



Cypress Point Lakes Newsletter

J U N E 2 0 1 1

Board Meeting:
Wednesday,
July 13, 2011
at 7pm
at the Clubhouse

BOARD MEMBERS

Judy Polatchek

President

Daniel Paepcke

Vice President

Wendy Wyss

Treasurer

Denley Rafferty

Secretary

Barbara Boyington

Director

Marge Ryan

Director

Terrie Rayl

Director

Landscape Walkthrough Schedule

March 5, 2011 at 9am

April 2, 2011 at 9am

May 2, 2011 at 6pm

Meet 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

www.cplakes.com

July Walkthrough

Please note that the July monthly walkthrough will take place on Monday July 14th at 6pm. Walkthrough always begins at the back of the clubhouse.

Roof Project

Please be aware the roof project is underway. Four Seasons Roofing will be placing notices on your door prior to the roof being replaced. Roofing material may fall on your balcony during the tear off.

Pool and Spa Rules

The pool and spa are for all of us to enjoy. Thank you for helping to keep the pool and spa clean, safe and quiet!

1. Absolutely *no* glassware or bottles are permitted due to extreme safety hazard! Only unbreakable containers are allowed.
2. Voices, radios, etc. should be kept to a courteous level. Use of headphones for entertainment devices is strongly encouraged.
3. No running, horseplay, or disturbing or dangerous behavior is allowed.
4. No hazardous play or diving equipment is allowed in the water.
5. Four guests per unit are allowed unless more are authorized by management.
6. Guests must be accompanied by a resident who shall be responsible for their behavior.
7. Personal articles must be removed when leaving the pool or spa area. The Association will not be responsible for lost or damaged items.
8. Towels should be placed over pool furniture before using suntan oil or lotions.
9. Children must be supervised by an adult at all times. Children with diapers are not allowed in the water.
10. No soap or bubble solutions are allowed in the spa. They can damage the system.
- 11.

Any adult member may request compliance of anyone in violation of these rules. Non-compliance may be grounds for suspension of pool privileges.

WARNINGS: No lifeguard is on duty. Prolonged spa use may be hazardous for people with heart or high blood pressure problems or when consuming alcohol.

Washing Machines

If a washing machine malfunctions try unplugging it for a minute and then plug it back in. If a washing machine has a musty smell or has built up condensation please leave the door partially open to dry out.

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

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.

Entrance Landing

Please be aware the homeowners should not leave their shoes or other items outside their front door. Your shoes will need to be brought inside your unit. If you have any questions feel free to contact the association manager.

Garbage / Recycling

Please be aware residents are not permitted to dump electronics or construction debris in the garbage bins. Construction debris will need to be removed from the site. You may want to have your contractor take care of this for you. The Silicon Valley Center at 161 Homer Ave in Palo Alto is open Mon-Sat 650-493-8700 x101 for recycling laptop (any year) and desktop computers (2005 or newer) for free (\$10 for older desktops. TV's and computer monitor free. They may also have a pick up service, feel free to give them a call. Batteries and fluorescent lights can be taken to OSH. Batteries can also be taken to Whole Foods and the MV Senior Center

Animals

No dogs are allowed within the complex, even to visit. Cats are allowed, but **MUST** be kept inside at all times. Small birds, reptiles and other animals (rabbit, hamster, gerbil, guinea pig, mice) are allowed within the units. No food may be left outside to feed any animals within the complex. The food attracts unsavory visitors like raccoons and rats.