



Cypress Point Lakes Newsletter

March 2020

BOARD MEETING

April 15, 2020

Location

Association Clubhouse
505 Cypress Point Dr.
Mountain Vie, CA 94043

Time

7:00 PM

All homeowners are
encouraged to attend

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 Committee Walk

Saturday, March 7, 2020

@ 9AM

Meet at rear of the clubhouse.

Board Meetings

The Board welcomes all homeowners to attend and participate in our open board meetings. The Open Forum portion of the meeting will be held first and this is your opportunity to have your issues heard by the Board, Association Manager, and others present. The Board Meeting will begin and will be limited to discussions of agenzized matters among the members of the Board.

Board Meeting Highlights

Here is the gist of the Board meeting held on Wednesday 3/11/2020:

1. The Board reviewed and approved the February minutes, reviewed the February financials, discussed landscape work, and approved architectural requests.
2. They discussed and approved the boiler replacement in Boiler Room #1, upgraded the boiler venting intake system to help prolong the life of the boilers, talked parking enforcement, and approved pool and spa pump repairs.
3. The Board noted the Election Rules are out for a 30-day comment period, noted issues with the use of the old Mixet Valves.
4. The Board met to review and direction action over delinquent accounts and outstanding violations.

New Association Manager

Big thank you to Anna Cheadle for all hard work for the community! She has been very helpful and worked diligently with the Board to help advise and steer board business forward. Unfortunately, she has taken career paths and accepted a job in another industry. We wish her the best!

The new manager is Mike Brasil. He's been with the company for many years, worked in various communities, and is looking forward to working with the Cypress Point Lakes community. Feel free to reach out to Mike at mbrasil@communitymanagement.com, anytime.

General Happenings in the Community:

Some of the general work happening in the community over the next 30 days or so...

1. Boiler replacement in Boiler Room #1. There will be water shut down on Friday 3/20 from 8 am—5 pm. Notices will be posted onsite. Plan accordingly.
2. New boiler venting work to redirect the intake vents at Boiler Room #1, Laundry Room #3 & #4.
3. GB Group is onsite working on some decks. Watch out for the workers and their equipment.
4. Paradise Pool will be doing some work to the pool/spa pumps. There will be no affect on pool or spa use over this work.

Remember, 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 Numbers

Mountain View Police Dept Contact: 650-968-1661 Emergency /High Priority: 911

Non-Emergency Crime Reports: 650-903-6395 Police General Info: 650-903-6344

Management Emergency Service: 650-961-263 (24/7)

Community Management Services, Inc. Mike Brasil, Association Manager

1935 Dry Creek Road, Suite 203, Campbell, CA 95008

Phone: (650) 961-2630 x 121 Email: mbrasil@communitymanagement.com

Original Mixet Valve in Your Bathroom?

Some owners have reported that they are having issues with their water temperature and pressure. According to the plumbers, the original and old Mixet valves have cartridges inside that go bad. Once this happens it can affect the water pressure and or water temperature in your unit or the unit of others in your building. We understand many have already replaced their shower/tub valves, but some units still have the original Mixet Valves, which would be attributing to issues in the water to other residents in their building. There are two sample photos below for reference. Owners will need to check or have their plumbers check. We encourage all owners with the old Mixet valves to have them replaced, to ensure you are not contributing to water issues in the building. We can all work together.

Old Mixet Valve #1



Old Mixet Valve #2



Reach out to the property manager with any further questions about this issue, mbrasil@communitymanagement.com.

General Reminders:

Keep these in mind, as they affect others using or servicing, these areas:

1. Remember glass is not allowed in the pool/spa area.
2. String lights are not permitted in the patios/balconies.
3. Please, please no diapers in the recycling! That's gross and clearly inappropriate.
4. Towelettes cannot be flushed down the toilet. They will create an expensive back up!

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.**