



Cypress Point Lakes Newsletter

June 2021

BOARD MEETING

June 9, 2021

Location

Phone/Video conference

Video Meeting:

<https://us02web.zoom.us/j/89885470311>

Meeting ID: 898 8547 0311
or

Phone Meeting:

Dial 1-669-900-9128

Meeting ID: 89885470311#.

Time

7:00 PM

All homeowners are
Invited and encouraged to join

BOARD MEMBERS

President

Terrie Rayl

Vice President

Katerina Blazek

Treasurer

Wendy Wyss

Secretary

Barbara Boyington

Director

Karen Fontana

Director

Paul Marks

Director

Shaily Bhargav

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

Community Wide Dry Rot/Painting Project Underway

The wood repairs and paint project has been scheduled! EKIM Painting started June 1st on the carports. EKIM Painting has posted notices onsite, so keep an eye out for notices posted on the carports, buildings, and kiosks. These notices advise of the upcoming work and ask owners to plan accordingly. Once they start work at your carport, you will not be able to park in said carport during business hours (from 8am-5pm). All workers onsite will be using company attire with company logos. Watch for the workers and their equipment.

We ask all owners and their residents to put away their valuables and store them in a place where they cannot be damaged when the schedule gets to your building. The schedule will be posted and notices will be provided. There will be crews working in and around the buildings, carports, balconies, and patios. The association and the contractor are not responsible for damages to any items left outside the unit. Owners may want to keep their windows shut during this work to ensure privacy. Owners renting their units are responsible for notifying their residents and ensure they are taking the necessary steps to help move this project along.

Owners are welcome to reach out to EKIM Painting directly at 408-996-3897. Owners can also reach out to the property management company anytime. Remember to register on the property management website to receive email blast project updates at www.communitymanagement.com.

Balcony Rebuild Project Continues

We are currently in a several year project to replace existing balconies and wood decking. We are working with GB Group to determine when the balconies will be 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. We are also staggering the costs, ensuring the safety of the balconies so that we do not have to use a special assessment to cover these costs.

Conserve Water

Conserving water reduces your water footprint and saves you money. Here are some water conservation tips:

- Change your showerheads, faucets, and toilets to low flow. (see plumbing on back page)
- Check your faucets and toilets for leaks.
- Prevent using hot water, which also saves energy.
- Take showers over baths.
- Use energy efficient appliances.
- Using a dishwasher is more water efficient than hand washing dishes

Remember, Remodeling/Selling your Condo

If you are thinking of remodeling 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. You also must get approval if you plan on selling your condo. Refer to this section of our website: http://www.cplakes.org/arch_control.php

Very 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.

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 could 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.**

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.

Community Reminders

- Don't leave your shoes outside the front door.
- No shoe racks placed outside the front door. Bring your shoes inside.
- Sign-up for e-statements. It's easy!
- Check your monthly dues, check your monthly statement.
- Many people are still working from home, please keep noise to a minimum when outside.
- No string lights are allowed on the patios/balconies.

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