



# Cypress Point Lakes Newsletter

March 2021

## BOARD MEETING

March 10, 2021

### Location

Phone/Video conference

Video Meeting:

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

[us02web.zoom.us/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

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 items among the members of the Board.

## Community Website

[www.cplakes.org](http://www.cplakes.org)

## Upcoming Community Wood Repairs/Paint Project

The Board is reviewing proposals for wood repairs and painting all buildings, for early summer of 2021. Once the scope of work is established, all owners will be notified in advance. Owners will be expected to keep their patios and balconies clean and orderly, to ensure the workers can easily maneuver around the building. More to come.

## Important – We Have Old Plumbing Pipes

Our community has old plumbing pipes. Do NOT put any wipes down the toilet, that goes for the wipes that are labeled “flushable” and/or “septic friendly”. Only toilet paper may be put down the toilet. Also, please do not put any grease down the kitchen sinks, because it clogs the pipes.

## Neighbor-to-Neighbor Issues Resolved

If you are having an issue with your neighbor, it is important to work directly with the other neighbor and or the unit owner. The HOA has limited ability to intervene and can do so more easily when a neighborhood nuisance has been established or the owner can provide written proof of their efforts to amicably resolve the issue with the other neighbor, with the following steps:

1. Talk to the neighbor, explain the issue at hand, and provide a solution to resolve the issue amicably.
2. If the issue continues, please send the owner a written note explaining the issue, provide a solution to resolve the issue with a due date. Feel free to send the association a copy of your efforts.
3. If the issue continues please then submit another written note explaining that the issue still has not been resolved, provide the solution with a shorter due date. Send the association a copy of your efforts.
4. If the issue continues and you need to further document the unresolved issue, contact the Sheriff's Department directly to file a report against the offending owner. Feel free to send the association a copy.

Most issues are resolved, once the offending owner knows it negatively affects another neighbor.

It's also the best way to provide your efforts to help resolve the issue with the other neighbor in writing. Although the association can help bring two owners to mediation, it cannot enforce the outcome. The Board is a neutral party for the association, and treats all of its owners/members fairly.

## It's True! 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.

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

### Inspection Required: 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](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 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 days 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.**

### Save Time, Save Money, and Eliminate Late Fees

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

### Community Reminders

- Don't leave your shoes outside the front door.
- No cabinets placed outside the front door.
- Sign-up for e-statements.
- Check your monthly dues, check your monthly statement.

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