



December 2022

Cypress Home Owners Association

La Perla Property Management

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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

Clubhouse Manager

Miguel Hinojosa

clubhouse@cypresshoa.org

La Perla Property Management

Tina Bashikian - Manager

Tina@laperlapm.org

Teri Kruse - Assistant

teri.k@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 -
January 26, 2023**

Looking Ahead

By Jean Redfearn - CHOA Treasurer

2022 has been very challenging for CHOA's Board of Directors. In addition to new laws that require more money, such as balcony inspections and sprinkler systems, we have experienced increases in all of our contracts, some quite significant. The Board had hoped to continue with Phase 2 of the irrigation and landscaping project in 2023, but doing so would require an additional \$175,000 in our budget. The only way to accomplish this would be a significant raise in the monthly assessment, a special assessment, or a loan. The Board did not like any of those options. As homeowners are already aware, the monthly assessment of \$340 increased to \$350 a month, beginning in January 2023. This amount barely manages the increased costs, but the Board will work to save on 2023 expenditures, so that the irrigation and landscaping project can resume in 2024.

Major projects for 2023 include significant repairs to the Pool #1 fence, Pool #1 Wader re-plastering, replacing trash area signs along with eliminating obsolete signage throughout the community and possible replacement of the pool, bathroom and clubhouse locks. The reserve study that indicates the remaining useful life of things like pools, roofs, painting stucco and wood, and the like, was included in the budget packet you received in the mail. (It is also available online: <http://www.cypresshoa.org>. (Click on Information along the top, then scroll to Financial Documents, and click on 2023 budget packet.)

The Board would like to address questions and concerns from homeowners but since this is difficult to accomplish in a timely manner during the regular meetings, the Board is considering a town hall meeting, early in 2023. A town hall meeting would also address the particulars of living in a homeowners' association. As always, your patience and understanding is greatly appreciated.

Below is a history of CHOA assessments and a chart of various expenses through the years:

1999-2003 - \$150	2004 - \$165	2005 - \$195	2006 - \$200	
2007 - \$210	2008 - \$235	2009-2011 - \$275	2012-2016 - \$285	
2017-2018 - \$295	2019 - \$310	2020-2021 - \$320	2022 \$340	2023 - \$350

Expenditures	2009	2014	2017	2023
Insurance	\$200,000	150,000	145,000	190,000
Landscaping Contract	86,400	85,200	88,200	129,600
Management	42,484	45,058	44,548	46,950
Trash	47,200	62,800	48,000	92,000
Water	45,760	60,000	65,000	60,000
Pool Supplies/Repair	23,000	18,625	21,850	32,600

Annual Meeting and Election of the Board

The CHOA Annual Meeting and Election of the Board will be held in **March 2023**. The Call for Candidates has been mailed out to all owners. Please think about volunteering to support your HOA.

Happy Holidays from La Perla Property Management

Please note that the La Perla offices will be closed from December 23, 2022, through January 2, 2023. Should you experience a before/after hour emergency issue such as a, common area irrigation leak or any other urgent/safety related issue, please contact the 24-hour answering service at (949) 361-6330 for assistance.

Coyotes...Again

Coyotes are prowling our neighborhood again. Please keep a close watch when you are out dog-walking, particularly if your dog is small. Outdoor cats are easy prey; try to keep them inside. And please do NOT leave food outside - that will only tempt them. Residents are encouraged to report coyote activity to the city at (714) 229-3381 or

coyotereport@cypressca.org.

Residents can also report coyote activity at <https://ucanr.edu/sites/CoyoteCacher>. Please check "yes" when asked if you would like to be contacted about your report, which will enable the City to follow up with you if necessary.

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2023 Budget

The Board of Directors approved the 2023 budget for CHOA at the October 27, 2022 meeting. The Budget mailer was sent to all homeowners on November 15th. The new assessment amount of \$350.00 will begin January 1, 2023. If you are enrolled in auto pay, please be sure to visit the Sunwest Bank website, via link below, and update the monthly assessment amount, as this WILL NOT be updated automatically. These changes can only be made by each individual owner, as homeowners' accounts are password protected.

<https://laperlapropertymgmt.swbpay.com/#/person/select-account/>



Are You Ready for the Holidays?

Holiday shopping means great deals, but it also means packages arriving at your door and thieves lurking for the perfect opportunity. Here are some tips you can follow to keep your deliveries safe from porch pirates:

- Use your workplace as the shipping address.
- Track your shipments by phone, on-line or by carrier so you know what day they should arrive.
- Ask your neighbor to watch for your delivery and then hold the item until you arrive home.
- Keep an eye on your neighborhood and report suspicious persons and vehicles sitting or cruising the area – See Something, Say Something!
- Request a signature delivery option, if available.

Tips to Help Avoid Getting Sick

The tips and resources below will help you protect yourself and others from contracting the flu, Covid, and RSV - the three respiratory illnesses now burdening hospitals.

- Avoid close contact with people who are sick.
- When you are sick, keep your distance from others to protect them from getting sick too. If possible, stay home from work, school, and errands when you are sick.
- Cover your mouth and nose with a tissue when coughing or sneezing.
- Washing your hands often will help protect you from germs. If soap and water are not available, use an alcohol-based hand sanitizer.

Holiday Reminder

Holiday decorations must be removed no later than four (4) weeks after the holiday. Holiday tree pickups by Valley Vista will be December 26 - January 10. Holiday trees are processed for recycling so please make sure to remove all ornaments, garlands, tinsel, and flocking. If trees are taller than six (6), kindly cut them into shorter lengths. Please put trees **outside** the dumpsters but **inside** the trash enclosures **or** on the curb lawn by the alley entrances.

