

CYPRESS HOME OWNERS ASSOCIATION NEWSLETTER April 2022

Professionally Managed by La Perla Property Management
26060 Acero, Ste 211, Mission Viejo, CA 92691
Office: 949.668.0800 Fax: 949.565.0625 Emergency: 949.361.6330



Board of Directors

John Russell - President
Jean Redfean – Treasurer
Maria Delvaux - Secretary
Deanna Borodayko – Member at
Large
Open Seat

Board Meetings

Board Meetings are held on the 4th
Thursday monthly.

The next Board Meeting is
scheduled on:
April 28, 2022

Executive (Closed Session) 6:30pm
General (Opened Session) 7:30pm

The Homeowners' Open Forum is
conducted at the beginning of the
meeting, at which time homeowners
have an opportunity to make a brief
statement (up to 3 Minutes) and/or
express concerns directly to the
Board.



Valley Vista Services
(800) 442-6454
**2 FREE BULKY PICKUPS
YEARLY**



LANDSCAPE RENOVATION UPDATE

Please be on the lookout for a recent notice that was mailed to all owners today. This notice provides the scope of work for the landscape renovation project as well as the plant material being used. This information and photos of the plants will be available to view on the website by the end of the week. We ask that all owners share this information with their tenants and to make sure that Management has your tenant contact information so that they can receive emails with updates and the community newsletter. We want everyone in the community to feel welcome and informed.

BOARD MEMBERS/VOLUNTEERS NEEDED

Are you interested in serving your community? The Board is looking to appoint a member to the Board of Directors. If you are interested, please email Tina@laperlapm.org. To qualify, you must be an owner for at least a year and current in your monthly assessments. In addition to filling the vacant Board seat, the Board is seeking volunteers to form a Communication Committee and a Social Committee. You do not need to be a homeowner to sit on either of these committees and tenants are welcome to contribute.

NATIONAL NIGHT OUT

National Night Out is an annual nationwide community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. See the website for more information. <https://natw.org/about/>

We are seeking volunteers who want to help with the planning and execution of this event to be held on Tuesday, August 2nd. Realtor, Aleta Esteibar, has volunteered to host an ice cream truck for the evening and the event should be a lot of fun.

DID YOU KNOW?

The exterior of the buildings are maintained by CHOA? Please do not penetrate (nail into structure, fascia board, beams or railings) the exterior for your personal décor or cameras.

Damage can result in fines to homeowner's assessment account.



Property Management Representatives

Tina@laperlapm.org

Property Manager

yamy@laperlapm.org

Property Manager

customerservice@laperlapm.org

Customer Service Rep - Terry Green

Also, please be reminded of La Perla's office hours:

Monday-Thursday from 9am-5pm and Fridays from 9am – noon.

Thank you in advance!

La Perla Emergency Service Line

La Perla Property Management has an after hours emergency service line for residents to call and report any emergency-related matters.

The number is 949.361.6330. Thank You!



2022 ASSESSMENT INCREASE

The Board of Directors approved the 2022 Operating Budget back in November 2021 to begin January 2022. All owners were mailed and emailed the budget packet informing them of the increase in assessments. If you have not already done so, please update your assessment payments in your autopay system whether it be through your personal bank or the HOA bank (Sunwest Bank). Management does not have the ability to adjust this for you. Please note, assessments are due on the 1st and late on the 15th. You have been charged a \$20.00 late fee if your account is delinquent, or you are carrying a balance. All fees are noted in the collection policy for the Cypress Home Owners Association, which was included in the budget mailer. It is important for homeowners to make their payments on time so that the Association can maintain its financial obligations.

TRASH ENCLOSURE MAINTENANCE

Due to the large number of bulky items that are left in the trash enclosures daily, the HOA must continue to pay for an additional refuse service in the amount of \$1,560/month, which doesn't include the regular refuse service which averages in the amount of \$5,000. On top of that cost, if construction materials are left in the enclosure, CHOA is required to pay additional fees for their disposal. The Board and Management are asking that you be courteous to your neighbors by disposing of items in the dumpsters and do not leave the bags on the ground. Please breakdown all cardboard boxes before placing in the dumpster. If you or your contractor is reported dumping construction materials into the trash enclosures, your assessment account could be fined, and you could be liable for the cost of the disposal.



Pets can be a wonderful addition to your family, but please remember that as a pet owner, you are responsible for all your pets including cats. You should make sure that your four-legged friend does not become a nuisance to other residents. Kindly please remember to pick up after your pet when walking the Cypress Home Owners Association common area grounds.

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Also, when walking your dog in our community, remember that it should be leashed. Thank you for your cooperation!

CYPRESS DRUG TAKE BACK DAY – SATURDAY APRIL 30TH 10AM-2PM

Cypress Police Department hosts a collection site set up in the department parking lot where residents can safely dispose of any unused or expired prescription drugs. If you don't properly dispose of the unused or expired prescription drugs in your home, they might find a new one.

- Unused or expired prescription medications are a public safety issue, leading to accidental poisoning, overdose, and abuse.
- Pharmaceutical drugs can be just as dangerous as street drugs when taken without a prescription or a doctor's supervision.
- Most teenagers abusing prescription drugs get them from family and friends and the home medicine cabinet.
- Unused drugs that are flushed contaminate the water supply. Proper disposal of unused drugs saves lives and protects the environment.