



Cypress Point Lakes Newsletter

November 2025

Happy Thanksgiving!

BOARD MEETING

December 10, 2025

Location

Phone/Video conference

Video Meeting:

<https://bit.ly/3fhLYH>

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

Manuel Centeno

Secretary

Marilyn G. Roberts

Director

Stacey Ritter

Director

Wendy Wyss

Director

Vacant

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

New Fiscal Year Starts 10/1/2025- 2025/2026 Budget Approved

The new monthly assessments change has taken effect. The 2025/2026 budget reflects a 4.73% increase. The new monthly assessments varies 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.

Upcoming Projects for the New Year

Rekeying of the community

Bike Locker clean up

Lake and filter cleaning

Holiday Decorations- With the holidays coming up please remember there are no exterior holiday lights allowed or string lights.

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.

Gutter Cleaning

The first gutter cleaning has been completed. Please email management if you see any clogged or full gutters. The cleaning is under warranty and we want to take advantage of the warranty.

Laundry Machines - When using the new machines please **DO NOT** wash **pet items and shoes** in the laundry machine. This helps keep the machines clean for other residents to use. Please clean machines out after each use to ensure a clean machine for the next use.

Holiday Party

Save the Date December 7th - 2:00pm – 5pm at clubhouse.

Tenant Registration - Last year CMS proudly partnered with CINC to provide enhanced real-time payment processing and community web services. If you have not already, we invite you to register by visiting <https://cms.cincwebaxis.com>. To update your details and communication preferences, go to **Account Info -> My Profile**.

We are excited to announce that tenant registrations are now available. This is turned on by default, but homeowners can turn this feature off and deny tenant logins under **My Profile -> Allow Tenants to Log In**. Tenants can provide their contact details to receive newsletters and information about community events, and time sensitive on-site events like fire alarm testing or to be notified in the event of power or water outages.

If you have any specific questions or are having any difficulty with the registration process, please contact us at admin@communitymanagement.com.

Security Is Everyone's Responsibility

Cypress Point Lakes is a community we all enjoy—let's work together to keep it safe and secure. Recently, we've noticed a troubling trend: gates and clubhouse doors being propped open. While it might seem harmless, this creates serious security risks. Vandalism and theft affect everyone—whether you're an owner paying monthly dues or a renter whose rent covers these rising costs. Insurance premiums are also at stake. If our insurer finds security measures being routinely bypassed, we could face significantly higher premiums—or even risk losing coverage. Our current annual insurance cost is nearly \$200,000. Let's not give them a reason to double it.

Here's what you can do:

- Never prop open gates or doors
- Ensure locks are properly secured behind you
- Report suspicious activity or maintenance issues promptly

Cypress Point Lakes is our shared home. Let's treat it with care and respect, security starts with each of us.

Community Reminders

- **Remember to lock all doors and do not prop doors open to laundry rooms or clubhouse.** Be respectful to other residents.
- Please do not leave shoes or shoe boxes/racks outside of units.
- 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, crows, squirrels, 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.

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.). 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. 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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