



Cypress Point Lakes Newsletter

September 2022

BOARD MEETING

October 12, 2022

Location

Phone/Video conference

Video Meeting:

[https://zoom.us/j/94669159048?](https://zoom.us/j/94669159048?pwd=VlIQanhEb0lCUEc0WU1tS)

[pwd=VlIQanhEb0lCUEc0WU1tS](https://zoom.us/j/94669159048?pwd=VlIQanhEb0lCUEc0WU1tSVZ1L0I1dz09)
[VZ1L0I1dz09](https://zoom.us/j/94669159048?pwd=VlIQanhEb0lCUEc0WU1tSVZ1L0I1dz09)

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

New Fiscal Year Starts 10/1/2022- 2022/2023 Budget Approved

The new monthly assessments change will take effect at the start of the new fiscal year, which is 10/1/2022. The 2022/2023 budget reflects a 4.15% increase. The new monthly assessments varies per unit. The budgets has been 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.

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. Sign up and go green!

Dumping:

It has been noticed that illegal dumping is on the rise. Please remember that there is **no construction dumping** in the community dumpsters. Also do not dispose of furniture or large items in the dumpster enclosures. Please follow the directions below to dispose of offsite:



Disposing Other Items

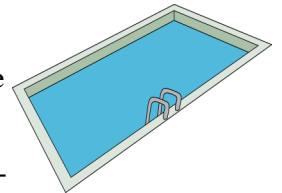
Mattress • Appliance • Furniture • Used motor oil • Paint • Solvents • Batteries • Light bulbs, CFL • E-waste • Other items Disposal information at cplakes.com/disposal or Recology at (650) 967-3034

Annual Meeting is Rescheduled to October 12th.

A reminder to submit your ballots. Your vote does count. Owners can dial into the meeting per the instructions submitted. Please send in your ballot today.

Pool Reminders

- Pool heat will be turned off as of **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.



Gutter Cleaning:

The annual gutter first cleaning is scheduled for the week of October 17th—October 22nd. Please keep windows closed and cover any item you don't want not to get dirty. Leave patios gates unlocked to be cleaned if leaves fall in. Weather Permitted



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



Bike Storage and Bike Racks:

Please remove any old bikes not in use. Please make sure all bikes are tagged with date put in locker and unit number. As there have been break ins and bikes stolen. Please look into updating your lock to: Brand: Kryptonite model/ chain: Fahgettaboutit



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.
- **Do Not plant or add potted plants in the common area , it kills vegetation.**



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

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FIRE DEPARTMENT-CLASS 1 • FIRE AND ENVIRONMENTAL PROTECTION DIVISION
500 Castro Street • City Hall • 4th Floor • Mountain View, California 94041-2010
650-903-6378 • FAX 650-962-1430

To: Current Resident

Subject: **Notice of Smoking Complaint in Multi-Unit Residences**

Effective January 1, 2022, Chapter 21 of the Mountain View City Code prohibits smoking in multi-unit residences with 3 or more attached units. The smoking prohibition includes smoking or vaping of tobacco and marijuana products.

Smoking or vaping tobacco and marijuana products is prohibited in the following areas:

- Inside individual units
- On private balconies or patios
- In all common areas of the parking lot
- Within 25 feet of doors, windows, openings and vents of this and neighboring multi-unit residences.

This provides notification to resident(s) of a complaint that smoking has occurred in violation of the City Code. The reported incident will be forwarded to the City's Fire and Environmental Protection Division for follow up and potential enforcement. Failure to comply with the smoking prohibition could result in fines, administrative action and possibly eviction.

For more information about the ordinance prohibiting smoking in multi-unit residences, please visit the City's website:

MountainView.gov/Smoking Ordinance



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 or Email: FEPD@mountainview.gov

2) Use the AskMV system and select Multi-Unit Residence Smoking Prohibition.
Website: <https://clients.comcate.com/newrequest.php?id=128>



Mountain View Multi-Unit Residence Smoking Prohibition Frequently Asked Questions

On June 8, 2021, the Mountain View City Council adopted an updated Smoking and Tobacco Regulations Ordinance that expanded smoking restrictions in multi-unit residences. These regulations aim to protect Mountain View residents from the harmful effects of secondhand smoke. Smoking restrictions for multi-unit residences are summarized below. Information on the smoking restrictions in public areas is available at www.mountainview.gov/smokingordinance.

1. What does “smoking” include?

Smoking includes the use of cigarettes, cigars, or pipes, electronic and/or battery-operated cigarette or vaporizing devices, and cannabis.

