



# Cypress Point Lakes Newsletter

February 2025

## BOARD MEETING

March 12, 2025

### 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

John Lindquist

### Treasurer

Wendy Wyss

### Secretary

Marilyn G. Roberts

### Director

Stacey Ritter

### Director

Katerina Blazek

### Director

Ana Mendoza

## 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)



## Spring Cleaning: As spring is coming up fast, it is time to do a spring clean-up.

Please, when doing so remember that large items are to be rid of offsite and not in the community dumpsters. Items are not to be stored under stairs, by front doors or on patios, decks and balconies.

## Laundry Room

As you might have noticed we have installed new laundry machines. Please help keep them clean. Do not prop the door open and ensure the door is closed and locked when leaving. This will help with break-ins and vandalism.



Coming in March we will be painting the laundry rooms. Signs will be posted. Not all laundry rooms will be closed at the same time during the repainting process.

## New Software/ Dues Payment:

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

Please check your account to ensure the correct amount is coming out. Dues will not automatically update with new dollar amount unless you checked the correct box.

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.

## Balcony Project

GB Group is currently working on the balconies, weather permitted. Please pay attention to the posted signs and do as instructed. The balcony project will be in progress through the end of March.

## Mail Theft and Package Theft

It is that time of year when theft increases. Please check your mail every day and remove it. Please track your package(s) and remove it once it is delivered. If possible, mail offsite to work or an amazon Parcel box.

## 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.

## Car Break Ins/ Tire Theft

Please make sure your car doors are locked. Please do not leave anything valuable in the car or anything in the view of thieves.

It has been reported that tires are getting stolen from cars. Please look into getting wheel locks for your tires to help deter theft.

## 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. 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 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 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 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**

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