



# Cypress Point Lakes Newsletter

SEPTEMBER 2024

## BOARD MEETING

OCTOBER 9, 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

Shaily Bhargava

### Director

Stacey Ritter

### Director

Katerina Blazek

### Director

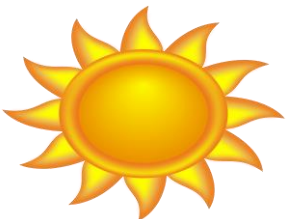
John Lindquist

## 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 matters among the members of the Board.

## Community Website

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



## New Fiscal Year Starts 10/1/2024- 2024/2025 Budget Approved

The new monthly assessments change will take effect at the start of the new fiscal year, which is 10/1/2024. The 2024/2025 budget reflects a 9% increase. The new monthly assessments vary per unit. The budget is in the process of being mailed out to all owners. Owners signed up for auto payments, either with their own bank or CINC, you will need to change the withdrawal, with the new amount. Please make sure to check your statement to ensure your account is current and the statement is correct. **If you signed up with CINC and checked the box to pay balance owing**, then no change is needed.

## Save Time, Save Money, and Eliminate Late Fees

If you haven't signed up please go to <https://cms.cincwebaxis.com/>

Did you know that you can receive your monthly billing statement and newsletter by email? Sign up for e-statements today! Please sign in to CINC and change your mailing statement to electronic delivery.

**Annual Meeting:** The CP Lakes annual meeting is scheduled for October 9, 2024. Please mail back your ballots to ensure we get a quorum. If a quorum is not met ballots will have to be remailed at more costs to the HOA. Please help keep costs down and return your ballot.

## Smoking

Per Mountain View Smoking Ordinances there is no smoking/marijuana in the complex. This includes at the pool, in units, common areas and in parking lots.

## Pool

We are happy to report both pool fences have been installed. Please note that all gates will be keyed to match the original gates to the pool. Please remember when at the pool **NO GLASS IS ALLOWED.**

**Earthquake and Emergency Preparedness:** As we enter the new year, now is the ideal time to make sure you are ready to ride out an earthquake if a big one were to hit today.

Please make sure you have restocked your unit with all the necessary **supplies to keep yourself safe** for at least 72 hours after a major earthquake. Use this link to review the checklist and guidance for our community: <http://www.cplakes.org/docs/earthquake.pdf>

Also, we are **seeking volunteers** who would become trained on how to respond to an emergency in our community (e.g., turning off gas lines, fire suppression techniques, disaster medical operations, etc). Ideally, we would like to identify at least one volunteer from each building to be this point of contact. If you are already trained or are interested in helping out, please contact Stacey, one of our HOA board members, to learn more ([stacey.lynn.ritter@gmail.com](mailto:stacey.lynn.ritter@gmail.com)).

If you are interested to learn more about the CERT program, please read this link:

<https://www.mountainview.gov/depts/fire/preparedness/cert.asp>

## Dumpsters

Dispose of trash, compost and recycling in the appropriate bin. A guide is located at each mail kiosk of what goes where. Keep the lids shut after use. Do not prop open Dumpsters or Compost bins. Keep in mind that when items are disposed of incorrectly in the compost bin, there will be a charge to have the garbage company come back to dispose. This increases the prices and will result in an increase in dues.

## Parking Reminder

As a reminder, cars parked at Cypress Point Lakes are subject to the vehicle and parking rules. Many cars currently have expired tags. Please check your plates to ensure they have current tags. Vehicles without current registration can be parked in your reserved space for up to two years **ONLY** if a notice of Planned Non-Operation is placed on the dashboard. Cars without that can be subject to towing. Cars parked in the open parking or 72 hour spaces have no grace period.

## 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.

### 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/) <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 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)