2. Where is smoking prohibited in Multi-Unit Residences?

Effective January 1, 2022, smoking is prohibited in multi-unit residences, including:

- Inside any new or existing unit of a multi-unit residence, including private and shared balconies and patios
- Indoor and outdoor common areas, such as laundry and community rooms, gym facilities, courtyards, playgrounds, swimming pool areas, and parking lots
- Within 25 feet from any operable doorway, window, opening, or vent of a multi-unit residence

A multi-unit residence is any property with three or more attached units, including apartments, condominiums, and townhomes. The law does not apply to single-family homes, single-family homes with a detached or attached in-law or second unit, hotels or motels satisfying the requirements of State and local law or duplexes.

3. What are my legal requirements if I am a property owner or manager?

Under Mountain View law, owners, operators, and property managers of residential properties, whether rental or owner-occupied, are required to:

- Post "No Smoking" signs in places where smoking is prohibited by law, including inside buildings and at entrances at eye level. Signs are not required inside multi-unit residences.
- Include the following items in every lease or other rental agreement for a multi-unit residence that is entered into, renewed, or continued month-to-month after the effective date of the Ordinance:
 - A copy of the full text of the law (Chapter 21, Article II, Prohibition and Regulation of Smoking in Certain Places of the Mountain View City Code). There is a double-sided, one-page copy of the law titled "Copy of Smoking Ordinance for Leases" available on the City's Smoking Ordinance webpage.

The link to the webpage can be found under the “Where can I get more information” section below.

- A description of and/or image depicting the location(s) of any designated smoking area(s) on the property, if any.
- A clause giving third-party beneficiary status to residents to allow them to enforce the Prohibition and Regulation of Smoking in Certain Places against violators through a private civil action.

4. Do you have lease language for giving third party beneficiary status?

You can incorporate the following statement into your lease agreements:

“Other occupants of residences or residence units are express third-party beneficiaries of those provisions in this agreement regarding smoking. As such, other occupants may enforce such provisions by any lawful means, including by bringing a civil action in a court of law.”

5. Where can people smoke in multi-unit residences?

Property owners or managers may create an outdoor designated smoking area if the area complies with all of the following requirements:

- Is located in an unenclosed and clearly identified area that is not more than 10% of the total unenclosed area of the multi-unit residence
- Is located at least 25 feet away from any operable doorway, window, opening, or other vent into an enclosed area (including those on a different property)
- Is located at least 25 feet away from any unenclosed space primarily used by children or used for physical activities, such as a playground or swimming pool
- Has receptacles designed for and primarily used for disposal of tobacco waste that are maintained free of tobacco-related litter

6. Is there a penalty for smoking in multi-unit residences?

Owners, operators, and property managers of residential properties who do not fulfill the requirements listed above may be subject to fines and/or prosecution. Individuals who smoke where smoking is prohibited also may be subject to fines and/or prosecution. Additionally, renters who smoke where smoking is prohibited are in violation of their lease and are subject to enforcement by the landlord or other tenants.

7. Where can I get no-smoking signs to post on my property?

Property owners or managers may create their own “No Smoking” signs. Signs may also be requested from the City, subject to availability.

8. Where can I get more information?

This FAQ is intended only as a guide for general and easy reference. You can view the full law online at: www.mountainview.gov/smokingordinance.

For additional information, contact the Fire and Environmental Protection Division at FEPD@mountainview.gov or 650-903-6378.



City of
Mountain View

Stage 2 Water Shortage Emergency Notice

On June 28, 2022, the Mountain View City Council declared a Stage 2 Water Shortage Emergency to comply with recent State requirements and in recognition of the increasingly severe drought. The Stage 2 water shortage response includes several new water use restrictions. Key restrictions are listed below.

Weekly Irrigation Schedule:

- Even Addresses – Irrigation is allowed Tuesday and Friday.
- Odd addresses – Irrigation is allowed Monday and Thursday.

New Potable Water Use Restrictions:

- Do not run irrigation systems:
 - More than two days per week (see schedule above).
 - More than 15 minutes per day for each station (except for drip irrigation or system repairs).
 - Between 9:00 a.m. & 5:00 p.m. (except for drip irrigation or system repairs).
- Do not wash pavement, except by bucket or for health and safety reasons.
- Do not wash vehicles at home, except by bucket.
- Do not fill decorative water features, except to sustain aquatic life.
- View the full list of restrictions at MountainView.gov/SaveWater.

View your historical water use and track current usage
WaterInsight.MountainView.gov.

Find information on watering trees during the drought
MountainView.gov/TreeCare.

Questions?

Email: ConserveWater@MountainView.gov

Phone: 650-903-6216



City of
Mountain View