



# Cypress Point Lakes Newsletter

A p r i l 2 0 0 8

## Next Meeting:

Wednesday,  
May 14, 2008  
June 11, 2008  
7:00 PM  
At the  
Clubhouse

## BOARD MEMBERS

Terrie Rayl  
**President**  
Barbara Boyington  
**Vice President**  
Wendy Wyss  
**Treasurer**  
Denley Rafferty  
**Secretary**  
Judy Polatchek  
**Director**  
Marge Ryan  
**Director**  
Jim Cowing  
**Director**

## Landscape Walkthrough Schedule Summer 2008

May 5, 2008  
June 2, 2008  
July 7, 2008

Meet at 6:00 pm at the rear of the clubhouse.

## Mountain View Police Dept Contact

Emergency, In progress, High Priority  
911—650-968-1661  
Non Emergency Crime Reports  
650-903-6395  
Police General Info  
650-903-6344

## Pool

The pool is now being heated. You are welcome to put extra cushions on top of the pool furniture, but please take them away when you leave. Many cushions are sitting on or beside chairs and chaises on the Clubhouse deck and around the two pools collecting dirt, water and being used by the cats. Please remove your pads ASAP.

## Gym

The gym inside the clubhouse is going to be updated. We will be installing new flooring, along with some new equipment including a treadmill and elliptical machine. Please take good care of the new equipment.

## Bag your Trash

We've been getting complaints that folks have been putting things in the dumpster without bagging them first. All items must be put in a trash bag before being placed in our garbage dumpsters. Putting wet food garbage kitty litter that is not in a bag causes rodent problems and wears a hole in the bottom of the dumpster costing us \$\$\$\$\$\$ by making us replace dumpsters.

## Plumbing Repairs to your Unit

If you need some plumbing work done to your unit, the procedure to be followed is:

- 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 skink; if only to your unit, no need to involve the Association
- Contact customer service at CMS (408-559-1977) and advise them that you will need to water shut off to your building between 10 am and 2 pm on a Friday.
- CMS will contact the HOA plumber and make arrangements to the water to be shut off as you requested, at the expense of the Association.
- Prepare notices of each of the units affected and post them at the bottom of the stairs **at least 48 and preferably 72 hours ahead** of when the 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 because of the procedure to be used with the recirculation 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 the repair.

## Community Management Services Inc.

Dustin Mannina, Association Property Manager 650-961-2630, 408-559-1970 fax  
dmannina@communitymanagement.com. 1935 Dry Creek Rd. #203 Campbell Ca 95008

### **Broken Laundry Machines**

Broken laundry machines should be reported to Webb Laundry. Their 800 number is located in all of the laundry rooms. You will need to provide Webb Laundry with the number on the broken machine and the location of the laundry room. Webb Laundry' contact number is 1-800-824-7780.

### **Spring Cleaning at Cypress Points Lakes**

It's spring - let's spruce up the home front! It's time to clean up your entranceways, decks and patios and make our common area look nice and clean. Please remember that you cannot plant any plant materials in the common area. Also, you cannot store anything in the common area or on your decks or patios - that includes empty plant containers. Mops and brooms should be kept in your outside storage unit or inside - not in plain view of your neighbors. With everyone taking a little bit of time we can make the grounds and deck/patio areas look great.

### **Clubhouse Rentals**

The clubhouse can be rented by any member for private functions of up to 26 people any day of the week, as long as the arrangements are made and deposits are received no later than 14 days in advance. Pre- and post inspections of the facility need to be made before the deposit can be returned. Keys can be picked up from the CMS management office prior to the event and need to be returned to the management office the next business day after the event. Arrange for rental of the clubhouse by calling Arlene Valdovinos in CMS customer service department at 408-559-1977. The cost to rent the clubhouse is a \$100 deposit check is required.

### **Moving In or Out**

Spring is our busiest season for people moving in and out of the community. Please break down all boxes and put them in the cardboard recycling bins which are located adjacent to the carwash area on Central Ave. or at the last driveway of the complex on the Cypress Point Drive side. Do NOT put cardboard boxes in the trash dumpsters.

### **Remodeling**

Please remember that you are responsible to haul any remodeling debris to the dump. No remodeling materials are allowed to be disposed of within our trash dumpsters. Also, remodeling debris is not allowed to be stored on the common grounds or on your deck or patio. Please be considerate of your neighbors in regards to noise and hours of work.

### **Rental Units**

CPL works with Cambridge Management for the rentals of units. If you are considering renting your unit, please call Cambridge Management at 408-727-3021. They are located at 2975 Scott Blvd., Suite 200, Santa Clara, CA 95054. You may also check out their website at <http://www.rentcmc.com/index.html>.

### **After Hours Emergencies**

For after hour emergencies that are associated with the properties functionality and safety please contact our management office at 408-559-1977, it is available 24 x7 x 7. Please only use the after hours service if you deem the situation to be an emergency, an on call manager will call you back with in 20 minutes.

### **Where to Get Information and Forms**

Call Dustin Mannina at CMS at (650) 961-2630 or (408) 559-1977 ext. 129.