



# CHOA NEWSLETTER

## FALL '24 EDITION

### Community Festivities - UPDATE

WISHING YOU ALL A HAPPY HALLOWEEN 🎃

The Cypress Homes community would like to wish everyone a safe and fun-filled Halloween! Whether you're carving pumpkins, enjoying treats, or spending time with family, we hope you have a festive celebration.

However, please note that CHOA will not be hosting a Halloween contest this year. We kindly ask that you refrain from placing any decorations beyond the front of your unit to maintain the appearance of our community and respect shared spaces. Your cooperation helps us keep Cypress Homes tidy and inviting for everyone.

Thank you, and have a spooky and delightful Halloween!

### Important Halloween Reminders...

#### HALLOWEEN SAFETY TIPS FOR TRICK-OR-TREATERS

As we gear up for Halloween, it's important to stay safe while having fun. Keep these safety tips in mind for a safe and enjoyable night:

- **Stay Visible:** Make sure you're easy to spot by wearing bright or reflective clothing. Carry a flashlight or glow stick to help drivers see you.
- **Cross Streets Carefully:** Always use crosswalks and take a moment to look both ways before crossing to avoid any accidents.
- **Stick Together:** Young children should always be with an adult, and older kids should travel in groups to stay safe.
- **Check Your Treats:** Before digging into your candy, inspect it to ensure everything is properly wrapped and looks safe to eat.

Have a great time trick-or-treating, and remember to stay safe!

**BOARD OF DIRECTORS**  
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## Understanding Common Areas and Modification Guidelines

In our community, common areas refer to shared spaces that are accessible to all residents. These areas typically include, swimming pools, clubhouses, sidewalks, and landscaped areas. They are designed for the enjoyment of all residents and play a vital role in fostering a sense of community and shared responsibility.

### Modification of Common Areas:

Modifying or making changes to common areas is not permitted. This includes, but is not limited to, alterations such as:

- Installation of personal items (e.g., benches, planters, or decorations)
- Changes to landscaping areas

### Who Can Modify Common Areas:

Only authorized personnel or contractors designated by the HOA are permitted to make modifications to common areas.

If you have any issues and/or areas of concern, please feel free to attend a board meeting to address them with the board. Thank you for your understanding and cooperation!



**Do you know  
someone who  
deserves  
recognition?**

PLEASE LET US KNOW SO WE CAN  
APPLAUD THEM IN OUR NEXT  
NEWSLETTER.

EMAIL  
[CUSTOMERSERVICE@LAPERLAPM.ORG](mailto:CUSTOMERSERVICE@LAPERLAPM.ORG)





## No Parking in Alleyways

We would like to remind all residents that parking is strictly prohibited on the asphalt in the alleyways. This policy is in place to ensure that emergency vehicles can access all areas without obstruction.

Parking in these spaces can create significant hazards, not only for residents but also for emergency responders who may need to reach our homes quickly in case of an emergency. Blocked alleyways can delay response times and potentially put lives at risk.

To maintain the safety and accessibility of our community, please be aware that any vehicles found in violation of this parking regulation may be subject to towing at the owner's expense. We appreciate your cooperation in this matter, as it helps keep our neighborhood safe for everyone.

## Reminder: Speed Limit on Larwin

We would like to remind all residents and visitors that the speed limit on Larwin is strictly enforced to ensure the safety of our community members, particularly our children. With many families living in the area, it's essential to recognize that children often play, walk, and bike along the streets. A moment of carelessness can lead to serious accidents, which is why adhering to the posted speed limits is crucial.

Please take the time to familiarize yourself with the speed limit signs and respect them at all times. Driving within the designated speed limits not only protects our young residents but also contributes to a safer environment for everyone.

Additionally, we encourage drivers to be vigilant and watch for pedestrians, especially during peak hours when children are arriving home from school or playing outside. Always be prepared to stop for pedestrians and maintain a safe distance from parked cars, as children may unexpectedly step into the street.

Remember, safety is a shared responsibility. By doing our part and driving carefully, we can help ensure that our streets remain safe for all residents. Thank you for your cooperation and commitment to keeping our community a safe place to live!



## Roof Restrictions: No Unauthorized Attachments

To maintain the safety and aesthetic appeal of our community, we want to remind all residents that nothing is allowed to be attached to the roofs of our buildings. This includes items such as HVAC units, satellite dishes, antennas, or any other equipment. Unauthorized attachments can not only compromise the structural integrity of our roofs but can also detract from the overall visual harmony of our neighborhood.

The only exception to this rule is for Association-approved solar panels, which are designed to meet specific safety and aesthetic standards. We encourage residents interested in installing solar panels to reach out to the HOA office for guidance on the approval process. Our team is here to assist you with any questions and ensure that your installation complies with our community guidelines.

By adhering to these restrictions, we can collectively preserve the beauty and functionality of our homes while also safeguarding the interests of all residents.

Thank you for your cooperation in keeping our community a safe and visually appealing place to live!

If you have any questions or need further clarification, please do not hesitate to contact the HOA office.



## PAYMENT METHODS

AS A HOMEOWNER IN CYPRESS HOMES, YOU CAN PAY YOUR ASSESSMENT THROUGH THE APPFOLIO PORTAL OR VIA THE ASSOCIATION'S BANK, SMARTSTREET, POWERED BY BANC OF CALIFORNIA HOMEOWNER ASSOCIATION SERVICES.

TO CONTINUE MAKING AUTOMATIC PAYMENTS, YOU WILL NEED TO LOG IN TO APPFOLIO OR ACCESS SMARTSTREET POWERED BY THE BANC OF CALIFORNIA AT [WWW.HOABANKSERVICES.COM](http://WWW.HOABANKSERVICES.COM) TO SET UP A NEW AUTO-PAY METHOD. YOU WILL NEED THE ACCOUNT NUMBER LOCATED ON YOUR STATEMENT.

THIS SERVICE OFFERS BOTH ONE-TIME AND RECURRING PAYMENT OPTIONS. YOU CAN MAKE A SINGLE E-CHECK OR CREDIT CARD PAYMENT AS A GUEST, OR REGISTER FOR A FREE ACCOUNT TO SET UP RECURRING PAYMENTS, VIEW PAYMENT HISTORY, AND SAVE YOUR PROPERTY AND PAYMENT INFORMATION. BOTH PAYMENT METHODS ARE EFFECTIVE, AND YOUR PAYMENTS WILL BE ACCURATELY REFLECTED IN YOUR APPFOLIO PORTAL IN A TIMELY MANNER.

ADDITIONALLY, IF YOU USE YOUR OWN BANK'S ONLINE BILL-PAY OPTION, PLEASE ENSURE THAT THE ACCOUNT# & MAILING ADDRESS ARE UPDATED PER THE OCTOBER '24 STATEMENTS PROVIDED:

P.O. BOX 105772, ATLANTA, GA 30348-5772

FOR ASSISTANCE IN SETTING UP YOUR ONLINE PAYMENTS, BANC OF CALIFORNIA PROVIDES A DEDICATED CUSTOMER SERVICE TEAM FOR HOMEOWNERS, AVAILABLE MONDAY THROUGH FRIDAY, FROM 8:00 A.M. TO 8:00 P.M. ET / 5:00 A.M. TO 5:00 P.M. PT. YOU CAN REACH THEM AT 888.705.0600.

