



# Cypress Point Lakes Newsletter

June 2024

## BOARD MEETING

July 10, 2024

### 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

### Treasurer

Wendy Wyss

### Secretary

Shailly Bhargava

### 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 items among the members of the Board.

## Community Website

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



## Pool Fence Construction

The fence installation at Stage 1/Gazebo Pool is almost complete and will be ready for use this coming weekend. The club house pool will be started and should all be completed the week of June 24<sup>th</sup>.

## CINC NEW MANAGEMENT SOFTWARE

### Automatic payments through Heritage Bank have been cancelled as of May 28, 2024.

Community Management Services is transitioning to a partnership with CINC Systems, LLC to provide your community's payment processing, banking, and web services. To set up automatic recurring payments please go to our new website at <https://cms.cincwebaxis.com>. This website has been specifically designed to allow you the convenience of making your payments online and accessing your account information. On your first visit to the website, you will need to register. Simply click on the "Register" button and complete the information required. Once your registration request is reviewed and validated by Community Management Services, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments and access information about your community. Click the Pay Assessments Link. On the Pay Assessments page, you can choose to set up your recurring payments for e-check or credit card by clicking on the New Recurring E-check or New Recurring Credit Card link.

Please do not hesitate to contact our office if you have any questions regarding the transition to our new software.

### Smoking/Marijuana Not Allowed:

#### Cannabis Use in Mountain View

Cannabis use is permitted in accordance with personal or commercial limitations outlined in [Chapters 9, 36, and 43](#) of the City Code. Cannabis use is prohibited in the following locations:

- Where tobacco smoke is prohibited ([Chapter 21 of the City Code](#))
- While driving or riding in a vehicle
- At or near schools, daycare centers, or youth centers where children are present
- At City-owned facilities (indoor or outdoor)
- Near building entrances

#### Multi-Unit Residence Smoking Prohibition

Effective January 1, 2022, residents who live in multi-unit residences with three or more units will be prohibited from smoking within their units, on private balconies and in all common areas. Multi-unit residences include apartments, condominiums and townhomes. The prohibition includes the smoking and/or vaping of tobacco and marijuana products.

According to the Santa Clara County Public Health Department, the most effective way to address secondhand smoke exposure is to implement policies that restrict smoking within all multi-unit residences including common areas, balconies and patios.

#### Complaints

Smoking ordinance violations can be reported using one of the following methods.

- Contact the Mountain View Fire and Environmental Protection Division (FEPD) to report a smoking violation: 650-903-6378
- [FEPD@mountainview.gov](mailto:FEPD@mountainview.gov)
- Use the [AskMV](#) system and select "Multi-Unit Smoking Ordinance"

#### USPS Parcel Box Keys

Some Parcel box keys have been lost and USPS is leaving packages on the front doorsteps. Please be on the lookout for postal packages and remove them quickly.

#### Laundry Room Prices

We are aware of the increase of laundry prices. The prices were increased without management and board knowledge. We are in talks to get the price dropped down to \$1.50 for wash and \$1.50 for dry. Per the new contract the vendor needs approval prior to any further increases.

#### 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.

## **NO Charcoal Grill Allowed:**

### **What are the Fire Code regulations for barbecuing?**

The adopted Fire Code contains regulations for the use and storage of barbecues on specified balconies, patios and decks of residential structures having more than two dwelling units. These include apartments, condominiums and townhouses (except for townhouses located on individual parcels).

### **The following are the applicable sections from the Fire Code:**

**308.1.4. Open-Flame Cooking Devices.** Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10' (3,048 mm) of combustible construction.

#### **Exceptions:**

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2-1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

#### **Summary of the above code:**

**Charcoal Barbecues**—It is acceptable to store the barbecue unit on a combustible balcony (i.e., wood) but it is not acceptable to operate it on a combustible balcony or within 10' of combustible construction (which includes the surrounding walls and overhangs above). It is acceptable to operate the barbecue on a balcony if the balcony, deck, overhangs and adjacent walls are of noncombustible construction or if the buildings, balconies, decks and overhangs are protected by an automatic fire sprinkler system.

**Liquefied Petroleum Gas (LPG/Propane) Barbecues**—It is not acceptable to store or operate an LPG barbecue with a propane fuel container size greater than one pound on a combustible balcony or within 10' of combustible construction (which includes the surrounding walls and overhangs above). It is acceptable to operate the barbecue on a balcony if the balcony, deck, overhangs and adjacent walls are of noncombustible construction or if the buildings, balconies, decks and overhangs are protected by an automatic fire sprinkler system.

### **Large Items/Garbage/Refuse Disposal policy**

Hazardous waste materials, quantities of building materials, large bulky materials, household furniture and appliances, including sofas, carpeting, mattresses, washers, dryers, and the like, **MUST NOT** be placed in the dumpster, or dumped anywhere on the grounds at Cypress Points Lakes.

Large packing and moving boxes must be flattened, and placed in the designated cardboard recycling bins.

### **Violators will be fined and charged with the cost of removal. Non-residents will be prosecuted.**

To report a dumping violation, contact **CMS at (650) 961-2630**.

To properly dispose of an appliance or other large item, Recology Mountain View allows each resident (i.e. Unit Number) up to three special pick-ups per year, at no charge. To schedule an appointment, **call (650) 967-3034**. Recology's current policy is that special items be left at the curb along Cypress Point Dr. or Central Ave., **NOT** in a parking lot or dumpster area. Be sure to agree upon a location during your phone call. To minimize an unsightly mess, please deposit your item no earlier than the evening prior to pickup, and attach a note with your unit number and the scheduled pickup date. Items in good condition can be donated to the Salvation Army by calling 1-800-95TRUCK to arrange a pick-up. They take things at the driver's discretion, and can refuse a pick-up.

### **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. 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 faster.

#### **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 Press 3 then 0 to reach**  
**on-call manager**

#### **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 pull out drawer.

#### **Clubhouse:**

Please do not lock the clubhouse, this is community property and available for all residents to use. Please do not leave the front door of the clubhouse propped open.

**Community Management Services, Inc. Tammy Dominguez, Association Manager**

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