



Cypress Point Lakes Newsletter

November 2020

BOARD MEETING

December 9, 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

Terrie Rayl

Vice President

Eduardo Chavez

Treasurer

Wendy Wyss

Secretary

Eduardo Chavez

Director

Katerina Blazek

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

Reminder New Dues Started 10/1/2020 - Owners must adjust their 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 please be sure to 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 payment.

Reminder...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 week-long refusal to dump bins in enclosure 9, 10, & 11. If residents are observed inappropriately using the bins, those 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.

Board Meetings Continue via 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 mbrasil@communitymanagement.com if you need assistance.

Homeowner Hat vs. Board Member Hat

Board members wear two hats: the homeowner hat and the board member hat. They cannot wear both hats at the same time. The Board members cannot make decisions outside of the board meetings and are restricted to wearing their board member hat at board meetings only. With that said, when you see a board member outside of a board meeting, they are only wearing their homeowner hat. Please do not approach them outside of a board meeting to make community decisions. This puts them in an uncomfortable position and they do not have the authority to make board decisions outside of a board meeting. The best way to have the Board consider community decisions is to contact the association manager. The manager collects all the incoming information and the Board reviews them at the board meetings. Thanks for understanding.

Save Time, Save Money, and Eliminate Late Fees

Did you know that you can receive your monthly billing statement and newsletter by email? Sign up for e-statements today! A free copy of the form is also available on the community website or email the property manager. Sign up and go green!

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

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 over time. 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 is as follows:

- 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, there is 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 as there is a procedure to be used due to the re-circulation of the 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.**

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 Reminders:

- No Holiday Lights allowed on the exterior of the unit.
- Remember to update your contact information.
- No more than 2 pets allowed. Dog Breed Restrictions in effect.
- Make sure to bag trash & compost. Dispose in appropriate bin.
- Owners must ensure residents are in compliance with community rules. Stay involved.
- Lock the laundry room sliding door.

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