



Cypress Point Lakes Newsletter

April 2020

BOARD MEETING

May 13, 2020

Location

Association Clubhouse
505 Cypress Point Dr.
Mountain View, CA 94043 or via
phone conference

Time

7:00 PM

All homeowners are
Invited and encouraged to join

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

Postponed due to the shelter in place order.

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.

Community Website

www.cplakes.org

Board Meetings

Due to the duration uncertainty of the shelter in place order, the board meetings may be canceled or held via phone conference. Owners will be notified of any changes to the location or manner of meetings. Make sure to check the website. Our safety and the safety of the owners is our main concern.

Essential Vendor Services Continue

CP Lakes HOA essential vendors, like plumbers, electricians, landscapers, etc., are up and operational with some limitations during the "shelter in place". All vendors are taking prevention measures to adhere to the COVID-19 CDC guidelines. Although services may be limited, we can still help and continue to service the community. Keep in mind the property management company is also available 24/7. If you need to report an issue, give us a call at 650-961-2630.

Revised Election Rules Approved

Pursuant to changes to Civil Code 5105 beginning January 1, 2020, all associations are required to amend their election rules in California prior to holding the annual elections. The amended elections rules were drafted by White and MacDonald LLP and approved by the Board of the Directors at the April 8th regular meeting. A copy has been sent to all owners. A copy of the rules can be found on our website at http://www.cplakes.org/docs/election_rules.pdf. Owners are welcome to reach out to the property manager with any questions, a request for a copy of the amended election rules, or any other inquiries at mbrasil@communitymanagement.com.

Dog Walking

As more residents are out walking and using the grounds during the day, please make sure that pets are on a leash at all times when walking around the complex. We also kindly ask that we keep the common area waste-free. Owners are required to pick up after their pets.

General Reminders:

1. The pool and spa are shut down, due to the shelter in place order.
2. The clubhouse and gym use are shut down due to the shelter in place order.
3. The bathrooms in the clubhouse are available for emergency use only.
4. Holiday Lights or String Lights are not permitted.
5. Towelettes cannot be flushed down the toilet (even if they are 'septic safe'). Dispose in household trash bin.
6. And please, please absolutely NO Diapers in the Recycling Bins. **That's gross!**

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

Check for the 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.

Remember, 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.**

Check Your Insurance for Adequate Coverage -Very Important

Owners of condominium/townhome units obviously do not own the entire condominium complex. The association has a master policy to cover the common components which are the responsibility of the association. From an insurance point of view, that means all individual unit owners have a collective responsibility for insuring areas of the complex owned in common, which is why an association collects monthly dues from unit owners and uses a portion of these funds to insure common areas. The unit owner is responsible for separately insuring his or her individual unit. The unit owner should annually call their insurance agent to ensure their HO-6 policy is adequate. The policy should cover all the structure components and personal belongings which are the responsibility of the unit owner. Don't forget to ask your agent about special assessment coverage. Insurance providers will not normally offer this coverage, but it is available and very affordable. The association sends out a copy of its master policy with the annual budget. If you need a copy, feel free to contact the association manager. Protect your home and investment and take 20 minutes to call your insurance agent to verify your coverage is adequate.

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