



Cypress Point Lakes Newsletter

December 2021

BOARD MEETING

January 6, 2021

Location

Phone/Video conference

Video Meeting:

[https://zoom.us/j/94669159048?](https://zoom.us/j/94669159048?pwd=VlIQanhEb0lCUec0WU1tSVZlL0I1dz09)

[pwd=VlIQanhEb0lCUec0WU1tSVZlL0I1dz09](https://zoom.us/j/94669159048?pwd=VlIQanhEb0lCUec0WU1tSVZlL0I1dz09)

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

Robert Fricke

Treasurer

Wendy Wyss

Secretary

Shaily Bhargav

Director

Karen Fontana

Director

Katerina Blazek

Director

Vacant

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 ajenized matters among the members of the Board.

Community Website

www.cplakes.org



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 vary 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) 24/7. Contact the property manager with any questions.

Christmas Tree Disposal

Christmas Tree disposal is scheduled for Thursday, January 6th– After this date there will be a \$25 fee! For those of you who want to dispose of your Christmas tree, you will be able to do so without having to haul it off-site. To have your tree picked-up, please remove all of the ornaments and tree stand, have it cut into five (5) foot lengths, and place your tree curbside across from unit #142 on Central Ave or curbside across from unit #42 on Cypress Point Drive. The pick-up date this year will be on January 6th, so you will want to have your tree outside on the evening of January 5th, no later than 7 am on the 6th. If you have any additional questions about this program, please call the City of Mountain View at 650-967-3034. If choose not to dispose of your tree on this date, then you will need to contact Recology to schedule a special pick-up and pay a \$25 fee.



Food Scraps Composting Please Dispose Correctly:

Why compost? Composting your food scraps and food-soiled paper reduces landfill greenhouse gas emissions, which are the third largest source of human-caused methane gas emissions, and gives these valuable resources a second useful life as compost for landscape growers. Using compost conserves water, prevents erosion, reduces the need for fertilizers, and enriches the soil. The City of Mountain View is implementing a Citywide food scraps collection program to reduce emissions, recycle valuable organics, and meet the City's Zero Waste goal of diverting 90% of wastes from the landfill.

A new State law ([SB 1383](#)) to reduce the amount of organics sent to landfill will go into effect in 2022. All residents and businesses will be required to separate organics out of the trash. Food scraps collection will be expanded to include all homes (both single-family and multi-family) and businesses. Residents who already have compost carts at their homes (*see how to participate below*) should begin, or continue, to separate all food and food-soiled paper out of the trash and place it in the compost cart along with any yard trimmings.



What are food scraps? Food scraps include meat and bones, dairy, bread, fruits and vegetables, peels, pits, cobs, coffee grounds, food-soiled paper, paper towels, napkins, paper cups, paper egg cartons and pizzeria boxes (no frozen or refrigerated food boxes). When placed in the compost cart (formerly called yard trimmings), the combination of yard trimmings, food scraps and food-soiled papers is called compost or organics. Use compostable bags, newspaper, or paper bags for bagging food scraps to absorb liquids and keep things clean. **No plastic bags or "compostable" plastic food ware.**

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



Contact CMS FIRST:

As a homeowner experiencing any maintenance concerns like plumbing, electrical or termites, please call Management first. We can direct you how to handle as it may be covered under the HOA. When in doubt call management to help guide you through the correct protocols.



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.
- Do Not leave wet clothes draped over wooden balcony.



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