

CHOA Joins CAI

The Board approved membership in the Community Associations Institute (CAI), a lobbying group for homeowner associations and managers. Board members Becky Fisher, Karen Hesky, and Judith Fischer will represent CHOA.

The August educational meeting featured a discussion of Megan's Law and Neighborhood Watch Programs.

The CAI offers many networking opportunities for our HOA. We can find out the latest in HOA law, meet other Orange Co. HOA Board members, and meet vendors and through CAI's mini trade fairs.

For more information about CAI, click on www.caioc.org.

Clubhouse Rental

Contact
Dawn Masick
484-7900

Rules & Regs

Betsy-Ann Toffler is seeking volunteers to help her revise the rules and regulations concerning architectural changes, pools, clubhouses, parking, pets, landscaping, common areas, etc.

The specifications for new windows, front doors, patio covers, screen/security doors, fences, and landscaping requests also need to be made consistent with the R & Rs.

Please contact Betsy-Ann, 527-9220 or btoffler@aol.com.

Treasurer's Report Karen Hesky

In addition to our normal operating costs, we often face unexpected expenses due to homeowner carelessness, neglect, and sometimes outright theft. For example, we spent \$238 for two new pool safety ropes that we had to replace because they were taken from the pool areas.

We spent extra money on the removal of large items from the trash bins. When large items are placed in the bins we have to contact our handyman, Steve Garner, to remove the items for pick up by Consolidated Disposal. This costs us \$40 per hour for services, and \$25 per large item pickup. Please remember that you are allowed two large item pickups per year for **free**. All you need to do is call Consolidated Disposal, 527-2441, for instructions, and CHOA pays nothing.

A big chunk of our CHOA reserve funds has gone into the re-roofing project which has been completed for this year. Now it's time to build up the reserve funds. This year's annual reserve study will include an on-site inspection. The study recommends projects on all capital items such as clubhouses, pools, play equipment, carports, etc. It also advises the amount of contributions to the reserve funds so they are fully funded.

Finally, here is the June financial statement. Cash on hand as of June 31st was \$269,337.



June 2007 Income Statement Year-to-Date

	6 Months	Budget	Variance
Income:			
Association Dues	306,141	315,000	(8,859)
Special Assessments	3,710	32,502	(28,792)
Service Charges	20	0	20
Late Charges	1,558	1,200	358
Interest	8,658	2,400	6,258
Pool Keys	150	0	150
Total Income Collected	320,237	351,102	(30,865)
Expenses:			
Cleaning	1,908	1,650	(258)
Clubhouse Cleaning	1,016	1,200	185
Gardening & Landscape	46,075	52,320	6,245
Insurance	92,378	102,864	10,486
Legal & Accounting	4,702	2,100	(2,602)
Licenses & Permits	1,475	750	(725)
Management Fees	16,400	16,800	400
Pest Control	410	1,200	790
Pool Maintenance	5,818	6,000	182
Postage	250	180	(70)
Supplies	152	120	(32)
Taxes – IRS	2,800	0	(2,800)
Taxes – Franchise	1,410	0	(1,410)
Telephone	147	138	(9)
Repairs	34,715	25,200	(9,515)
Repairs–Painting & Décor	1,442	0	(1,442)
Electricity	14,383	12,000	(2,383)
Gas	1,249	2,100	851
Disposal	24,583	24,000	(583)
Water	16,088	18,600	2,512
Miscellaneous Expense	375	6500	225
Total Operating Expense	267,775	267,822	47
Net Operating Income	52,462	83,280	(30,818)

CHOA Committees

Become involved in CHOA. The following committees invite your participation:

Architectural

Lee Robertson,
wwolfgang@ca.rr.com

Finance

Karen Hesky,
kshesky@aol.com

Environmental Management

Judith Fischer, fischer.judith@sbcglobal.net

Community Spirit

Chair needed -
Please volunteer!

Rules & Regulations

Betsy-Ann Toffler,
btoffler@aol.com

ALL-WOMEN GRAFFITI REMOVAL CREW!

During the July meeting, homeowners – all women – rallied to the challenge of painting over the graffiti throughout the complex.

To join this group, call Holly George, 236-9560.

Pres. Report cont'd

Charcoal BBQs

The Board understands some homeowners are upset by the elimination of charcoal BBQs. (Gas grills are still allowed.)

Our current property insurance company would not renew our policy, citing fire hazards, unless we eliminated these charcoal BBQs. We would have had to find a different insurance company and pay a higher premium. There are but a few insurance companies who provide coverage to HOAs, and our options would have been limited. Please know that the Board is working in the best interests of the entire CHOA.