



Cypress Point Lakes

Newsletter

September 2021

BOARD MEETING

September 8, 2021

Location

Phone/Video conference

Video Meeting:

<https://zoom.us/j/94669159048?pwd=VllQanhEb0lCUec0WU1tSVZlL0l1dz09>

or

Phone Meeting:

Dial 1-669-900-6833

Meeting ID: 946 6915 9048

Passcode: 797409

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

Vacant

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 agenzized matters among the members of the Board.

Community Website

www.cplakes.org

New Association Manager

We would like to thank Mike Brasil for all his hard work for the community! He has been very helpful and worked diligently with the Board to help advise and steer board business forward. We wish him the best and he will be working with the new manager during the transition. The new manager is Tammy Dominguez. She's been in the HOA industry for 20 + years, and is looking forward to working with the Cypress Point Lakes community. Feel free to reach out to Tammy at tdominguez@communitymanagement.com.

Community Wide Dry Rot/Painting Project Underway – Touch-Up Painting Time

The wood repairs and paint project are underway! EKIM Painting is working on the buildings and we are nearing the end of the building painting phase. The sequence for the work is as follows: pressure washing of the entire building including decks/patios, caulking, painting of the building, painting of the trim and then painting of the wooden decks. Trex decks won't be painted. The painting can take more than a week to complete per building so you need to have all of your belongings off the decks/patios/entranceways during that time.

Next up is the front doors, wood entranceways and any touch-up paint work that needs to be done. Please look around the outside of your unit and if you see anything that needs to be touched-up, please take a photo of it and include it in an email with your unit number and send it to EKIM Painting at ekim@ekimpainting.com with CP Lakes in the subject line.

EKIM Painting posts notices onsite, a week or two prior to work in your area, 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. Wood repairs and painting take place on the weekdays 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 remove all items from their balcony/patio areas and front entryway and store them inside during the pressure washing and painting of their building.

There will be crews working in and around the buildings, carports, balconies, and patios. It is important that all owners and their residents make the necessary arrangements to protect their valuables and keep these items stored inside and out of sight during this project. 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.

Annual Meeting in September

A reminder to submit your ballots. Your vote does count. The annual meeting is scheduled for 9/8 at 7 pm. Owners can dial into the meeting per the instructions submitted. In case quorum is not met, the meeting will be pushed out to the following month. Please send in your ballot today.

New Fiscal Year Starts 10/1/2021- 2021/2022 Budget Approved

The new monthly assessments change will take effect at the start of the new fiscal year, which is 10/1/2021. The 2021/2022 budget reflects a 5.8% increase. The new monthly assessment varies per unit. The budgets will be sent out to all owners. Owners signed up for auto payments, either with their own bank or Heritage bank, you will need to reach out to the bank to give the authorization to withdraw the new amount.

A free copy of the budget, governing documents, and all other relevant information is available at the community website (cplakes.com) 24/7. Contact the property manager with any questions.

Community Management Services, Inc. Tammy Dominguez, Association Manager

1935 Dry Creek Road, Suite 203, Campbell, CA 95008

Phone: (650) 961-2630 x 126

Email: tdominguez@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, tdominguez@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.**

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.

Laundry Room Washer/Dryer Not Working?

Please take the following action to request service: 1). Using your smart phone browser, simply log a service ticket using the web page listed on the machine or <https://www.cscsw.com/request-service/>. Enter the machine number, fill out the form. It is quick and easy. 2). Scan the QR code on the poster above the washing machines. 3). Call the phone number on the machine. CSC will dispatch someone to come out and make the repair. 4). You can also email cs@communitymanagement.com. We will also issue a work order. However, logging a service ticket directly will get the ball rolling much quicker

Pool Reminders

- Absolutely **no glassware or bottles are permitted due to extreme safety hazard! Only unbreakable containers are allowed.**
- Voices, radios, etc. should be kept to a courteous level.
- Four guests per unit are allowed unless more are authorized by management.

Community Reminders

- Dispose of trash and recycle in the appropriate bin. Keep the lids shut after use.
- Remember to clean the laundry machine, after use. Be respectful to other residents.
- No string lights allowed outside
- Many people are still working from home, keep noise to a minimum when outside.





Cypress Point Lakes

California Drought -- Water Conservation Tips!

Let's all do our part to align with our city, county and state goal of **reducing water usage by 15%**. Kindly review the water saving tips below!



INSTALL AERATORS ON
BATHROOM FAUCETS

saves

1.2 GALLONS
per person/day



WASH ONLY FULL LOADS
OF CLOTHES

saves

15-45 GALLONS
per load



TURN OFF WATER WHEN
BRUSHING TEETH OR
SHAVING

saves

10 GALLONS
per person/day



TAKE FIVE MINUTE
SHOWERS INSTEAD OF
10 MINUTE SHOWERS

saves

12.5 GALLONS
with a water efficient showerhead



FILL THE BATHTUB HALFWAY
OR LESS

saves

12 GALLONS
per person



INSTALL A WATER-EFFICIENT
SHOWER HEAD

saves

1.2 GALLONS
per minute



FIX LEAKY TOILETS

saves

30-50 GALLONS
per day/toilet



10 GALLONS
per average 10-minute shower



INSTALL A HIGH-EFFICIENCY
TOILET (1.28 GALLON/FLUSH)

saves

19 GALLONS
per person/day



RUN DISHWASHER WHEN
FULL INSTEAD OF HALF FULL

saves

5-15 GALLONS
per load

***** The goal is an immediate community-wide reduction of water usage by 15% *****