



# Cypress Point Lakes Newsletter

October 2023

## BOARD MEETING

November 8, 2023

### Location

Phone/Video conference

Video Meeting:

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

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

John Lindquist

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



## 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 vary per unit. The budgets have 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](http://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](http://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 web-site or email the property manager at [tdominguez@communitymanagement.com](mailto:tdominguez@communitymanagement.com). Sign up and go green!

## 2023 Annual Meeting Results: Valid Ballots 86

### IRS Roll Over

75 Passed

1 Against

5 Abstain

### Board of Directors

238 Wendy Wyss

### 2023 Minutes

74 Yes

0 No

7 Abstain



Thank you to everyone that turned in ballots. Congratulations to Wendy Wyss! IRS Roll Over and 2022 Minutes have passed.

## Central Ave Traffic Calming Postcard Results:

We received the results of the postcard surveys sent on March 14, 2023 and on July 28, 2023 to affected residents of Central Avenue between Moffett Boulevard and the eastern terminus of Central Avenue in accordance with the City's Neighborhood Traffic Management Program (NTMP).

Per the NTMP guidelines, any traffic calming device(s) that received support from two-thirds of those residents (supermajority) and/or property owners who respond to the postcard survey will be recommended by staff for installation. ***Based on the returned postcards, the supermajority of the residents only supported electronic speed feedback sign installation.*** The actual locations of the electronic speed feedback signs will be determined by City staff. These devices will be evaluated over the next 12 months after installation to determine their effectiveness and whether they should be retained, modified, or removed.

## City Council – Moffett Blvd. Precise Plan

The City Council has included a new Moffett Boulevard Precise Plan on the City's work plan. They will be holding a study session to start the process and hear input about the project's scope, tentatively set for November 14, 2023. If you want to have a say in how our neighborhood develops over the next ten years, now is the time to get involved. Please email Tammy at [Email: tdominguez@communitymanagement.com](mailto:tdominguez@communitymanagement.com) to be included on the list. There is also a Nextdoor Group forming for this effort at Moffett Boulevard Precise Planning/Rezoning Interest Group.

## Community Reminders

- Remember to lock all doors and 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.

## Laundry Break In

Laundry room 2 had a break in and vandalism. Please do not leave the laundry room door open. When leaving the door open it gives access to outsiders and theft. If you see the door open, please close.



## 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/) <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 re-pair. 4). You can [alsocs@communitymanagement.com](mailto:alsocs@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 courtesy 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.

**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)