

# Cypress Home Owners Association (CHOA)

## August 2010 [www.cypresshoa.org](http://www.cypresshoa.org)

### Board Meetings

Clubhouse #2, 7:15pm

Thursday, August 26, 2010

Thursday, September 23, 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](mailto:yamy@accellpm.com).

### Litter

Litter not only looks bad, but it also washes into gutters and ends up in streams and rivers to clog and pollute our water supplies and ultimately work against a cleaner environment. Please help keep the community in a clean condition.

### Are You Prepared?

Saturday, September 11, 2010  
from 1-4 p.m, Clubhouse #2

Could you survive for several days, or even weeks, without utilities and no help from the government services?

Learn how to prepare for emergencies or catastrophic events. Members of the Community Emergency Response Team (CERT) will be available to answer any questions and provide materials.

Other activities include: face painting and contest for the kids, door prizes, lemonade and sweet treats (bring your favorite cookies to share). Come and meet your neighbors. If there is an emergency, we will need each other! Questions? Call Jean Redfearn, 714-699-1406, or email at [gjredfearn@gmail.com](mailto:gjredfearn@gmail.com).

### Barking Dog Complaints

Orange County Animal Care, which serves the City of Cypress, has a specific procedure to follow when reporting barking dogs. You can download a form from the City of Cypress website: [www.ci.cypress.ca.us/online\\_forms/on\\_line\\_home.htm](http://www.ci.cypress.ca.us/online_forms/on_line_home.htm). Orange County Animal Care, 714-935-6942.

### RATS!

Rats have invaded our complex. This is a serious public health hazard. Please do NOT store trash, pet food, or animal waste on your patio. Bag your trash securely, and place it in the proper trash container as soon as possible. Contact Betty Carmain, 949-581-4988, ext. 208, [bettycarmain@accellpm.com](mailto:bettycarmain@accellpm.com), if you see any rodents or pests that need a visit from the Association's pest control company. Excessive clutter can also attract rats. Please know that you are responsible for the interior of your home. The Association is only responsible for the attic area.

### Know the Pool Rules?

Does anyone read the rules? There are children younger than 14 in the pools without adult supervision, infants without swim diapers, pool gates left ajar, food and drink eaten in the pool area, too many guests, restroom doors propped open and light on, people in the pools way past closing hours, ETC. Pool hours: Sunday - Thursday, 9am - 9pm; Friday, Saturday, and day before legal holiday. 9am - 10pm.

## Return Your By-Law Amendments Ballot

Have you returned your secret ballot regarding changes to CHOA's by-laws? These by-law amendments lower the quorum requirements for elections and future by-law amendments, and affect the qualifications for Directors and their terms. The by-law changes will make it easier to reach a quorum and hold an election - you may recall that not enough ballots were received for the 2010 election, despite three attempts. The amendments must be approved by 75% of homeowners. Please return your ballot promptly. If you have lost or misplaced your ballot, contact Yamy Criblez, [yamy@accellpm.com](mailto:yamy@accellpm.com), 949-581-4988, ext. 275.

## INCOME STATEMENT YEAR-TO-DATE

	<b>June</b>	<b>Budget</b>	<b>Variance</b>
<b>INCOME</b>	423,728	424,500	(772)
<b>EXPENSE</b>			
UTILITIES	66,668	70,000	3,332
LANDSCAPE BUILDINGS & GROUNDS	42,682	56,600	13,918
POOLS	27,486	24,890	(2,596)
ADMIN.	9,447	12,525	3,078
<b>TOTAL</b>	<u>118,321</u>	<u>125,485</u>	<u>7,164</u>
<b>RESERVES</b>			
NON-CAPITAL	40,800	40,800	0
CAPITAL	94,200	94,200	0
<b>TOTAL</b>	<u>135,000</u>	<u>135,000</u>	<u>0</u>
<b>TOTAL EXPENSES &amp; RESERVES</b>	<u>399,604</u>	<u>424,500</u>	<u>24,896</u>
<b>NET SURPLUS</b>	<b>24,124</b>	<b>.12</b>	<b>24,124</b>

## Use Our Website

Check out all the information available on CHOA's website, [www.cypresshoa.org](http://www.cypresshoa.org): annual certificates of liability insurance, audit reports, and budgets; monthly newsletters and Board meeting minutes; by-laws and rules and regulations; architectural approval forms; clubhouse rental applications . . . and more. You can also submit maintenance requests through the website.

## Treasurer's Report

As of June 30, 2010, our year-to-date income statement shows a surplus of \$24,124 when compared to the 2010 budget. With half the year gone, it's good to be in the black overall, although some budget items are in the red, such as plumbing (tree roots clogging the lines). There will also be some bad-debt write-offs by the end of the year.

Some extra costs that impact the budget are due to vandalism. Recently the pool drain covers as well as other safety devices have been damaged or stolen, and the pools polluted with feces. This means costly emergency visits from our pool service. Please keep your eyes and ears open, and call the police if you see or hear anything suspicious, as well as management, immediately.

With the high unemployment rate in California, the Board realizes that homeowners may be struggling to pay their monthly assessment. Before the situation becomes overwhelming, please contact Accell Property Management (949-581-4988, ext. 205; [accounting@accellpm.com](mailto:accounting@accellpm.com)) or CHOA Treasurer Brenan Cheung, [brenan@cypresshoa.org](mailto:brenan@cypresshoa.org), 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.

## Landscaping Notes

The grass/turf looks much greener, thanks to being fertilized by Total Landscape Maintenance. The cooler weather has kept the grass from looking the usual summer burnout brown, as well as saved on watering. Unfortunately there are still some ugly patches due to the foot and dog traffic, and bad type of grass seed that took hold. The plants and shrubs that were cut way back in the spring have grown back and look much better.