



Cypress Point Lakes Newsletter

F e b r u a r y

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Regular Board Meeting
Wednesday,
March 11, 2020
at 7pm
at the Clubhouse

BOARD MEMBERS

President

Katerina Blazek

Vice President

Terrie Rayl

Treasurer

Wendy Wyss

Secretary

Eduardo Chavez

Director

Daniel Paepcke

Director

Paul Marks

Director

Barbara Boyington

Landscape Walkthrough Schedule
Saturday, March 7, 2020 @ 9AM
Meet at the rear of the clubhouse.



Mountain View Police Dept Contact

Emergency, In progress, High
Priority 911 or 650-968-1661

Non Emergency Crime Reports
650-903-6395

Police General Info
650-903-6344

Management Emergency Number
408-559-1977

www.cplakes.org

Proposed New Election Rules

The California legislature has adopted changes to the body of law that governs all HOAs in California (Davis Stirling Act) which became effective January 1, 2020. These changes require Associations to adopt rules that among other things specify the qualifications for candidates for the Board, the voting process, and responsibilities of the Inspector of Election. The purpose of the rules is to comply with statutory requirements for election rules and the effect will be to regulate the election procedures for certain types of association elections. Please review the rules and send your comments to the association manager no later than March 27th. The Rules can be accessed by using the following link: http://www.cplakes.org/docs/election_rules.pdf

Important Assessment Update: PLEASE READ- ESPECIALLY IF YOU HAVE AUTOPAY!

The Budget was mailed at the end of August. Please read it carefully since your autopayments should have been adjusted accordingly with an effective date of 10-1-19. Please also update your contact information.

Important Change: Heritage bank will no longer automatically adjust your payment; you will need to contact them at <https://www.heritagebankofcommerce.bank/Homeowner-Association-Services.aspx> to adjust the amount of your auto payment.

Plumbing Repairs to your Unit

If you need some plumbing work done to your unit, the procedure to followed is:

- make arrangements with your plumber a week or so in advance
- Determine whether your plumber requires the water to be shut off to the building or only to your unit, such as under your sink; if only to your unit, no need to involve the Association
- Contact customer service at CMS (408-559-1977) and advise them that you will need to shut the water off to your building between 10 am and 2 pm on a Friday. Water is only shut off on Fridays. **CMS will provide you with a notice that must be posted on each banister for the entire building 3 day in advance of the shut-off. Please be sure to follow the instructions on the notice.**
- CMS will contact the HOA plumber and make arrangements for the water to be shut off as you requested, at the expense of the Association.
- Prepare notices for each of the units affected and post them at the bottom of the stairs **3 days (72 hours) before** water will be shut off.

IN AN EMERGENCY SITUATION:

- Follow the same procedure as above and give your neighbors as much notice as possible.

It is particularly important that the Association plumber be used to turn the water off and on because of the procedure to be used with the re-circulation pumps. **If you have your own plumber turn off the water and it is not turned back on correctly, or something gets broken, you will be responsible for the cost of repairs.**

Please read important reminders on the reverse page.

Community Management Services Inc.

Anna Cheadle, Association Property Manager 650-961-2630, 408-559-1970 fax
acheadle@communitymanagement.com. 1935 Dry Creek Rd. #203 Campbell Ca 95008

Important Updates and Reminders

Time for Spring Cleaning. Please keep balconies clean and tidy

It's that time of year to make remove/sweep debris off of your deck/patio and make sure the area around your unit is clean. Monthly walkthroughs focus on various items including decks, patios and entrance landings. Please note these areas are not for storing items.

Please **do not place pee pads** or carpets on your deck or drape clothes on balcony railing, including wet bathing suits and towels.

Mailbox Kiosks—Please do not place items for donation at the mailbox kiosks. Please take them to a local charity or properly dispose of the items.

Rentals—Short term rentals are not allowed at Cypress Point Lakes. All rentals must be 30 days or longer per our CC&R's section 7.13.

Noise Concerns—Please be courteous to your neighbors—Please reduce noise by not slamming doors, speaking loudly, screaming/yelling or playing loud music. Your cooperation is greatly appreciated!

Clubhouse Refrigerator—Do **not** turn off the refrigerator. Please set on cool to avoid mold growth.

Spa—The heater was replaced and is now up and running. Also, **please do not press the red button unless there is an emergency** since it will turn off power to the spa. If you'd like to turn the jets off, please simply turn the dial back to zero.

Please Do Not feed Wildlife

Please do not feed wild creatures including squirrels, raccoons and crows and do not keep any pet food outside. When you feed wild animals, news travels quickly which may lead to an overpopulation of squirrels, crows and other rodents searching for free food. Although squirrels may be cute, they carry diseases and parasites like mites, fleas, ticks and lice.



Please Breakdown/Flatten Cardboard Boxes Recycling & Construction

Debris is not permitted on-site and must be taken off-site.

Please make sure to break down and recycle boxes in the appropriate recycling bins/dumpster. Pick up is scheduled twice a week on Tuesdays and Fridays.

Did you know Recology offers 3 free large item pickups per year? To schedule, simply contact Recology at <https://www.recology.com/> Please select "See all locations" then "Santa Clara County" and choose "Specialty Services" under the "All Services" tab or via phone **408-588-7200**.

Please place items out the night before the scheduled appointment and place a notice on the items "Recology Pickup". Please include unit number and date of pick up.

Heritage Bank of Commerce Auto Payments

Cypress Point Lakes maintains its operating/checking account (into which your monthly homeowner assessments are deposited) at Heritage Bank of Commerce. Heritage Bank of Commerce, in conjunction with Community Management Services, offers an automatic payment service for payment of homeowner dues with no monthly service charge. The Bank has made the enrollment process easier and added payment options. Simply go to the Heritage Bank of Commerce website at <https://www.heritagebankofcommerce.bank/Homeowner-Association-Services.aspx> to enroll or make changes.

Please note, Heritage Bank will no longer be able to make changes to your automatic payment.

**Happy
St. Patrick's
Day!**