



October 2022

## Cypress Home Owners Association

La Perla Property Management

25201 Paseo De Alicia, Suite 210 \* Laguna Hills, CA 92653

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](mailto:clubhouse@cypresshoa.org)

### La Perla Property Management

Tina Bashikian - Manager

[Tina@laperlapm.org](mailto:Tina@laperlapm.org)

Elena Gilmartin - Assistant

[elena@laperlapm.org](mailto: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 - October 27, 2022**

## Local HOA Comparison

By Judith Fischer

As a former CHOA Board member and 35-year resident, I have often heard homeowners claim that CHOA monthly assessments are too high. So I decided to do a survey. You will see in the table below the comparison of the structures and elements for which HOAs are responsible, such as number of pools, clubhouses, playgrounds, in addition to the services, such as insurance, landscaping, trash pickup, and the like. Painting of the building exteriors and the roofs are a given.

The biggest differences lie in management, earthquake insurance, and trash, and of course the number and size of the greenbelt areas. CHOA is the only one providing earthquake insurance (\$34.33 per unit) and the services of a property management company that also handles accounting. Trash fees for homeowners in the other HOAs are billed separately through their water bills which amount to about \$25 per month compared with about \$31 that is included in CHOA's assessment. CHOA Reserve funding is the highest.

CHOA was the first of the planned unit developments (PUD) built by the Larwin Company in 1965. The last one constructed was Tanglewood North in 1968, so all are more than 50 years old with maintenance problems becoming more common and costly. CHOA is the only one **without** Tanglewood in its name.

Taking into consideration that the comparison is not exactly apples and apples, it should be clearer to CHOA residents that our assessments are in line and almost less expensive than our neighbors.

	Tanglewood West HOA	Cypress HOA	Cypress Tanglewood HOA	Tanglewood North HOA
<b>No. of units</b>	<b>128</b>	<b>250</b>	<b>302</b>	<b>443</b>
<b>Dues/late fees</b>	\$280/\$28 opt. \$50 for assigned parking	\$340/\$20	\$240/\$24	\$300/\$30
<b>No. of renters</b>	?	74+	75 limit	120
<b>Trash included</b>	-	√	-	-
<b>EQ insurance</b>	-	√	-	-
<b>Pools/waders</b>	1/1	3/2	2/1	4/3
<b>Clubhouses</b>	1	2	1	2
<b>Playgrounds</b>	0	3	3	0
<b>Management</b>	Self-managed	Prop.manage.Co.	Self-managed	Self-managed
<b>Reserve fund %</b>	?	72.9%	69%	37%
<b>Carports</b>	-	√	-	-
<b>Garages</b>	√	-	√	√

## Trash Enclosure Signs

The Board is considering replacing the signs on the trash enclosures. They would like to solicit homeowner feedback. If you have any suggestions, please email them to [tina@laperlapm.org](mailto:tina@laperlapm.org) no later than **October 19th**.

## Slow Down!

Speed limit on Larwin Avenue is 25 MPH. Please remember that school has started, and children are crossing the street. Animals, too! Everyone should try to slow down wherever they are driving and heed red lights. There are too many unnecessary accidents.

## Upcoming Projects

Upcoming projects include repairing the pool decks, replastering of Pool #1 wader, and repair of Pool #1 fence. The Board of Directors is currently considering Phase II of the landscaping/irrigation project.

To be up-to-date on board decisions, please attend the Board meetings on the 4<sup>th</sup> Thursday of each month at 7:15pm, Clubhouse #2.

## Bulky Item

### Pick Up Procedures

Contact Valley Vista Services to schedule Bulky Item Pickups.  
800-442-6454  
[vvbulky@myvvs.com](mailto:vvbulky@myvvs.com)

Must provide the alley number and reference account # 100090

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

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## 2023 Budget

The Board of Directors is currently working on the 2023 budget for CHOA. They will be approving the budget at the October 27th Board meeting. The Budget mailer will be sent to all homeowners by November 15th.



## Pool Keys

If you need a pool key, please contact Management to make arrangements. The cost for the key is \$100.00 and a check made out to Cypress HOA can be mailed or delivered to the La Perla Offices at the address above. Once the payment is received, we will make arrangements to have the key delivered to your Cypress HOA address on file. Owners need to be sure to provide Management with their renters information. If we do not have their information on file they will not receive a key. The owner must be current with their assessments in order to obtain a key.

## Buy Nothing

Sometimes the trucks that offer to pick up donated items do not come when advertised, which means the items homeowners put out by the curb are not picked up. When you see items still on the curb, think about picking them up and offering them on Buy Nothing. Check out the Buy Nothing Cypress page on Facebook, a group offering free things and searching for things for free. No money exchanged and no services for pay - barter only. Registration for the group is required. [www.facebook.com/groups/524012301846244](https://www.facebook.com/groups/524012301846244)

## UPCOMING EVENTS

### Cypress 5K/10K, Saturday, October 1

Some street closures will affect CHOA homeowners from 5:00am - 9:00am. Check the map: <https://www.cypressca.org/home/showpublisheddocument/11153/637915014288770000>



## 10<sup>th</sup> Annual Halloween Decorating Contest

Once again, homeowners are invited and encouraged to participate in CHOA's annual Halloween decorating contest. Judging will occur on Sunday, October 30, with prizes awarded on Monday, October 31. Prizes for courtyards: 1st -

\$200; 2nd - \$100. For individual units: 1st - \$200; 2<sup>nd</sup> - \$100; 3<sup>rd</sup> - \$ 75. Many thanks again to Aleta Esteibar, First Team Real Estate, for her generous contribution of the prize money.