

# CHOA FALL 2023

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## **\*\*UNDERSTANDING THE "COMMON AREA" IN OUR COMMUNITY\*\***

**THE TERM "COMMON AREA" OFTEN RAISES QUESTIONS AMONG HOMEOWNERS, ESPECIALLY THOSE NEW TO COMMUNITY LIVING. TO ENSURE CLARITY AND MAINTAIN THE HARMONY OF OUR COMMUNITY, WE'D LIKE TO OFFER A CLEAR DEFINITION AND SET GUIDELINES FOR ITS USE.**

### **\*\*WHAT IS THE COMMON AREA?\***

**SIMPLY PUT, THE COMMON AREA REFERS TO ANY SPACE OUTSIDE OR IN FRONT OF YOUR INDIVIDUAL UNIT. THESE ARE SPACES THAT ARE SHARED AND ENJOYED BY ALL RESIDENTS. THEY'RE DESIGNED FOR COLLECTIVE USE AND ARE MAINTAINED BY THE ASSOCIATION TO ENSURE A CONSISTENT AND PLEASING ENVIRONMENT FOR EVERYONE.**

### **\*\*GUIDELINES FOR THE COMMON AREA:\***

- 1. \*\*PLANT INSTALLATIONS:\*\* HOMEOWNERS ARE KINDLY REQUESTED NOT TO INSTALL ANY PLANT MATERIAL DIRECTLY IN THE GROUND IN FRONT OF THEIR UNITS.**
- 2. \*\*POTTED PLANTS:\*\* WHILE YOU CANNOT PLANT DIRECTLY IN THE GROUND, YOU ARE WELCOME TO PLACE POTTED PLANTS ON THE CONCRETE SLAB IN FRONT OF YOUR UNIT.**
- 3. \*\*STORAGE:\*\* PLEASE REFRAIN FROM STORING PERSONAL ITEMS OR MATERIALS IN FRONT OF YOUR UNIT OR IN ANY AREA THAT IS VISIBLE FROM THE COMMON SPACES.**

**WE UNDERSTAND THAT EVERY HOMEOWNER TAKES PRIDE IN THEIR SPACE, AND WHILE PERSONALIZATION IS APPRECIATED, WE ALSO STRIVE FOR A HARMONIOUS AND UNIFIED AESTHETIC FOR ALL COMMON AREAS.**

Upcoming  
Community  
Projects



We're thrilled to bring you some uplifting news! Our community is continuously evolving, and with the diligent work of the Board, the following projects have received the green light:

1. Annual Roof Maintenance - Fall 2023
2. Pool #1 Renovation - Fall 2023



# WELCOME

## BACK TO

# SCHOOL

### **\*\* Satellite Dish Removal from Roofs \*\***

As we continuously strive to uphold the beauty and harmony of our community, it's essential to address certain elements that might affect our shared environment. One such element that has come to our attention is the presence of unused and outdated satellite dishes on several roofs and storage sheds within our community.

These satellite dishes, once a symbol of cutting-edge technology, have now become potential hazards and incongruities that disrupt the unified aesthetic we all cherish.

If you are among the homeowners with an outdated satellite dish not in use on your roof or shed, we kindly ask for its removal within the forthcoming **\*\*30 days\*\***.

To ensure a safe and proper removal, we recommend reaching out to the original satellite dish provider. This approach ensures that there's no inadvertent damage to the roof or shed during the removal process.

We recognize that this request might pose an inconvenience, but your cooperation is vital in preserving the character and safety of our beloved community.

## UPKEEP OF COMMON GROUNDS IN OUR COMMUNITY

A GENTLE REMINDER TO OUR RESIDENTS ABOUT MAINTAINING THE BEAUTY AND SAFETY OF OUR COMMON AREA MAINTAINED ELEMENTS. LATELY, WE'VE OBSERVED AN EXCESS GROWTH OF VINES DRAPING OVER FENCES, STRETCHING TOWARDS THE CARPORT, AND SPREADING INTO COMMON AREAS.

TO ENSURE A SAFE AND APPEALING COMMUNITY ENVIRONMENT:

1. **\*\*VINES:\*\*** KINDLY CHECK AND MANAGE ANY VINES OR PLANTS FROM YOUR PATIO THAT MIGHT DRAPE OVER THE FENCES. THIS NOT ONLY UPHOLDS A CONSISTENT AESTHETIC THROUGHOUT OUR COMMUNITY BUT ALSO PRIORITIZES THE WELL-BEING OF ALL RESIDENTS.
2. **\*\*VINES IN CARPORT AREAS:\*\*** IF YOUR VINES ARE ENCREACHING ONTO THE CARPORT AREA, WE URGE YOU TO TRIM THEM REGULARLY.
3. **\*\*COMMON AREAS:\*\*** REGULARLY MONITOR YOUR PLANT AND/OR TREE GROWTH IN YOUR PATIO TO AVOID THEM FROM CREEPING INTO COMMON AREAS. THIS ENSURES THAT EVERYONE CAN FULLY AND SAFELY ENJOY THESE AREAS WITHOUT HINDRANCE.

