



**HAPPY
FATHER'S
DAY**

La Perla
PROPERTY MANAGEMENT

Cypress HOA Summer/June '23 Newsletter

ARE YOU READY?

THE BIRDS ARE CHIRPING, BEES ARE BUZZING AND FLOWERS ARE BLOOMING. IT'S TIME TO GET YOUR HOME READY FOR SUNNIER DAYS AHEAD. HERE IS A LIST OF TIPS TO GET YOUR HOME READY FOR SUMMER AND BEYOND:

BOARD OF DIRECTORS

**JOHN RUSSELL
PRESIDENT**

**JEAN REDFEARN
TREASURER**

**MARIA DELVAUX
SECRETARY**

**DEANNA BORODAYKO
MEMBER AT LARGE**

TEST YOUR SMOKE ALARMS AND REPLACE BATTERIES IF REQUIRED. REPLACE YOUR ALARM IF IT IS MORE THAN 10 YEARS OLD, BECAUSE ALARM SENSORS WEAR OUT! CLEAN OUT YOUR DRYER VENT. CLEANING YOUR DRYER VENT WILL NOT ONLY HELP IMPROVE DRYER EFFICIENCY, BUT IT CAN HELP PROLONG THE LIFE OF YOUR MACHINE. IN ADDITION, CLEANING THE DRYER VENT WILL HELP RID THE VENT OF LINT BUILD UP AND WILL TO REDUCE THE RISK OF FIRE DUE TO HIGHLY FLAMMABLE LINT. DON'T FORGET TO PULL YOUR DRYER AWAY FROM THE WALL AND CLEAN BEHIND IT TO REMOVE ANY DUST OR DEBRIS THAT MAY HAVE BUILT UP.

REPLACE YOUR AIR FILTERS. NOT ONLY DO AIR FILTERS FILTER OUT ALLERGENS, THEY ALSO PROVIDE A FIRST LINE OF DEFENSE AGAINST LARGER OBJECTS, SUCH AS BITS OF LOOSE INSULATION, BEING PULLED INTO THE SYSTEM, WHICH COULD CAUSE DAMAGE OR PRESENT A FIRE RISK. CLOGGED AIR FILTERS ARE THE #1 CAUSE OF HVAC BREAKDOWNS.

BOARD MEETINGS

**Board meetings are held
the fourth Thursday of
each month at 6:15pm.
Clubhouse #2.
4647 Larwin Avenue**

CLEAN YOUR FAUCETS AND SHOWER HEADS - CLEANING FAUCETS AND SHOWER HEADS HELP TO REMOVE MINERAL DEPOSITS, LIKE HARD WATER BUILD UP AND LIMESCALE. LIMESCALE AND OTHER MINERAL DEPOSITS NOT ONLY SLOW WATER FLOW AND REDUCE WATER PRESSURE, BUT THEY CAN ALSO SERVE AS A BREEDING GROUND FOR BACTERIA.

CLEAN YOUR REFRIGERATOR INSIDE AND OUT. ONE AT A TIME, REMOVE AND CLEAN SHELVES AND DRAWERS. CLEAN THE DOOR AND HANDLES WITH AN ANTI-BACTERIAL CLEANER. DON'T FORGET TO CLEAN THE CONDENSER COILS (REFER TO YOUR OWNERS MANUAL OR FIND TIPS FOR CLEANING COILS SAFELY ONLINE).

CYPRESSHOA.ORG

POOL SAFETY

As the summer season approaches, we are all eagerly anticipating the opening of our community pool. It's a place where families gather, friends reunite, and children make unforgettable memories. While we all enjoy the refreshing waters, it's crucial to prioritize safety and ensure that our pool remains a safe and enjoyable environment for everyone. In this edition, we will delve into essential community pool safety measures that will help us make a splash while keeping accidents at bay.

1. Adequate supervision is the cornerstone of pool safety. Parents and guardians should actively supervise children, remaining within arm's reach, especially for younger swimmers. Remember, constant vigilance can save lives.
2. Ensure that all pool users, including adults and children, are aware of the pool rules. Emphasize the importance of not running near the pool, diving, and refraining from pushing or horseplay. Enforcing these rules consistently will help create a safe and respectful environment for everyone.
3. Encourage individuals, especially children, to undergo swimming ability assessments. By ensuring that swimmers are aware of their abilities and limitations, we can prevent accidents and promote responsible behavior in and around the pool.
4. Foster a culture of open communication within the community regarding pool safety. Encourage community members to report any safety concerns or observed hazards promptly to Management. By working together and staying vigilant, we can create a safer and more enjoyable environment for everyone.

