



Cypress Point Lakes Newsletter

Newsletter 2022

BOARD MEETING

December 14, 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=VlIQanhEb0lCUEc0WU1tS)
VZ1L0I1dz09

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

Stacey Ritter

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

Happy Holidays!

The new Budget Fiscal Year Started 10/1/2022- 2022/2023.

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 vary per unit. The budgets have been mailed out to all owners. Owners will need to make sure they adjust their banking to reflect the new amount. Please make sure to check your statement to ensure your account is current and the statement is correct.

Monthly auto -payment through Heritage Bank of Commerce

Please note if you have automatic payment of assessments set up through the Association's bank, Heritage Bank of Commerce, you will no longer need to log onto the website to update your assessment amount. Heritage Bank now has the capability to update your new monthly assessment. If you would like to enroll in automatic payment, the website is: <https://www.hbcpay.com>

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

Community Reminders

- Dispose of trash and recycle in the appropriate bin. Keep the lids shut after use. Do not prop open Dumpster.
- 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 or towels draped over wooden balcony.
- Do Not plant or add potted plants in the common area, it kills vegetation.
- Do Not bring glass to the spa or pool area.
- Do not leave food out for pets, it attracts rodents. Do not feed the wildlife, squirrels, birds, etc.



Important Numbers:

Mountain View Police Dept

Contact: 650-968-1661

Emergency/High Priority: 911

Non-Emergency Crime Reports: 650-903-6395

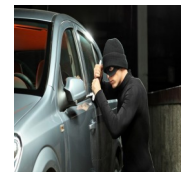
Police General Info: 650-903-6344

Emergency Service after hours: 650-961-2630



Break Ins

As the Holidays are among us. Management has received reports of more theft to cars and motorcycles. Please do not leave anything valuable inside and lock your car and set your car alarm.



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 plumber's 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 <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.). Call the phone number on the machine. CSC will dispatch someone to come out and make the repair.4). You can also cs@communitymanagement.com. We will also issue a work order. However, logging a service ticket directly will get the ball rolling 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.



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



Clubhouse

Please do not lock the clubhouse, this is community property and available for all residents to use.

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