



# Cypress Point Lakes Newsletter

December 2022

## BOARD MEETING

January 11, 2023

### Location

Phone/Video conference

Video Meeting:

<https://bit.ly/3fhHLYH>

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 Bhargava

### 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 items among the members of the Board.

## Community Website

[www.cplakes.org](http://www.cplakes.org)



### Banking Update:

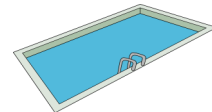
The new Budget went out in September, if you haven't already, please update your banking to reflect the new dues amount. Please check your monthly statement to ensure that your account is current and the correct dollar amount is being taken out.

### 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 electronic delivery and receive 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](mailto:tdominguez@communitymanagement.com). Sign up and go green!**

### Pool:

Please do not close the chaise lounge chairs at the pool by the Clubhouse. It breaks them at the pivot joint. Please leave them open.



### Car Wash:

The hose at the car wash area was vandalized and was removed. It has not yet been replaced. Please do not vandalize or remove the hose. It is HOA property.

As we are in a drought, please be considerate when using the water.

### Christmas Tree Disposal:

Holiday trees will be collected on your compost day from December 26th until the third Friday in January.

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.



### Community Reminders

• Dispose of trash and recycle in the appropriate bin. Keep the lids shut after use. Do not pop 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.

### Gutter Cleaning:

During the week of January 16<sup>th</sup> – January 21<sup>st</sup>, 2023 depending on weather conditions, Commercial Gutter will be cleaning the gutters, down spouts & roofs of debris. For your own safety, we would appreciate it if you would keep clear of our crew when working, as debris will fall on the grounds, walkways, patios, driveways, fences, balconies, decks and other outdoor areas. **(The gutter cleaning can take place anytime during the time frame provided above and is not subject to specific days)**



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 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](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 <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](mailto: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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