



June/July 2022

## Cypress Home Owners Association

La Perla Property Management

26060 Acero, Suite 211 \* Mission Viejo, CA 92691

Office# 949.668.0800 \* Emergency Line# 949.361.6330

<http://www.laperlapmlive.org> \* <https://www.cypresshoa.org>



### Board of Directors

John Russell - President

VACANT - Vice President

Jean Redfearn - Treasurer

Maria Delvaux - Secretary

Deanna Borodayko - Member at Large

### Committees

#### Communication Committee -

Judith Fischer (Chair)

Sabrina Moreau

Jax Cole

#### Clubhouse Manager

Miguel Hinojosa

[clubhouse@cypresshoa.org](mailto:clubhouse@cypresshoa.org)

### La Perla Property Management

Tina Bashikian - Manager

[Tina@laperlapm.org](mailto:Tina@laperlapm.org)

Elena Gilmartin - Assistant

[elena@laperlapm.org](mailto:elena@laperlapm.org)

### Board Meetings

Board meetings are held the fourth Thursday of every month. We hope you can attend! All board meetings will be held **in person** at Clubhouse #2 (4647 Larwin) at 7:15pm.

**Next Meeting - July 28, 2022**

### Landscaping & Irrigation Update

Planting and mulching in the courtyard by Clubhouse #2 and the courtyard west of it toward Denni should be finished by the end of June. While planting is underway in these areas, the other courtyards toward Denni will be prepped by removing existing plant material and grass, and installing irrigation. Next steps are planting new plant material; mulching; regrading and reseeding the grass. Grass in the courtyards will be replaced and in areas fronting Larwin Ave up to 8 ft. from sidewalk. No grass will be planted in the little patches in front of individual units.



It is imperative that all irrigation infrastructure is installed before any planting starts so there is proper establishment for the new plant material. The automated irrigation system being installed is in accordance with the new irrigation plans, which consist of a more modern two- (2) wire system, drip irrigation for all planter areas and pop-up sprinklers for grass zones. The 2-wire system is a way to connect the system electricians that does not require extra electrical pedestals. The system will be installed with flow monitoring capabilities to reduce wasted water in the event of a break or leak.

After the irrigation is installed, four (4) more weeks are estimated for completion of plantings, mulch, and groundcover. The approved plants are: myoporum putah creek, dianella variegated, dianella little Rev, nandina, tecoma coral bells, callistemon Little John, marble queen coprosma, ivy geraniums, sword ferns, snowbushes, and lantana. These plants are low water usage but still blend nicely with modern plantings. The theme is not a cactus xeriscape look; however, the plant material is low-water usage, which will help with the current drought situation.

Residents must remove any personal belongings in the planter areas such as pots, yard items, etc., and refrain from any direction to the crew working onsite. Any questions, concerns, etc., should be emailed to Tina Bashikian, La Perla Property Management, 949.668.0800, [tina@laperlapm.org](mailto:tina@laperlapm.org).

Owners are also encouraged to attend Board meetings to address Board members regarding this matter. Future updates will be posted on CHOA's website <http://www.cypresshoa.org> or via email blast so please be sure La Perla has your contact information, as well as your tenants' information (if your home is tenant-occupied). Your understanding and patience are greatly appreciated during the project while the new plants take hold.

### Trash, Trash, Trash!

Remember to separate your trash into recyclable (green dumpster) and into regular trash (brown dumpster). The list of what should be placed in each is posted on CHOA's website: [www.cypresshoa.org](http://www.cypresshoa.org). Click on Information, then on Rules & Regulations, then Trash Policy. Also available in Korean. Most important, **BREAK DOWN CARDBOARD BOXES** for more space inside the recyclable dumpster. Nothing should be placed on the ground. Construction materials need to be removed by your contractor and not placed in the dumpsters/trash area. Every time this happens, the homeowners have to pay additional costs to have them removed. The photos below are some examples of some recent items that cost the HOA extra to have discarded. Please be considerate of your neighbors and dispose of all trash properly. Thank you for your cooperation!





## POOL RULES

**Reminder No Pets, No Bikes, No Skateboards, No Roller Skates in the pool areas. Violators will be fined.**

## QR code SIGNS

Homeowners will soon see signs placed at the entrances to our neighborhood with a QR code that links directly to the CHOA website: [www.cypresshoa.org](http://www.cypresshoa.org). It contains a wealth of information and documents available for downloading, such as property liability and earthquake insurance certificates.



## CONTACT FORM

Please take a moment to fill out the **contact form** so that La Perla can **update its records**. Please see attached.

Thank You!

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## What Is the Role of CHOA's Management Company?