WE'D LIKE TO HIGHLIGHT AN ESSENTIAL ASPECT CONCERNING THE MAINTENANCE AND CARE OF THESE COMMON AREAS. WHILE WE ALWAYS ENCOURAGE VOLUNTARY EFFORT AND COOPERATIVE SPIRIT, HOMEOWNERS SHOULD BE AWARE THAT ANY DAMAGE TO THESE ASSOCIATION MAINTAINED ELEMENTS, WHETHER INTENTIONAL OR DUE TO NEGLIGENCE, MAY LEAD TO THEM BEING HELD FINANCIALLY RESPONSIBLE. THIS POLICY ENSURES THAT WE CAN PROMPTLY RESTORE ANY AFFECTED AREAS TO THEIR ORIGINAL STATE, PRESERVING THE CHARM AND SAFETY WE ALL CHERISH. YOUR COOPERATION IS HIGHLY VALUED!



# THE IMPORTANCE OF NOT FEEDING STRAY ANIMALS: COMPASSION WITH CAUTION

IN URBAN AND SUBURBAN AREAS, ENCOUNTERING HUNGRY STRAY ANIMALS OFTEN SPARKS A DESIRE TO HELP. HOWEVER, IT'S IMPORTANT TO RECONSIDER THE ACT OF FEEDING THEM. WHILE THE INTENTION IS KIND, THERE ARE COMPELLING REASONS TO AVOID FEEDING STRAYS. UNDERSTANDING THESE FACTORS IS CRUCIAL FOR THE WELFARE OF ANIMALS AND OUR COMMUNITIES.

## DEPENDENCY AND POPULATION CONTROL

FREQUENT FEEDING CAN MAKE STRAYS RELIANT ON HANDOUTS, UNDERMINING THEIR NATURAL HUNTING INSTINCTS. OVER TIME, THIS CAN LEAD TO OVERPOPULATION AND INCREASED RISKS FOR THE ANIMALS.

## AGGRESSIVE BEHAVIOR AND NUISANCE

FEEDING STRAYS CAN ATTRACT LARGE GROUPS, FOSTERING TERRITORIAL CONFLICTS, NOISE, MESS, AND EVEN PUBLIC HEALTH CONCERNS.

## WILDLIFE AND ECOSYSTEM IMPACT

REGULARLY FED STRAYS DISRUPT LOCAL ECOSYSTEMS BY COMPETING WITH NATIVE WILDLIFE FOR RESOURCES. THIS IMBALANCE CAN HARM THE ENVIRONMENT AND NATIVE SPECIES.

## DISEASE TRANSMISSION

STRAY ANIMALS CARRY DISEASES THAT CAN SPREAD TO HUMANS AND OTHER ANIMALS. FEEDING THEM INCREASES THE RISK OF DISEASE TRANSMISSION, POSING DANGERS TO PETS AND PEOPLE.

IN CONCLUSION, WHILE FEEDING STRAYS IS MOTIVATED BY COMPASSION, IT'S VITAL TO CONSIDER BROADER CONSEQUENCES. EMBRACE RESPONSIBLE SOLUTIONS AND LONG-TERM WELFARE EFFORTS TO HELP ANIMALS WITHOUT INADVERTENTLY HARMING THEM OR OUR COMMUNITIES. IT'S ALSO ESSENTIAL TO NOTE THAT LEAVING FOOD IN COMMON AREAS IS AGAINST THE RULES AND REGULATIONS OF OUR COMMUNITY.

## U p c o m i n g C o m m u n i t y E v e n t s

### **42nd Annual Cypress Community Festival**

Oak Knoll Park

5700 Orange Ave, Cypress CA

Friday, October 6th: 5pm - 9pm

Saturday, October 7th: 12pm -  
8pm

### **Cypress Drug Take Back**

Cypress PD Parking Lot

Saturday, October 28th

10am - 2pm

### **Certified Farmers Market**

Every Saturday 9am - 2pm

Corner of Katella and Lexington in the Cottonwood  
Church parking lot.

## \*\* FIRE SAFETY AND PREVENTION \*\*

OWNING A RESIDENTIAL PROPERTY IS BOTH A PRIVILEGE AND A RESPONSIBILITY. WITH THE WELL-BEING OF FAMILIES AND COMMUNITIES AT STAKE, ENSURING TOP-TIER FIRE SAFETY PRACTICES IS NON-NEGOTIABLE. HERE'S A LIST OF CRUCIAL GUIDELINES THAT EVERY RESIDENTIAL PROPERTY OWNER SHOULD CONSIDER:

### \*\* 1. A SOUND INVESTMENT: SMOKE ALARMS \*\*

\* TIP: \* A FUNCTIONING SMOKE ALARM DRAMATICALLY INCREASES CHANCES OF ESCAPING A FIRE UNHARMED. INSTALL THEM ON EVERY LEVEL OF YOUR PROPERTY, ESPECIALLY NEAR BEDROOMS. TEST MONTHLY AND REPLACE BATTERIES AS NEEDED.

