



Cypress Point Lakes Newsletter

January/February 2021

BOARD MEETING

February 10, 2021

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

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 enclosed and also available on the community website or email the property manager. Sign up and go green!

Wait! 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, & 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.

Updated Dumpster Signs Are Coming

The new dumpster signs have been ordered to remind owners and their residents to dispose responsibly. The new signs read:

Dumpster Rules

1. All trash must be securely bagged prior to disposal.
2. Trash must be placed in dumpsters. No items of any kind should be placed outside of the dumpster.
3. Close dumpster after use.
4. The following items must NOT be placed in the dumpsters:
 - No construction debris
 - No batteries or electronic waste
 - No auto batteries, oils or other petroleum products
 - No toxic or flammable materials
 - No cardboard (use appropriate recycling containers)
 - No cans, bottles, renewable plastics, newspapers and mixed paper (use appropriate recycling containers)

\$100 fine for infringements

Report violators to Community Management 408-559-1977

HOA Payment Portal Website: www.communitymanagement.com

Have you registered yet? Register today! Visit www.communitymanagement.com. After registration, owners can check their accounts and make a payment. Submit a work order. Plus, you'll receive mass notification about upcoming projects. It's a useful association account tool. Register today!

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: 650-961-2630 (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

Reminder! 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.**

Owners Renting Their Units, Must Update HOA

Owners renting their units, must submit an updated homeowner registration form. Owners must submit an updated form, every time there are new tenants. The form allows owners to disclose the use of a property management company. Owners must submit the updated form. The form is available on the community website at cplakes.org.

Community Reminders

- Be courteous to your neighbors.
- Don't leave your shoes outside the front door.
- String lights are not permitted.
- Sign-up for e-statements.
- Owners must comply with the water shut off procedure above.
- Use the dumpster area correctly. Dispose responsibly.
- Submit for approval, prior to making changes to your unit
- New monthly dues effective 1/1/2021. Check your account.

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