



# Cypress Point Lakes Newsletter

September 2020

## BOARD MEETING

October 14, 2020

### Location

Phone/Video conference

Video Meeting:

Join Zoom Meeting [https://](https://us02web.zoom.us/j/85113634884)

[us02web.zoom.us/](https://us02web.zoom.us/j/85113634884)

[j/85113634884](https://us02web.zoom.us/j/85113634884)

Meeting ID: 851 1363 4884 or

Or

Phone Meeting:

Dial 1-669-900-9128

Meeting ID: 85113634884#.

### 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

## 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 agenized matters among the members of the Board.

## Board Meetings by Phone/Video Conference

Due to the current shelter in place mandate, the board meetings have been and will continue to be held remotely until further notice. All owners are welcome to join by computer or phone, up to you. The video and phone access information are posted on the newsletter, agenda, and community website the Friday before the board meeting. Remember we notify owners through the website and newsletter - [cplakes.org](http://cplakes.org). Reach out to property management at [mbrasil@communitymanagement.com](mailto:mbrasil@communitymanagement.com) for assistance.

## Pool/Spa/Clubhouse Closed

The pool, spa and 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.

## Hey! Reminder New Fiscal Year Starts 10/1/2020 - Check your auto pay!

The new monthly assessments change will take effect on 10/1/2020. The 2020/2021 budget reflects a 5.59% increase. The new monthly assessments vary per unit, so check the budget. The budget has been mailed to all owners. If you need a copy reach out to the property manager at [mbrasil@communitymanagement.com](mailto:mbrasil@communitymanagement.com). **Owners signed up for auto payments**, either with their own bank or Heritage bank, **MUST contact the bank directly** to authorize the new dues amount.

## No Quorum, No Ballot Count

Unfortunately, there was no quorum at the regularly scheduled annual meeting, so the ballots could not be counted. So, the annual meeting was rescheduled to reconvene right before the next board meeting on 10/4 at 7 pm. With a quorum at the reconvened meeting, the ballots will be counted. A notice will be mailed to all the owners with the information on how to join the meeting. Join you there!

## Lock Laundry Room Doors

Honey, did I lock the laundry room sliding door? Go back and make sure it's locked. Remember to lock the laundry room sliding door! It prevents misuse and vandalism. Walk by the laundry room? Check the laundry door and make sure it is locked. Being mindful, can go a long way to prevent an inconvenience the next time you and your neighbors use the laundry room. We care about our laundry room!

## 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](mailto:mbrasil@communitymanagement.com)

### Help! 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](mailto:mbrasil@communitymanagement.com).

### Here's How To Do: Plumbing Repairs in 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.**

### Think Back These Community Reminders:

1. Everyone is working from home. Be courteous and shut your window if you're a loud talker.
2. Dispose of trash and recycle in the appropriate bin. Keep the lids shut after use.
3. Remember to clean the laundry machine, after use. Be respectable to other residents.
4. Again, new dues take effect on 10/1.
5. Wear a mask in the common area. Protect yourself and others around you.

### Annual Master Insurance Policy Renewed

The Board just renewed the annual insurance policy for the association. A copy of the insurance coverages is included with the annual budget for your records. Of course, all owners must carry their own unit insurance. Have you had your HO-6 unit insurance policy recently reviewed? It's a good idea!

### Renting your unit or live offsite?

A copy of the homeowner registration form is available on the community website at [cplakes.org](http://cplakes.org). All owners must provide and keep the association's contact information current. It is extremely important we have the current information on file in case we need to contact you, in an emergency. Also make sure your neighbor (above or below) has a way to contact you, in case of a water loss issue. For your convenience a form is included in the annual budget mailer to all owners and can be found on the community website at [cplakes.org](http://cplakes.org).

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