

# 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

[CYPRESSHOA.ORG](http://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](mailto: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 held 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](http://cypresshoa.org)



## Community Project Updates

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

**Carport Improvement Project** - The carport improvement project is well on its way. Please abide by all notices and emails sent. Please note that the HOA has been working with parking enforcement to not ticket owners on street sweeping day (Monday).

**Sewer Clean-out Installation** - This project is taking place at select units. You will be notified if you are effected by this project.

**Roof Maintenance and Cleaning** - The maintenance has begun on Building one (4854-4860). The vendor will be providing a notice on your front door when they will be on your roof. You do not need to be home in order for the vendor to complete the maintenance.

**Landscape Updates** - The fall tree trimming and some removals will be taking place this month. All residents will be notified once the date has been confirmed. The HOA will not be performing the winter rye on the grass due to the water shortage. Please note that this will cause the grass to go dormant during the winter months.



## Community Budget

The Board has approved the 2022 budget for the Cypress Home Owners Association. Please be on the lookout for the Budget Mailer that will be sent to all owners November 15th. Please review the packet thoroughly. There will be an increase of \$20.00/month bringing the total amount of the monthly assessment to \$340.00 beginning January 2022.



### La Perla Holiday Schedule

**La Perla offices will be closed in observance of the following holidays:**

November 25th - November 26th  
THANKSGIVING

December 23rd - January 2nd  
CHRISTMAS/ NEW YEAR

Although staff will be on holiday and the offices closed for regular business, emergency service will be available and urgent matters will be handled accordingly.

*Emergency Line # 949.361.6330*



## Catalytic Converter Thefts

Catalytic converter theft has become epidemic. Such thefts have been happening for the past six or seven years, but they've accelerated since 2020. This increase in theft is caused by platinum, palladium, and rhodium—metals more precious than gold—inside the converters. Increased world demand has sent prices of these metals soaring from a decade or so ago. Scrapyards pay a couple of hundred dollars or more for converters. Toyota Prius converters seem to be the most favored because they're relatively easy to remove and carry hefty amounts of precious metals. Replacing a catalytic converter isn't cheap. A Prius converter might cost between \$1,500 and \$4,000, depending how much damage the thief inflicts on the exhaust system's pipes and sensors.

What's a car owner to do to discourage thieves from swiping a converter? Make it harder for them to get at it. Converter-protection devices, such as [Cat Shield](#) and [Cat Security](#), have been developed for the Prius and other vehicles targeted by thieves.

## Halloween Decorating Contest Winners!

1st Place - 4747 Larwin

2nd Place - 4751 Larwin

3rd Place - 4803 Larwin

Best Courtyard Display goes to 4808, 4810 & 4814 Larwin.

A big thank you to all who participated and to Aleta Esteibar for sponsoring this event.