Homeowners may receive non-compliance notices from the management company; homeowners send their assessment checks to the management company; homeowners report common area maintenance problems to the management company. Does that mean the management company makes all of the important decisions regarding our community? NO! The management function of CHOA is administrative in nature.

The Board of Directors is the principal policy-making body with the authority and power, granted by the CC & Rs and the By-Laws, to set policies, standards, procedures, programs, and budgets. Management's function is to carry out these board decisions. The Board may delegate its authority to implement its decisions, but it cannot delegate its responsibility to see that they are implemented and implemented properly. Management implements decisions of the board and administers the programs, services, and activities of the association within the policies and guidelines set by the Board.

Please keep in mind that although the Board has granted the management company the authority to make many of the day-to-day operational decisions, some requests are going to need the approval of the Board. Here are some tips to help facilitate your communication:

- When in doubt about your request, put it in writing.
- Attend the Open Forum portion of the Board of Directors meeting.
- If your request is "non-emergency" in nature, please be patient. In most cases, management will research the issue for the Board so that the Board can make the best educated, business decision possible.
- If you have any questions whatsoever, do not hesitate to contact Tina Bashkian, Tina@laperlapm.org.

## Upcoming Events

**Document Shredding**, Saturday, June 18, 9-Noon, Clubhouse#2, Courtesy of Aleta Esteibar, First Team Real Estate.

**Concerts on the Green**, Fridays, June 24 – August 12, 6:00-8:00pm, Cypress Civic Center Green. <https://www.cypressca.org/activities/community-events/summer-concerts-on-the-green>



**National Night Out**, Tuesday, August 2, 6:00pm-8:00pm, Clubhouse#2.

**6:00pm - 7:00pm** Ice cream truck hosted by Aleta Esteibar, First Team.

**6:30pm - 7:30pm** Pie-eating contest, water balloon toss, piñata, and raffle drawings. CHOA has partnered with the Cypress Police Department to host National Night Out in our neighborhood. National Night Out is an annual nationwide event that brings neighborhoods and law enforcement together under positive circumstances and helps to foster a sense of community with our neighbors. Join us for an evening of refreshments, raffle prizes, and games and prizes for the kids. Cypress PD will be here to answer questions or

concerns surrounding our community and join in the fun.

## Item Requests - National Night Out

The Board is looking for anyone that has an x-large Jenga or Connect Four Set and a Cornhole set that could be borrowed for the National Night Out Event on August 2nd. They would be returned to you either that evening or the next day. Please contact Management if you can help out.

## Don't Get Behind - It Costs More!

Everyone goes through tough financial periods when the bills start accumulating and the light at the end of the tunnel seems to be getting dimmer and dimmer. But, as is most often the case, those times pass and through determination and careful financial planning we are able to get back on our financial "feet" once again.

During those challenging periods, it is often tempting to avoid meeting certain financial obligations in order to meet others. However, when deciding which bills to "juggle" and which to pay remember that your monthly association dues are just as important as your mortgage payment. If you don't pay your mortgage, you will eventually lose your home. Likewise, if you don't pay your monthly assessment, the association has the right to foreclose on your property and sell it. More importantly however, is that should you let your assessment become delinquent, in order to bring your account current, you will have to pay more than the original monthly assessment amount. Late fees, interest charges and if applicable various administrative and legal fees must also be paid. *The bottom line:* Don't juggle your monthly assessment payment. Pay on time and avoid paying more (and possibly losing more!) in the long run.

# CYPRESS HOME OWNERS ASSOCIATION CONTACT FORM

*Occasionally, an emergency situation may occur within your home that requires the Association's intervention. In the event of an emergency, your Association and Management will need to contact you.*

*Please complete and submit this form to the Association c/o La Perla Property Management. All information will be kept confidential.*

*This information is also needed to create WebPortals, which will allow you to manage your property more efficiently.*

**PROPERTY OWNER'S NAME (as appears on deed):**

Owner #1 \_\_\_\_\_

Owner #2 \_\_\_\_\_

ONSITE PROPERTY ADDRESS: \_\_\_\_\_

MAILING ADDRESS (if different than your property address):

\_\_\_\_\_  
Full Address

**PHONE NUMBERS/EMAIL:**

HOME: \_\_\_\_\_

CELL: \_\_\_\_\_

WORK: \_\_\_\_\_

OTHER: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**IF YOUR HOME IS RENTED, PLEASE COMPLETE THE FOLLOWING:**

TENANT'S NAME: \_\_\_\_\_

PHONE NUMBERS: HOME: \_\_\_\_\_ CELL: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**Please return this form to:**

*La Perla Property Management*

26060 Acero, Suite 211 \* Mission Viejo, CA 92691

Office: 949.668.0800 \* Fax: 949.565.0625

E-mail at: [customerservice@laperlapm.org](mailto:customerservice@laperlapm.org)