



Cypress Point Lakes Newsletter

J u n e 2 0 0 8

Next Meeting:

Wednesday,
July 9, 2008
August 13, 2008
September 10, 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

July 7, 2008

August 4, 2008

September 8, 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

Landscape Refurbishment Project Completed

We have finished the landscape remodel project with Design Focus. If you are interested, you may take a look at the areas between units 1 - 27 and 61 through 108. Other smaller areas were refurbished as well. We are very pleased and look forward to having some new drought tolerant species in our landscape. Many thanks to the Landscape Committee: Barb Christiani, Marge Ryan, Wendy Wyss, David Rush and Terrie Rayl for their hard work in making this project a reality.

New Roofs

We will be doing a lot of roof work in the July - September time frame this year. Here is a list of the roofs that are scheduled for replacement this year: Flat Roofs: Units 109 - 120, 197 - 216, 221 - 232, 237 - 252, 271 - 290, Replacing the shake roofs with a new 50 year roof system: Units 109 - 120 and 161 - 172.

Notices will be put up when your roof is to be done.

Noise from Remodeling - Please Adhere to the Construction Hours

We have gotten many complaints regarding construction noise during the weekends. Remodeling construction is only allowed Monday through Friday from 8:00 am - 6:00 pm. This is in accordance with the City of Mountain View Building Code regulations. Please ensure that all work done to your unit is done during that time period.

Sawing materials in the common area is not allowed. Your contractor must do all of the cuts off site or in your unit. We do not want sawdust and debris in the common area.

Quiet Time

Please be mindful that "quiet time" begins at 10:00 PM. Your guests need to understand that this applies to them as well. This especially applies in the pool areas, the noise carries through this area. This is disturbing for the homeowners in the close vicinity.

California Fire Codes 308.3.1 and 303.3.1.1

Charcoal and natural gas grills are banned from apartment and condominiums if balconies are made of wood or other combustible materials, unless the balcony has an automatic sprinkler.

Grills with propane tanks weighing more than 1 pound are not allowed to be used on apartment or condominium balconies made of wood or other combustible materials, even if the balcony has a sprinkler. Typical family-sized, five-gallon proposal tanks weigh 20 pounds.

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

Vent Cleaning

If you would like to have your vents cleaned, feel free to contact The Vent Cleaner out of San Jose. They have a group rate of \$99, down from their normal \$119. Their contact number is 800-793-0333.

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 sink; 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 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 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 **at least 48 and preferably 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 because of the procedure to be used with the re-circulation 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.

Trash

Do not leave large items of trash at the dumpster areas. The garbage bins are for normal every day garbage, not furniture. The Association has to hire someone to remove these items. Please find alternatives for disposal of large items.

You will need to put shredded paper in a tied bag before discarding into the recycling bins. The shredded paper when dumped into the bin tends to blow all over the place and make a mess in the parking area. Your anticipated cooperation is greatly appreciated.

Gates

Gates should not be propped open, you will need to close them, so unwanted guests cannot enter the property.

Pool

Just a reminder Guests must be with a resident of Cypress Point Lakes to use the pool.

Tennis Court

Please turn off the lights at the tennis court when you are finished playing tennis.

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, elliptical machine and rower. Please take good care of the new equipment.

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.

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 \$100. A deposit check of \$100 is required and should be sent two weeks ahead of the event.

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. Please only use the after hours service if you deem the situation to be an emergency, an on call manager will call you back to address the situation.