



Cypress Point Lakes Newsletter

April 2021

BOARD MEETING

April 14, 2021

Location

Phone/Video conference

Video Meeting:

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

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

Important – We Have Old Plumbing Pipes - Inform Residents

Our community has old plumbing pipes. Do NOT put any wipes down the toilet (even the ones that say “flushable” or “septic safe”). 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.

Upcoming Community Wood Repairs/Paint Project

The Board recently approved dry rot repairs and painting of all community buildings. We are working with EKIM Painting to schedule the work. They will perform the wood repairs first, then paint the buildings, and then paint the front doors. Once the schedule is ready, we'll notify the owners in advance. All work will be performed between 8 am to 5 pm. It may be noisy when the crews reach your building, but the crews will work to complete the wood repairs as quickly as possible. Once the schedule is ready, we will notify the owners in advance. More to come. Stay tuned.

Also, make sure to register on the property management website to receive email blasts about upcoming major projects. Register today at www.communitymanagement.com. Reach out to the property manager with any questions. Stay informed!

Balcony Rebuild Project Continues

We are currently in a several year project to replace our existing balconies and wood decking. We are working with GB Group to determine when the balconies get built based on their structural integrity and will have the list of work to be scheduled in 2022. The Board plans for all balconies to be rebuilt in the next four years and maybe sooner. We are also staggering the costs ensuring the safety of the balconies, so that we do not have to have a special assessment to cover these costs.

Remodeling/Selling your Condo

If you are thinking of remodeling or selling your condo you must get Architectural Control Committee (ACC) approval for any 2nd floor hard surface flooring, electrical repairs or lighting or anything that breaks the surface of the walls or ceilings of your unit. Refer to this section of our website: http://www.cplakes.org/arch_control.php

Believe it! 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.

Sign up for E-statements!

An easy way to help keep association printing costs down. Reduce your carbon footprint! It is easy, simple, and a free copy is available by contacting the property manager at mbrasil@communitymanagement.com.

Check Your Monthly Dues Statement

That's right! Have you checked your assessment account lately? Did your last payment go through? Are you sure? Sometimes mistakes happen or payments are received late, and late fees and interest begin to accrue. It's good to check your monthly dues account periodically. Owners have access to their monthly dues statement on the payment portal, at www.communitymanagement.com. Register your account. Need help? Email the property manager at mbrasil@communitymanagement.com. Double check your account today!

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

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.

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.**

Newsletter Mailings

Owners can and should opt in for e-statement mailings, which authorizes the monthly dues statement and newsletter sent to your email address. Otherwise, the monthly dues statement and newsletter is mailed to your address registered with the association. When a unit is disclosed as having residents, then a newsletter will also be mailed to the owner's onsite address. Although owners are required to disclose their unit's rental status, not all owners do. Owners submit a Homeowner Registration Form. A copy of the form is available on the community website at cplakes.org. Owners can use this form to update the association with their contact information, rental status, and property management company. Complete a Homeowner Registration Form and submit to mbrasil@communitymanagement.com. Keep your contact information current.

BBQ Restrictions

California Fire Codes §308.3.1, §308.1.4 and §308.3.1.1, was adopted by the state in 2007. Open-flame cooking devices (including charcoal & propane grills) may not be operated on combustible balconies or within ten feet of a combustible construction. There are exceptions are for: 1. One and two-family dwellings, 2. Where buildings, balconies and decks are protected by an automatic sprinkler system, 3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2-1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity]. In addition, propane containers with a capacity larger than one pound cannot be transported through enclosed common area stairs, hallways, or elevators. They must be transported into the unit through an exterior stairway. So, before you BBQ, make sure you are compliant with the restrictions. Safety first!

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