



Cypress Point Lakes Newsletter

May 2023

BOARD MEETING

May 10, 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 matters among the members of the Board.

Community Website

www.cplakes.org

Spring

Gas Line Repair Update for Stage 1 Area affecting units around pool (177-232) : Gas line repairs are on going. Digging should be completed in the next week. Once digging is completed the gas lines will be installed. Expected completion is about 2 weeks. Weather permitted.

Pool: Stage 1 pool by the pagoda is closed during new gas lines are being dug up and new lines installed. Once work is completed pool heat will be turned on and pool will be open. Just a few reminders as pool season is upon us. You are only allowed 4 guests at the pool. Owner needs to be present with guests. Also anyone younger than 16 needs to be with an adult. Reminder No glass allowed at pool or spa .



Spa: Please note that the spa looks dirty but is just discoloration. It is clean and safe to use. As a reminder, The heat has been set to a maximum allowable temperature of 104 degrees. Please don't press the red button unless there is an emergency since it will turn off power to the spa. If you 'd like to turn the jets off, please simply turn the dial back to zero.

Pool Heat—was turned back on April 15th. Please note residents are only permitted to have 4 guests at the pool at one time. Thank you for your anticipated cooperation. A copy of the rules Can be found on the website.

Break ins: There has been reported car break ins. Please do not leave valuables in the car. Remember to lock the doors and set alarm. Please report any theft to the police and let management know.



Bike Storage and Bike Racks:

As there have been break ins and bikes stolen. Please look into updating your lock to: Brand:Kryptonite model/ chain: Fahgettaboutit

Please remove any old bikes not in use. Please make sure all bikes are tagged with date put in locker and unit number. Please make sure to close door and make sure door is locked and secure.



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.

Spring Cleaning: As spring is coming up fast, start thinking about doing a spring clean up. Please when doing so remember that large items are to be rid of offsite and not in the community dumpsters.

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.



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:

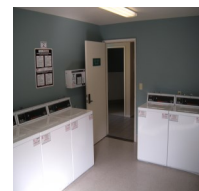
Follow the same procedure as above and give your neighbors as much notice as possible.

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.

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. 3). 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.



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



Clubhouse

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

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