.08	9,792.98