

BACK TO SCHOOL

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

Elena Gilmartin - Assistant

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 - August 25, 2022

August 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>



National Night Out A Roaring Success

Over 100 of our Cypress HOA residents enjoyed free ice cream graciously donated by Aleta Esteibar, First Team Real Estate. This started off our event and helped keep everyone cool. We continued to munch on an array of shared goodies and drinks.

Both adults and children participated in the many games and garnered several prizes. At the end of the evening 8 brave souls dunked their faces in a pie-eating contest with two winners each taking home a \$25 Dave and Busters gift card.

Cypress Police Department sent 4 police officers as well as 2 canine officers to demonstrate their work and answer questions. We had a good time getting to know our officers.



Five lucky winners took home door-prizes

Lindsey Crisman, an Artistic Nail Salon certificate

Robert Rothwell, a certificate from Dalton's Café

Freddie Chabut, a Ralph's gift card donated by Aleta Esteibar, First Team

Sarah Landua, a certificate from El Zarape Restaurant

Mark Lee a certificate from Modern Cellar.

We really appreciate the merchants who donated to make our event extra special.

Cypress HOA wants to particularly thank the people who worked diligently to plan and oversee the fun time we had. These include Yamy Criblez of La Perla Property Management for the monetary donation to help buy the games and decorations and Tina Bashikian, our community property manager who took pictures for us. All of the board members participated behind the scenes and at the event. An extra special "Thank You" to our team of resident volunteers, Laura Bandy, Kristy Carter, Shelby Mendez, Sabrina Moreau, and Beth Paul for their time, effort, and ideas that made our event go over the top!

If anyone would like to be a part of our great volunteer team, please contact any board member or La Perla Property Management. It's a great way to get to know your neighbors and lots of fun as well!



Landscaping & Irrigation Update

Phase 1 is complete! From the Denni entrance on Larwin Avenue's north side to CH #2, irrigation, plants and trees, and mulch are IN! Many thanks to homeowners for their patience, and to Total Landscaping for the work.

To learn more about the next phase of the project, homeowners are encouraged to attend Board meetings. Future updates will be posted on CHOA's website <http://www.cypresshoa.org> or via email blast so please be sure La Perla PM has your contact information, as well as your tenants' information (if your home is tenant-occupied). Any questions, concerns, etc., about the project should be emailed to Tina Bashikian, La Perla Property Management, 949.668.0800, tina@laperlapm.org.

Bulky Item

Pick Up Procedures

Contact Valley Vista Services to schedule Bulky Item Pickups.

800-442-6454

vsbulky@myvvs.com

Must provide the alley number and reference account # 100090

Items must not be placed outside until the day of the pickup.

August 2022

Pool Rule Reminders

The pool is a popular place in the community for all residents to enjoy. Please be mindful of the pool rules. Below are some important reminders:

1. All guests must be accompanied by a resident adult in the pool area. Maximum number of guests per residence is four (4). Residents are responsible for their guests.
2. NO alcoholic beverages are allowed in the pool area or in any other common areas.
3. NO glassware or food allowed in the pool area. Only beverages in non-breakable containers are allowed.
4. NO pets or animals are allowed in the pool area (except for service animals).
5. No loud music.
6. Gates to the pool must remain closed at all times.

Upcoming Events

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

Drought Season

Sweeping restrictions on outdoor water use went into effect for more than 6 million residents in Southern California as officials work to conserve water amid a severe drought. By June 26, 2022, all Golden State Water Company service areas were in Stage 2 mandatory conservation. Stage 2 means a 20% mandatory reduction in water use, outdoor irrigation is limited to two days per week and may include up to \$2.50 emergency surcharge per Ccf over allocation. As a result, you may notice that the ground is drier than usual and the grass may start to dry out.

Architectural Submittal

Please be sure to seek approval from the Association at all times when either replacing your windows, doors, security/screen doors or any other element on the exterior of your property. Please review the rules of the Association and become familiar with them. Fines apply to unapproved modifications. Also, the Association reserves the right to request the removal/correction of any/all unapproved modification.

CHOA Collection Policy Reminder

This is a friendly reminder that per the CHOA collection policy, monthly assessments are due on the 1st of the month and late on the 15th. When mailing your checks, making payments online or setting up your autopay, please allow enough time for the payments to be processed. This could take up to five to seven business days. If your payment is received after the 15th, a late fee of \$20.00 will be assessed to your account. This late fee is not charged by Management and is per the CHOA collection policy. Management does not have the authority to waive any of these fees.



COMMUNITY TRASH CONCERNS

Management is receiving complaints about the trash enclosures from residents daily. We are sent photos of overflowing messy trash enclosures. Some commonly reported problems are:

1. Residents are not breaking down cardboard boxes which is taking up too much space in the recycling bin and causing residents to leave their trash on the ground.
2. Bulky items such as furniture pieces are being disposed of in the dumpsters which is taking space away from trash that needs to go in the dumpster. Any furniture items need to be scheduled for a bulky item pick up through Valley Vista Services. Items are not to be put near the trash enclosure until the day it is scheduled for pickup.
3. Vehicles are blocking the trash enclosures causing Valley Vista to not be able to pick up the trash.
4. People leaving furniture on the grass areas. (Not great for the community aesthetic)

Besides landscaping and insurance, refuse is one of the most expensive components of the operating budget for the community. The annual cost for refuse is \$90,000 which comes to \$360.00 per unit. Leaving trash on the ground, placing bulky items in the dumpsters and blocking the dumpsters with your vehicles all cost the HOA (Owners) additional funds to maintain. This results in increases of homeowner assessments. Please be considerate of your neighbors and take pride in the community by disposing of trash properly.

