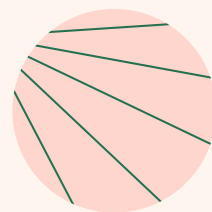




CYPRESS HOME OWNERS ASSOCIATION NEWSLETTER WINTER EDITION

Happy Holidays from all of us here at
Cypress HOA & La Perla PM

Cypress Home Owners Association



Board of Directors

PRESIDENT
JOHN RUSSELL

TREASURER
JEAN REDFEARN

SECRETARY
MARIA DELVAUX

Managers

Tina Bashikian
Tina@laperlapm.org
Zainab Makati
Zainab@laperlapm.org

Upcoming Meetings

Board Meetings
January 22, 2026

**Annual Membership
Meeting**
February 26, 2026

2026 Budget

The budget for the CHOA 2026 fiscal year has been approved. Beginning **January 1, 2026**, the monthly assessments will **increase to \$390.00** per month.

The budget mailers were sent USPS and emailed to all owners on November 14, 2025. If you did not receive your budget mailer, you can access a copy in the homeowner AppFolio Portal.

If you are on autopay either with Banc Of California or your personal bank, please be sure to adjust your payment amount to reflect the increase. Please be advised, no late fees will be waived that are a result of failing to pay the correct amount in assessments.

The link to the Banc of California Bank portal is below. Please be advised Management does not have access to your login pin and are unable to make these adjustments for you.

<https://www.hoabankservices.com/OnlinePayments/>



A decorative graphic at the top of the page featuring several strands of warm white string lights with small, glowing bulbs, draped across the top of the dark green background.

New Landscape Service Provider Beginning January 2026

The Board is pleased to announce that Bemus Landscape Inc. has been selected as the new landscape maintenance provider.

After careful review and consideration, the Board determined that Bemus offers the experience, quality, and service approach that best meets the community's needs.

Bemus Landscape will begin providing services starting January 2026. During the transition period, the Board and management will work closely with the new team to ensure a smooth handoff and continuity of care for our community's landscape. We look forward to the improvements and enhanced service Bemus Landscape will bring.

Community Painting Project Completed in 2025

We are pleased to announce that the community-wide painting project was successfully completed in 2025. This project included refreshed exterior paint for buildings, touch-ups to common areas, and necessary repairs identified during the process.

The Board would like to thank all residents for their cooperation and patience throughout the project. Your support helped ensure a smooth and efficient outcome. The updated paintwork enhances the overall appearance of our neighborhood and helps protect community assets for years to come.

Pool Renovation Project in 2025

We're excited to announce that the pool decks at Pool 1 and Pool 2 have recently been resurfaced. This improvement provides a safer, more attractive, and enjoyable environment for all residents to use and enjoy.

We are grateful for your understanding and patience during this project.

2025 Roof Maintenance

The Association is pleased to announce that the 2025 Roof Maintenance has been completed.



Important Reminders

Access Association Related Information

Important community information and documents are available on the AppFolio platform. This convenient tool allows you to view your account ledger and balance, and also provides easy access to essential documents such as Architectural application forms, Rules and Regulations, Insurance Certificate of Insurance and more. In addition, documents are also available on the CHOA website, please visit <http://www.cypresshoa.org>.

Pick up your Butts

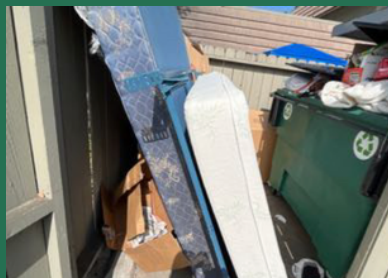
Smokers who toss their cigarette butts in the street gutters are reminded that our street gutters are not ashtrays. Please dispose of them elsewhere.

Moving? Renovating?

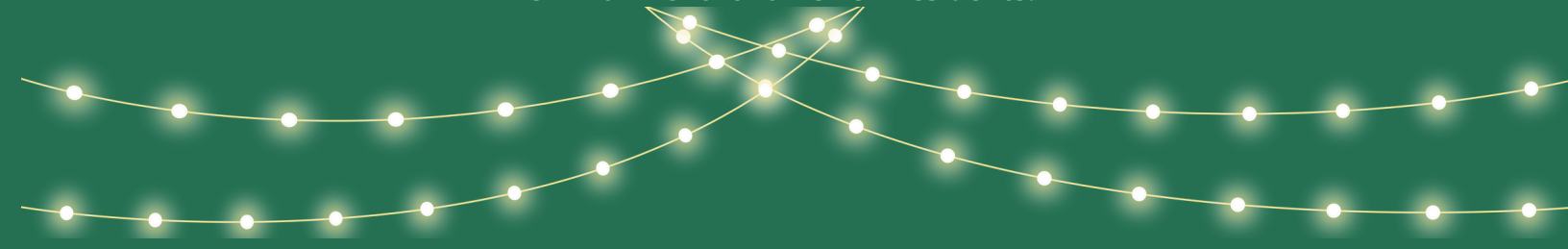
To residents who are moving out or renovating: PLEASE do not fill up the onsite dumpsters which are for everyone's everyday trash. Your contractors should remove this waste upon completion of their work. If you are undertaking these projects independently, ensure you are ready to transport these items to the trash dump. Please visit <https://oclandfills.com> for more information.

Bulky Item Pickups

If you need to schedule a bulky item pickup, please contact Management to make arrangements. Items are not to be put out until the morning of pick up and should never be placed in the grass. If you place items outside too early, you run the risk of the Association having to contract another vendor to remove these items and that cost will be passed on to you. You can also be called to a hearing and fined. Take pride in the community and discard of items properly.



By adhering to these straightforward reminders, you contribute to fostering a harmonious living environment for all CHOA residents.



La Perla Property Management

25201 Paseo De Alicia, Ste 150, Laguna Hills, Ca 92653

Office: 949.668.0800 * Fax: 949.565.0625

Email: customerservice@laperlapm.org * Website: www.Laperlalive.org

La Perla PM Holiday Schedule

La Perla PM will be observing the following holiday closure:

Christmas/New Year: December 24th – January 2nd

During this period, our offices will not be open for regular business operations. However, we understand that emergencies don't take a holiday. For any urgent situations, please be sure to dial **949.361.6330**.

Upcoming Events

Holiday Decorating Contest 2025

The City of Cypress is hosting its annual Holiday Decorating Contest, and the application deadline is December 12, 2025. Residents are invited to join in the festive fun by decorating their homes. For full details and entry information, please visit the City of Cypress website: www.cypressca.org

Household Hazardous Waste Drop-Off Event

Saturday, December 13, 2025 from 8:00am to noon
Residents are encouraged to take advantage of the upcoming Household Hazardous Waste Drop-Off event. The event will be held at the Cypress Civic Center, located at 5275 Orange Ave., Cypress. This is a convenient opportunity to safely dispose of items such as paints, chemicals, batteries, electronic waste, and other hazardous materials that should not be placed in regular trash bins. Proper disposal helps protect our environment and keeps our community safe.

CHRISTMAS TREE DISPOSAL

During the Tree Sweep from **December 26 to January 16**, Cypress residents can easily dispose their holiday trees. Trees 5 feet and under may be placed inside the dumpster, while trees larger than 5 feet should be placed outside the dumpster the night before your scheduled trash pickup day.

Before placing your tree out, be sure to:

- Remove all decorations, including lights, ornaments, tinsel, garland, and the stand.
- Cut the tree into sections no longer than six feet for safe pick up.

