

CYPRESS HOME OWNERS ASSOCIATION (CHOA)
LA PERLA PROPERTY MANAGEMENT
26060 ACERO, STE 211, MISSION VIEJO, CA 92691
OFFICE: 949.668.0800 EMERGENCY LINE: 949.361.6330
[HTTP://WWW.CYPRESSHOA.ORG](http://www.cypresshoa.org)

Board of Directors

John Russell - President

Jean Redfearn - Treasurer

Maria Delvaux - Secretary

Deanna Borodayko - Member
at Large

Open Seat

Property Manager -
Tina Bashikian
(tina@laperlapm.org)

**Board of Directors
Meetings**

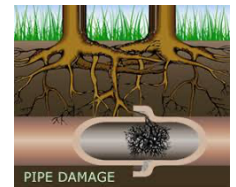
Board of Director's meetings are held the fourth Thursday of every month. Board meetings are now in person in Clubhouse #2. As a courtesy, a Zoom link will be provided for owners to attend virtually. The link is always provided at the top of the agenda that is posted at least four days prior at Clubhouse #2. The agenda is also emailed to all owners and posted on the CHOA website: cypresshoa.org



Landscape Improvement Updates

As you may have noticed, there is an abundance of projects taking place now and in the near future. Please see below.

Tree Removal and Trimming - Total Landscape has begun the tree removals in phase one (1) of the landscape renovations and the tree trimming for the community. Many homeowners have expressed concerns with the removal of several trees. Please note that the decision to remove a tree does not come lightly, and the Board must consider several factors before approving a removal. Does the tree have any diseases? Do the tree roots pose a threat to the common area cement, pipes or home structures? The Board understands the value of the trees and how important they are in community settings. However, the Board also has a fiduciary duty to the community, its members and the Association's governing documents.



Can tree roots break water pipes? Yes. Unfortunately, roots can cause a lot of problems, including:

- ❖ Greatly reducing or blocking pipe flow
- ❖ Creating a dam inside pipes that leads to overflow
- ❖ Worsening pre-existing cracks or holes in the pipe

Because pipes are underground, it's often impossible to see when root systems are threatening them. Many times, you may not know anything is wrong before symptoms begin to manifest.



Annual Election Meeting

The 2022 Annual Election Meeting is under way. Please remember to mail in your ballots no later than Wednesday, February 23, for the meeting being held on Thursday, February 24, in Clubhouse #2 at 5:30pm.

If you have not received your ballot, please contact the Management office at 949.668.0800 or via email at customerservice@laperlapm.org.



Landscape Updates - The next phase of the landscape renovation will be new automated irrigation installation. This has begun at Clubhouse #2 to tie into the electrical system there and will work their way toward Denni on the north side of the street. The new plants will be installed beginning in March. We ask the owners in this section of the community for their patience while these projects are being completed. As a reminder for those in this section, please remove any potted plants or decor from the common area. If they are found to be in the way during any point of the project, they will be disposed of.

Assessment Increase Reminder



The Board has approved the 2022 budget for the Cypress Home Owners Association. The monthly assessment has increased to \$340.00. If you haven't already done so, please update your autopay to the correct amount to avoid any late fees. The link to Sunwest Bank is below:

<https://laperlapropertymgmt.swbpay.com/#/person/find/account/5KBTPX9F8324BG6V/managementCompanyId/0101257657/associationId/378/>

Coyote Alert!

Coyote breeding typically peaks in late February and early March, the gestation period averages 58 to 63 days. Male coyotes can become more aggressive during this time year, but coyotes always pose a risk to your dog, cats (and other small pets). That risk increases during mating season. Click on the link below for important information: <https://www.cypressca.org/resident/coyote-management-plan>

Please stay alert and be safe!

Trash Reminders

Please be courteous to your neighbors, and be sure to throw your trash into the bins and not leave on the ground. Construction trash is not to be thrown away in the trash enclosures. If you are having any construction completed in your home, then your contractor should be removing all construction related trash with them. Removal of these items comes at an extra cost to the Association. Anyone caught disposing of these items will be called to a hearing and possibly fined. Always breakdown cardboard boxes before placing into the dumpster.

CHOA has had to contract with an additional refuse company (Strategic Sanitation) to handle the overflow of trash left on the ground and people leaving large items in the trash rooms instead of arranging for bulky item pickups through Valley Vista Services.

Please be mindful of what and how you are disposing of your trash.

Valley Vista Services 800-442-6454 (Please reference account #100090 to schedule bulky item pickups)