Remember, the safety of our community pool depends on each one of us. Let's make this summer a memorable one for all the right reasons. Keep these safety measures in mind and encourage others to do the same. Together, we can create a community pool that promotes fun, relaxation, and most importantly, safety.

TOWN HALL RECAP

On behalf of the entire Board, we want to express our deepest gratitude for your attendance and active participation at the town hall meeting. Your commitment to our community is truly commendable, and we are fortunate to have such dedicated homeowners. Your voices matter, and your engagement is instrumental in shaping the future of our neighborhood.

HOT TOPICS!

During the Town Hall meeting, there was a significant focus on insurance expenses, particularly Earthquake Insurance, which generated considerable discussion. The combined insurance premium for the 2022-2023 period, including the earthquake coverage, amounted to \$182,593, representing a quarter (25%) of the total operating budget. Each homeowner's share of this cost is approximately \$61.00 per month, with \$35.00 allocated specifically for earthquake insurance. Additionally, the Association offers homeowners the opportunity to voluntarily enroll in additional earthquake coverage provided by MOTUS. This supplemental coverage allows homeowners to obtain extra protection for their properties in the event of an earthquake. Further information regarding this optional coverage will be provided in the future, so homeowners are encouraged to stay informed.

When preparing the annual budget for the Association, assessments are calculated on a yearly basis. These assessments are designed to cover all the operating expenses of the Association, including contributions to the reserve account. It's important to note that Associations are non-profit organizations, meaning that every dollar you pay in assessments is dedicated to the maintenance and upkeep of the community. Homeowners receive the annual budget in November, allowing them the opportunity to review the financial plan for the following calendar year. This transparency enables homeowners to stay informed about the financial aspects of the Association and the allocation of their assessments.

We encourage you to continue participating in community events, sharing your ideas, and fostering a strong sense of community spirit. Together, we can achieve great things. Thank you once again for your unwavering support and dedication.

REMINDERS

DUE TO THE UNUSUALLY WET WINTER, ORANGE COUNTY MOSQUITO AND VECTOR CONTROL IS ANTICIPATING A PARTICULARLY BAD MOSQUITO SEASON. WITH THIS, IT IS NEVER TOO EARLY TO PREPARE. HERE ARE TIPS FOR PREVENTING MOSQUITOS, STARTING TODAY:

1. DUMP AND DRAIN ANY CONTAINERS OR POTTED PLANT SAUCERS FILLED WITH WATER AT LEAST ONCE A WEEK. MOSQUITOS ONLY NEED A THIMBLE-SIZED AMOUNT OF WATER TO BREED.

2. CLEAN AND SCRUB BIRD BATHS AND PET WATER BOWLS WEEKLY.

AN OUNCE OF PREVENTION

3. DO NOT TRANSPORT OR SHARE PLANT STEMS ROOTED IN WATER.

4. DRILL A HOLE OR PUNCTURE CONTAINERS TO ELIMINATE STANDING WATER

5. SWEEP ANY STANDING WATER ON YOUR PATIO DIRECTLY INTO THE DRAIN



Pet Related Matters

All dogs must be on a leash at all times in the common area. Please remember to pick up after your pets. It's the law!

Never leave food out on your patio and/or front porch for animals, it attracts rodents and pests.

TRASH

PLEASE BE SURE YOU ARE DISPOSING OF ALL TRASH IN THE APPROPRIATE CONTAINERS. NEVER LEAVE ANY TRASH ON THE GROUND. IF THE BIN IS FULL, PLEASE FIND ANOTHER TRASH BIN.

NOTICE OF PAST DUE ASSESSMENTS: PLEASE BE SURE THAT YOUR MONTHLY ASSESSMENT IS BEING RECEIVED BY LA PERLA PROPERTY MANAGEMENT BEFORE THE 15TH OF EACH MONTH. PAYMENTS RECEIVED ON/AFTER THE 15TH IS CONSIDERED LATE, THEREFORE LATE FEES WILL APPLY.

Important Contact Info:

LA PERLA PROPERTY MANAGEMENT

25201 PASEO DE ALICIA, STE 210
LAGUNA HILLS, CA 92653
OFFICE # 949.668.0800
[HTTP://WWW.LAPERLAPMLIVE.ORG](http://www.laperlapmlive.org)

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
REFERENCE ACCOUNT # AND ALLEY #
ACCOUNT # 100090

PET RELATED MATTERS

PHONE # (714) 796-6442
(DOG BARKING/ANIMAL NUISANCE
COMPLAINTS)

PROPERTY MANAGER

TINA BASHIKIAN
TINA@LAPERLAPM.ORG

PROPERTY MANAGER ASSISTANT

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!**