



Cypress Point Lakes Newsletter

September 2023

Do not add fish to the lakes:

Do NOT put any fish into the lake systems. Someone dumped goldfish into the lakes and it infected and killed many of the koi. Goldfish carry diseases that infect and kill koi. We had to treat the lakes with antibiotics to save the fish.



New Fiscal Year Starts 10/1/2023- 2023/2024 Budget Approved

The new monthly assessments change will take effect at the start of the new fiscal year, which is 10/1/2023. The 2023/2024 budget reflects a 5% 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.

Please use the following website at: www.hbcpay.com to enroll or make changes.

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!

Annual Meeting: The CP Lakes annual meeting is scheduled for September 13, 2023. Please keep a look out for meeting notices and secret ballot mailings. Please mail back your ballots to ensure we get a quorum.

Balconies

The balcony project is still in progress. Please keep an eye out for all notices posted. If no notices is posted, your balcony is not being done at this time. Please follow all instructions given.

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.



Community Reminders

·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.



BOARD MEETING

September 13, 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 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 agenzized matters among the members of the Board.

Community Website

www.cplakes.org

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:

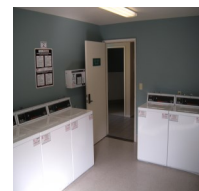
Follow the same procedure as above and give your neighbors as much notice as possible.

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. 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

Laundry:

Please be courteous and clean area when using washing machines and dryers. Be sure to clean up any spilled bleach. When using pods they are to go inside machine and not in drawer.

Clubhouse:

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

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