



Cypress Point Lakes Newsletter

July 2020

BOARD MEETING

August 11, 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

Remember Board Meetings

Due to the current shelter in place mandate, the board meetings are held remotely via phone conference. All owners are welcome to join by computer or phone. The agenda provides the information to join the meeting, meeting topics, and meeting time. The agenda is posted on at the bulletin board at the clubhouse and on the main page of the website, four days in advance of the meeting. Make sure to check the bulletin boards & website for updates—cplakes.org. Stay safe and healthy.

Pool/Spa/Clubhouse Still Closed

The pool, spa, clubhouse are all closed for use at this time. We value the safety of our members and their guests. Although the county has loosened some of use restrictions at public amenities, the new mandate does not extend to Associations. The public pools, spa, etc. allowed to re-open are required to have full-time supervision to ensure social distancing, frequent proper disinfection of all high-touch areas, and extra liability coverage. Our association does not budget for and cannot take on these additional costs and liabilities to reopen in accordance with the county mandate.

More information is available on the Santa Clara County Public Health site or at: <https://www.sccgov.org/sites/covid19/Pages/health-order-appendix-c1-additional-businesses.aspx>

We thank you for your cooperation in advance. Stay safe and healthy.

Contact Property Management

Remember to include your name, address, and reason for reaching out to property manager or management company. The main line, **408-559-1977** work 24/7. The main email **cs@communitymanagement.com** is checked during regular business hours. Owners can write or call in work orders. Owners renting their units must call in work orders. Tenants can call or write in about issues directly to the owners. It must come from the owner, as the owner is completely responsible for working with their residents. Their property managers can call in or write about issues for the owners, but only after the owner has disclosed the current rental status. All owners must complete a homeowner information form, which allows owners to disclose their rental status. The form can be found on the community website. Feel free to reach out with any questions.

New Fiscal Year Starts 10/1/2020 - 2020/2021 Budget Approved

The new monthly assessments change will take effect at the start of the new fiscal year, which is 10/1/2020. The 2020/2021 budget reflects a 5.59% increase. The new monthly assessments varies per unit. The budgets will be mailed out to all owners. Owners signed up for auto payments, either with their own bank or Heritage bank, you will need to reach out to the bank to give the authorization to withdraw the new amount.

A free copy of the budget, governing documents, and all other relevant information is available at the community website (cplakes.com) 24/7. Contact the property manager with any questions.

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 to 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 compromise 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 your building. Let's all work together on this issue!

Old Mixet Valve #1



Old Mixet Valve #2



Reach out to the property manager with any further questions about said valve, 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 follow 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.**

Important Community Reminders:

1. Remember to clean the laundry machine, after use. Be courteous!
2. Do not leave pet food outside after dark. It invites rodents into the community.
3. Make sure to dispose in the appropriate dumpster bins. Violators will be prosecuted.
4. Parking rules are in full effect.
5. Don't feed cats in the common area.

Annual Elections

A reminder the nomination period is over, the list of candidates was mailed out to all owners, and the ballot will follow 30 days thereafter. Keep an eye out for your ballot next month.

Remember Check Your Patios and Balconies... for Rodent Activity

Also known as restricted common areas, these are designated, exclusive area for the sole use of a single unit. Owners are required to adequately maintain their restricted common areas, like patios, balconies, and carports. Residents should not leave pet food or bird feeders out overnight, as it will attract rodents. Look for openings or gaps which can be rodent highways and make sure to cover them. If you see something of concern, send the property manager a note/photo to mbrasil@communitymanagement.com. Owners must help keep these areas neat, orderly, and adequately maintained. Thanks in advance for caring.

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