

Cypress Home Owners Association (CHOA)

May 2011 www.cypresshoa.org

Board Meetings

Clubhouse #2, 7:15pm
Thursday, May 26, 2011
Thursday, June 23, 2011

Homeowners' Forum follows the Board meeting. Agendas are posted four (4) 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
betsyann@cypresshoa.org
John Russell, Vice President
john@cypresshoa.org
Judith Fischer, Treasurer
judith@cypresshoa.org
Don Moreau, Secretary
don@cypresshoa.org

Management Company

Accell Property Management
Phone Number: 949-581-4988
Fax Number: 949-581-9785
Property Manager:
Yamy Criblez,
yamy@accellpm.com

Pool Hours

Sunday – Thursday
(9am-9pm)
Friday-Saturday
(9am – 10 pm)
Day before legal holiday
(9am-10pm)

Pools Heated

CHOA's pools will be heated for the pool season beginning on Memorial Day Holiday Weekend. Please follow the pool rules to ensure everyone's safety and enjoyment. NO lifeguard on duty.

Pool Rules:

- Pool gate must be **closed and locked** at all times.
- Pool safety equipment is for emergency use **ONLY**.
- Infants and toddlers must wear swim diapers.
- Children under 14 years of age must be accompanied by a resident adult (at least 18 years of age) in the pool area.
- **NO** alcoholic beverages.
- **NO** foods allowed in pool area. Beverages in non-breakable containers are allowed.
- **NO** bicycles, skateboards, roller blades, scooters, or other wheeled devices, boogie boards, surfboards, rafts, scuba gear, frisbees, or balls (other than inflatable beach balls) area allowed.
- **NO** pushing, running, shoving, roughhousing, abusive/foul language, or excessive splashing is allowed in pool area.
- **NO** diving is allowed. Jumping is allowed under supervision of an adult.
- **NO** pets or animals.
- **NO** loud music.

Call the Police First!

Several homeowners on the south side of Larwin have reported graffiti on the back walls and hearing strange noises at night. If and when you see or hear anything suspicious, please call the Cypress Police Department IMMEDIATELY, 714-229-6600. Do not wait until the next morning, and then relate the tale to your neighbors. By then it is too late for the police to be effective. And do not be afraid of retaliation because the police will not reveal who called them. After you have notified the police, then you can call or email a Board member and the management company, yamy@accellpm.com.

Vandalism costs YOU

Recent events have cost CHOA - that's you - money. In one case, someone used the rope from the life preserver to tie open a pool gate and did not untie it after he/she/they left the pool so the gate was wide open - a significant safety violation. In another instance, the switch plate and doorjamb to one of the clubhouse restrooms were totally gouged out so the door could not be locked. Considerable time and expense went into that repair. Please be aware of pool violations and other destructive activity, and report them to the appropriate authorities, Cypress Police Department, 714-229-6600. Also please notify Yamy, yamy@accellpm.com.

Architectural Applications

Homeowners are reminded to submit an architectural application BEFORE any work is started on patio covers and fences, windows, screen/security and front doors, solar panels, and satellite dishes. The applications can be downloaded from www.cypresshoa.org – click on Information, then click on Forms. The Board of Directors considers applications at the Board meetings each month.

Large Item Trash Pickups

Homeowners are allowed two (2) **free** pickups per year of large and bulky items by Consolidated Disposal. Please call Betty Carmain, 949-581-4988, ext. 208, or email betty.carmain@accellpm.com to schedule a pickup that will be credited to your unit. Otherwise CHOA is charged \$25 per pickup, and that adds up quickly.

No Stored Vehicles

The Violation Committee is tracking inoperative and abandoned vehicles. These include:

- 1) vehicles with an expired registration sticker of six (6) months or more;
- 2) vehicles lacking an engine, transmission, tires, doors, windshields or any other major part or equipment necessary for operation;

3) vehicles on jacks or blocks, or that have one or more flat tires;

4) vehicles that have not been moved within ninety-six (96) hours following issuance of a parking citation.

If a vehicle is registered as a Planned Non-Operation (PNO) vehicle with the DMV, please place a copy of that registration on the front dashboard.

Emergency Preparedness Committee

Several homeowners responded to Chair Robert Kaplinsky's call for volunteers for the new Emergency Preparedness Committee. They will attend a series of Community Emergency Response Team (CERT) training sessions in May and June. CERT is a program of the Federal Emergency Management Agency (FEMA) that educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills such as fire safety, light search and rescue, team organization, and disaster medical operations. After training, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help.

Please contact robert@cypresshoa.org if you are interested in serving on this committee and/or can attend the Cypress CERT programs. www.citizencorps.gov/cert

Financial Report

Judith Fischer, Treasurer

As of March 31, 2011, CHOA's income statement showed a surplus of \$18, 157. Expenses are on track, with the exception of trash collection fees that were increased substantially. The water bills will begin to show increases, due to the advent of the swimming season and need to water the turf more frequently in the heat. The first draft of the 2010 audit has been received and reviewed, and will be mailed to homeowners after it is approved at the May meeting.

At the risk of sounding like a broken record, CHOA continues to make some progress in collections, but delinquent homeowners and unpaid assessments continue to hinder CHOA's ability to proceed with major projects and to build up our reserves. Here is a schedule of the actions regarding late assessment payments:

- ❖ 30 days late – reminder letter from management company
- ❖ 60 days late – pre-lien letter (\$85 irreversible charge)
- ❖ 90 days late – lien on property (\$125 irreversible charge)

If the assessment is still not paid, the homeowner's account will be sent to a collection agency resulting in more legal and collection fees.

Please make every effort to pay your monthly assessment. If you are struggling financially, please contact Yamy Criblez, Accell Property Management (949-581-4988, ext. 275, yamy@accellpm.com)