



Cypress Point Lakes Newsletter

October 2020

BOARD MEETING

November 11, 2020

Location

Phone/Video conference

Video Meeting:

Join Zoom Meeting <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 agenda matters among the members of the Board.

Community Website

www.cplakes.org

Welcome the New 2020/2021 Board!

The annual meeting was held on October 14, 2020. There was quorum with 90 ballots submitted and counted. The membership re-elected Terrie Rayl and the board appointed Katerina Blazek for another 2-year term. The positions have been organized as follows: Terrie Rayl as President, Eduardo Chavez as the Vice President & Secretary, Wendy Wyss as the Treasurer, and Barbara Boyington, Katerina Blazek, and Paul Marks as Directors. Thanks to all of those who voted. The IRS Resolution and the 2019 minutes also passed. The new Board continues to work on regular community maintenance. Big Thank You to Daniel Paepcke for his tenure on 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, it's 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. Reach out to property management at mbrazil@communitymanagement.com for assistance.

Pool/Spa/Clubhouse Still 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 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 Started 10/1/2020 - Check your auto pay!

The new monthly assessments change took effect on 10/1/2020. The 2020-2021 budget reflects an increase of about 5.59%. 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. **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.

All Trash & Compost Must Be Bagged!

Please do not throw away any loose waste in the bins, including the compost bin. The association has been warned by Recology that bins will not be emptied with loose waste. Hence the weeklong refusal to dump bins in enclosure 9,10 and 11. If residents are observed using the bins inappropriately, unit owners are subject to fines. We ask that all owners inform their residents to bag their waste. We are working to enhance the signage at the dumpster enclosures. We need all owners and their residents to help ensure use of the dumpster areas are in compliance with the notices at these locations. Remember to keep bin lids closed, bag your waste, dump in appropriate bins, and no loose waste is allowed. Feel free to reach out to 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

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

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.

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.**

Remember to Lock Laundry Room Doors

"Hunny, 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!

Renting your unit or live offsite?

A copy of the homeowner registration form is available on the community website at 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.

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