



Cypress Home Owners Association January 2008

New Management Company
Accell Property Management, Inc.
Ramona Acosta, CCAM, PCAM
949-581-4988
ramona@accellpm.com
www.goaccell.com

Accell, our new management company, began December 1, 2007. Ramona Acosta, property manager, thanks everyone for their patience during the transition.

Accell mails CHOA homeowners monthly statements and provides an envelope in which to mail the statement stub and check for assessments. Please do NOT put your checks through the mail drop at Clubhouse #2 because that will delay proper crediting of your account.

Any maintenance problems or requests should be addressed to Ramona by phone or email. Accell's policy is to return phone calls and emails within 24 hours. If there is an emergency after hours, follow the telephone prompts.

Remember that homeowners cannot remove landscaping materials or install patio covers or make other architectural changes **without** prior approval. Specification forms can be obtained from Ramona or downloaded from the website: www.cypresshoa.org

Clubhouse Rental
Contact Dawn Masick
484-7900

Lights Out?
Call So. Cal. Edison
800-611-1911
Report burned out alley lights.
Tell So. Cal. Edison the number on the lightpost – it's the same number as the alley.

Pride of Ownership Sandy Goodstein

Remember what it felt like signing those final escrow papers? I remember. I was very excited. A new house! It was all mine, and I wanted to make it a home. Hours spent unpacking and organizing. Moving the furniture until it was just right, or at least until tomorrow, because I couldn't lift another ounce.

A home is the biggest investment most of us will ever make in our lives. Your home, an emotional and financial investment, needs to be protected. I have seen many a home, once standing proud, now look rather sad and neglected, as if nobody cares. This has an avalanche effect, because as you look around the neighborhood, you start to see other homes neglected. Soon the biggest purchase of your life is worth a fraction of what it should be.

It all comes down to one thing: **pride of ownership.** So . . .
when you walk your dog and leave the mess . . .
place large items in the dumpsters that we all end up paying for to have removed . . .
park cars, vans, or trucks that you know you will never drive . . .
leave pool gates open, forgetting the danger to young children . . .
stove items on your front porch or in your carport . . .
make noise at all hours . . .
forget about your neighbors – "Why should I care about them? I pay to live here." . . .
never attend a HOA Board or committee meeting, but complain when rules are made that you don't like . . .

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Annual Meeting & Election Tues., January 29, 2008 Clubhouse #2, 7:15pm

If you haven't already mailed your secret ballot, please bring it to the annual meeting. A quorum of 126 ballots is needed so please make sure to **vote!** If a quorum is not reached, a second mailing will be required at additional cost. Blank ballots will be available at the meeting if you lose or misplace your secret ballot.

Candidates for 2008 include incumbents Judith Fischer and Karen Hesky, as well as Dawn Masick, Don Moreau, and Betsy-Ann Toffler.

By voting, you'll be eligible for the raffle prize drawing – your election envelope will serve as your raffle ticket. The winners will be drawn that night, but you do not need to be present to win.

There are several gift certificates to The Fish Co. Restaurant and chances to win a bounce house rental. Many thanks to our generous local realtors: Century 21 Chamberlain; Aleta Esteban; and Howard Flowers of Coldwell Banker.

Thanks also to homeowner Robert Kaplinsky for volunteering to serve as Inspector of Elections.

No Drugs Down the Drain!

When possible, all medications put in the trash should be "treated" in some way to prevent people and animals from eating them. Simply add water and then salt, or dirt from the yard to pills or capsules in a bottle. Add salt or dirt to liquid meds. Wrap several layers of masking or duct tape to cover and hide blister packs (pills in a card). Put "treated" meds in an outer container, then in garbage bag. Put in dumpsters as close to pickup time as possible.