



# Cypress Point Lakes Newsletter

November 2021

## BOARD MEETING

November 10, 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

Robert Fricke

### 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 Is Complete

The wood repairs and paint project is complete!

## Upcoming Meeting with Avalon Bay for New Construction Next Door:

AvalonBay Communities, Inc. will host a meeting with our neighbors on Zoom on **Monday, November 15, 2021 at 6:00pm** to provide an update on the proposed development to add additional homes to the property at 555 West Middlefield Road (AKA Eaves Mountain View at Middlefield). Project Description: The proposed project will replace the existing large surface parking lots, the existing leasing and amenity building, and the tennis courts with three new buildings that will include 323 new apartment homes, new leasing and amenity areas, and subterranean parking garages. In addition, 1.34 acres of land along Cypress Point Drive will be dedicated to the City for use as a future public park. All of the 402 apartments in the 15 existing buildings will remain, with no tenants displaced. The project will begin no earlier than 2023.

Meeting Time: 6:00-7:30pm, Monday, November 15th, 2021

Zoom Meeting Link: <https://tinyurl.com/AVB555Midd>

Passcode: 110040

Dial-In Information: (669) 900-9128 (San Jose)

Meeting ID: 938 3702 2963 Passcode: 110040

## 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.

## 2021 Reconvened Annual Meeting Results

**Quorum was established with: 96 ballots**

### Board of Directors

Shaily Bhargav: 82 (won)

Robert Fricke: 92 (won)

Wendy Wyss: 138 (won)

Abstained 68

### Tax Resolution

For: 85 (passed)

Against: 4

Abstain: 6

### 2020 Minutes

For: 87 (passed)

Against: 1

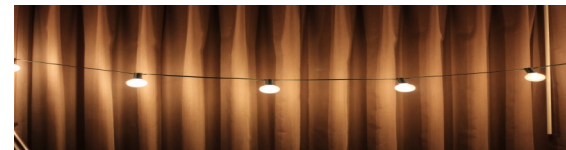
Abstain: 7

THANK YOU to Barbara Boyington for your time served on the board. We appreciate your time and input as being a volunteer on the board all these years !

Welcome Robert Fricke to the board and thank you to the continuing board members for their continuous service to the board and the community.

## 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.



**Please have your  
dog on a leash**



**Please pick up  
after your pet**

**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

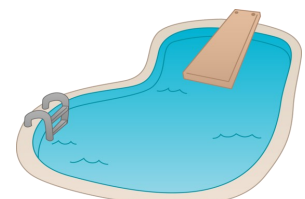
Our community has old plumbing pipes. Do NOT put any wipes down the toilet (even the ones that say “flushable” or “septic safe”). Only toilet paper may be put down the toilet. Also, please do not put any grease down the kitchen sinks, because it clogs the pipes.

### 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 is off for the season
- 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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