

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

Board of Directors

John Russell - President

Jean Redfearn - Vice President

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. Due to the pandemic, owners may participate via Zoom. 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.

Get Involved!

There is currently a vacant seat on the Board of Directors. If you have any interest or questions email: Tina@laperlapm.org



Are You Keeping Up With Maintenance?

- ❖ Patios with trees, bushes, or vines must be maintained and not encroaching on common area elements. Residents are not allowed to trim or remove common area plants/trees.
- ❖ Dog waste and/or waste bags are not being disposed of in the patio or outside the patio in the common area.
- ❖ No damaged or unsightly windows and window screens, screen doors, front doors, etc.
- ❖ Please remove any cobwebs that may be in your windows or light fixtures.
- ❖ Potted plants must be placed on the cement and not on the common area grass.
- ❖ No flags or banners, except the US flag.



Pool Season Is Upon Us!

Here are some friendly reminders:

1. Children under 14 years of age must be accompanied by a resident adult.
2. All guests must be accompanied by a resident adult. No more than 4 guests per resident is allowed.
3. NO Alcoholic beverages are allowed in the pool area or in any other common area.
4. No glassware or food allowed in the pool area. Only beverages in non-breakable containers are allowed.

Clubhouse Opening!

Starting June 15th, the clubhouse will be open and available to reserve. Contact Management with any questions.

What are CC&Rs Anyway?

When the community was developed, the developer filed with the state a series of documents designed to uphold the integrity of your community and spell out the duties of your association, the responsibilities of each of you, the owners. The documents are referred to as the governing documents and include the CC&Rs, By-Laws and the Rules and Regulations.

The CC&Rs (Covenants, Restrictions and Conditions) dictate the powers and duties of the corporation and regulate both the physical characteristics of the development and the lifestyles of the residents. The CC&Rs provide a structural framework to help residents of different backgrounds, ideals and perceptions to live together in harmony and by doing so, the community and the property values benefit.

In order to close escrow on your home, you signed a series of papers, one of which stated that you had read the CC&Rs and agree to abide by them. When escrow closed, you entered into a contractual agreement with the owners in your community to conform to the dictates of those CC&Rs. Often, you have found out that you are in non-compliance to the CC&Rs or Rules and Regulations through correspondence received by the management company. So, you dust off that old copy of the CC&Rs and, sure enough, there it is in black and white, the exact restriction that you completely forgot about. Being a responsible owner, you correct the situation and continue with your life.

If you had no Architectural controls or no ability to correct violations of the Rules and Regulations, then there would be no harmony and ultimately your community and your property values would suffer.

So next time you get a letter from the management company explaining why you are in non-compliance with the CC&Rs or the Rules and Regulations, take a moment to remember what the spirit of the CC&Rs embrace and be thankful that your Board of Directors are taking their job seriously and are working to protect, preserve and enhance your property values. All these documents are available on the community website. **CypressHOA.org**