



# Cypress Point Lakes Newsletter

October 2021

## BOARD MEETING

October 13, 2021

### Location

Phone/Video conference

Video Meeting:

[https://zoom.us/j/94669159048?](https://zoom.us/j/94669159048?pwd=VlIQanhEb0lCUec0WU1tSVZlL0l1dz09)  
[pwd=VlIQanhEb0lCUec0WU1tSVZlL0l1dz09](https://zoom.us/j/94669159048?pwd=VlIQanhEb0lCUec0WU1tSVZlL0l1dz09)

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 agenda matters among the members of the Board.

## Community Website

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

## Community Wide Dry Rot/Painting Project Almost Complete

The wood repairs and paint project are almost complete! EKIM Painting is getting close to completing work on the painting project. They have posted last call notices for doors. If you haven't had your door painted yet, please call EKIM painting directly at 408-996-3897 to schedule. Painting takes 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.

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](http://www.communitymanagement.com).

## 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 assessments varies per unit. The budgets were mailed 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. Please make sure to check your statement to ensure your account is current and the statement is correct.

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

## 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 also available on the community website or email the property manager at [tdominguez@communitymanagement.com](mailto:tdominguez@communitymanagement.com). Sign up and go green!

## Pet Clean Up

When walking your dog in our community, remember that it must be on a leash. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of complaints. Thank you for your cooperation!



Please have your  
dog on a leash



Please pick up  
after your pet

## 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 of units.
- Please do not leave shoes outside of units.
- Many people are still working from home, keep noise to a minimum when outside.

**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](mailto: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](mailto: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

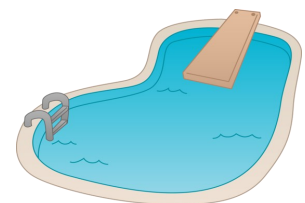
Our community has old plumbing pipes. Do NOT put any wipes down the toilet (even the ones that say “flushable” or “septic safe”). Only toilet paper may be put down the toilet. Also, please do not put any grease down the kitchen sinks, because it clogs the pipes.

### 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](mailto: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

- Pool heat will be turned off as October 15th.
- 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.



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