



Cypress Point Lakes Newsletter

March 2022

BOARD MEETING

April 13, 2022

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

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 agenda matters among the members of the Board.

Community Website

www.cplakes.org



REMINDER: New smoking Law, management has received numerous complaints and homeowners are contacting the fire department. Please read below to be familiar with the new law.

Mountain View New Smoking Ban:

Effective January 1, 2022, Mountain View residents who live in multi-unit residences with three or more units will be prohibited from smoking within their units, on private balconies and in all common areas. Multi-unit residences include apartments, condominiums and townhomes. The prohibition includes the smoking and/or vaping of tobacco and marijuana products.

Background:

Frequent exposure to secondhand smoke can cause health problems such as asthma, heart disease, cancer and Sudden Infant Death Syndrome (SIDS). A 2014 report by the United States Surgeon General states that exposure to secondhand smoke is responsible for the premature deaths of 41,000 non-smokers each year. According to the Santa Clara County Public Health Department, the most effective way to address secondhand smoke exposure is to implement policies that restrict smoking within all multi-unit residences including common areas, balconies and patios.

Complaints:

Smoking ordinance violations can be reported using one of the following methods:

1) Contact the Mountain View Fire and Environmental Protection Division (FEPD) to report a smoking violation:

Phone: 650-903-6378

Email: FEPD@mountainview.gov



Laundry

Please close all doors (sliding and keyed door) when not in laundry room. Do not leave them open. Unfortunately, machine coin boxes have been vandalized.

Pet Owners - Please clean and wipe down washing machines and dryers after use to minimize pet hair in the laundry machines. A wet microfiber cloth works really well.



Important Numbers:

Mountain View Police Dept Contact:

650-968-1661 Emergency /High Priority: 911

Non-Emergency Crime Reports: 650-903-6395 Police General Info: 650-903-6344



Management Emergency Service after hours:
650-961-2630

Architectural Request:

As a reminder if you are planning any home projects or remodeling to contact Management. All homeowners are to get prior approval and fill out an architectural form. The form can be found on the CP lakes website or contact management.

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 or shoe boxes/racks outside of units.
- Do Not leave wet clothes draped over wooden balcony.



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