### \*\* 2. EXTINGUISH DOUBTS WITH FIRE EXTINGUISHERS \*\*

\* ACTION: \* EQUIP YOUR PROPERTY WITH FIRE EXTINGUISHERS, ESPECIALLY IN HIGH-RISK AREAS LIKE KITCHENS. ENSURE THEY'RE EASILY ACCESSIBLE AND THAT YOU'RE FAMILIAR WITH THEIR OPERATION.

### \*\* 3. WIRING WISDOM \*\*

\* BEST PRACTICE: \* PERIODICALLY INSPECT ALL ELECTRICAL INSTALLATIONS. PROMPTLY ADDRESS FRAYED CORDS, FAULTY OUTLETS, OR OVERLOADED CIRCUITS. REMEMBER, A LITTLE ATTENTION NOW CAN PREVENT A CATASTROPHIC EVENT LATER.

### \*\* 4. SPACE HEATERS NEED SPACE \*\*

\* REMINDER: \* IF USING PORTABLE HEATERS, ENSURE THEY'RE PLACED AWAY FROM FLAMMABLE MATERIALS LIKE CURTAINS OR BEDDING. ALWAYS TURN THEM OFF WHEN LEAVING THE ROOM OR GOING TO BED.

### \*\* 5. GRILL WITH CARE \*\*

\* SAFETY FIRST: \* IF GRILLING IS PERMITTED, MAINTAIN A SAFE DISTANCE FROM THE HOUSE, DECK RAILINGS, AND OVERHANGING BRANCHES. ALWAYS SUPERVISE WHEN THE GRILL IS IN USE.

### \*\* 6. STORE WITH SENSE \*\*

\* GUIDELINE: \* STORE FLAMMABLE PRODUCTS IN THEIR ORIGINAL CONTAINERS IN A COOL, WELL-VENTILATED SPACE, AWAY FROM HEAT SOURCES. AVOID STOCKPILING LARGE QUANTITIES.

### \*\* 7. ESCAPE PLAN ESSENTIALS \*\*

\* MUST-DO: \* DESIGN A CLEAR FIRE ESCAPE PLAN WITH AT LEAST TWO EXITS FROM EVERY ROOM. REGULARLY REVIEW AND PRACTICE WITH ALL HOUSEHOLD MEMBERS, ESPECIALLY CHILDREN.

### \*\* 8. PREVENT KITCHEN CALAMITIES \*\*

\* NOTE: \* NEVER LEAVE COOKING UNATTENDED. KEEP KITCHEN TOWELS, POT HOLDERS, AND OTHER FLAMMABLE ITEMS AWAY FROM STOVETOPS.

### \*\* 9. PROMOTE COMMUNICATION \*\*

\* INITIATIVE: \* IF YOU'RE RENTING OUT, ENCOURAGE TENANTS TO REPORT POTENTIAL FIRE HAZARDS. OPEN CHANNELS OF COMMUNICATION CAN AVERT MANY POTENTIAL RISKS.

A HOME IS MORE THAN JUST A BUILDING; IT'S A SANCTUARY FOR THOSE WHO DWELL WITHIN. BY ADOPTING THESE FIRE SAFETY GUIDELINES, YOU'RE ENSURING THAT YOUR PROPERTY REMAINS A SAFE HAVEN FOR YEARS TO COME.



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**FOR AFTER HOURS EMERGENCIES INVOLVING THREAT TO  
LIFE OR PROPERTY, PLEASE CALL (949) 361-6330**

clubhouse rentals Fee:  
\$25 to rent the clubhouse;  
\$100 deposit is required  
for all reservations.

please contact the  
clubhouse manager via  
email for more information.  
clubhouse@cypresshoa.org

valley Vista services  
Phone # 714-380-5450  
For bulky item pick up  
please reference  
Account #100090 and  
provide the Alley #



property manager  
tina bashikian  
tina@laperlapm.org

assistant property manager  
teri kruse  
teri.k@laperlapm.org

For maintenance related  
requests, please email:  
customerservice@laperlapm.org

**CYPRESS POLICE DEPARTMENT  
NON EMERGENCY PHONE # 714-229-6600 (AFTER  
QUIET HOURS NOISE COMPLAINTS) IF YOU ARE  
THE VICTIM OF A CRIME, PLEASE CALL 911!**



We cherish our four-legged friends in Cypress HOA! Just a  
brief reminder to ensure we keep our community clean and  
pleasant for everyone: please always pick up after your  
pets. It's a simple act that maintains cleanliness and  
shows consideration for our neighbors.

Thank you for your ongoing cooperation and for being  
responsible pet owners!

**PET RELATED MATTERS PHONE # (714) 796-6442  
(DOG BARKING/ANIMAL NUISANCE COMPLAINTS)**

