



Cypress Point Lakes Newsletter

May 2020

BOARD MEETING

June 10, 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 agenda matters among the members of the Board.

Community Website

www.cplakes.org

Board Meeting Highlights

Here is the gist of the last board meeting, held on May 13th:

1. The Board reviewed and approved the April 8th regular and executive meeting minutes, acknowledged the unaudited April financials, talked landscape general maintenance, and approved architectural requests.
2. They approved repair for the spa pump, looked over work orders submitted, talked plumbing repairs, and approved fire extinguisher annual maintenance.
3. The Board went over laundry room changes, approved termite proposal, and met in executive session to deal with delinquencies & direct action on CC&R violations.

As you can see, the Board stays very busy throughout the month.

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 for updates. Our safety and the safety of the owners is our main concern.

Remember 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.

Owners Register: www.communitymanagement.com

As you know, the association has a community website at www.cplakes.org which has a lot of general community information. Also owners should all register on the property management's payment portal at www.communitymanagement.com. This site will give owners the option to pay online, issue work orders, and directly connect you with the property management company. Take a couple of minutes and register today. Reach out to the property manager with any questions at mbrasil@communitymanagement.com.

Renting Your Unit?

There are rental restrictions and make sure to read the rental section of the governing documents. Short term or Air BnB is not permitted. The association uses a simple one-page rental disclosure form. Owners in violation of the rental rules are subject to the enforcement policy. A free copy of the rental disclosure form, CC&Rs, and other relevant information is available on the community website under the Resource Center at cplakes.org.

Your cooperation is greatly appreciated!

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

Remember 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.

New Mixet Valve



Old Mixet Valve



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

Here's How To Do: 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.**

Carbon Monoxide Alarm a MUST

Carbon Monoxide is a colorless, odorless gas that is produced by heaters, fireplaces, furnaces, and many types of appliances and cooking devices. It can also be produced by an idling vehicle. As of July 1, 2011, all occupied dwellings are required to have a carbon monoxide device installed. These devices are cheap, readily available at your local hardware store, and a good way to keep your home safe. The carbon monoxide device should be installed outside each bedroom. So, while you're installing a carbon monoxide device this weekend, check the batteries on your smoke detectors as well.

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