

Cypress Point Lakes Newsletter JANUARY 2026



BOARD MEETING

February 11, 2026

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 items among the members of the Board.

Community Website

www.cplakes.org



Meetings Dates Coming Up Every 2nd Wednesday:

February 11 th 7:00pm	July 8 th 7:00pm	December 9 th 7:00pm
March 11 th 7:00pm	August 12 th 7:00pm	
April 8 th 7:00pm	September 9 th 7:00pm	
May 13 th 7:00pm	October 14 th 7:00pm	
June 10 th 7:00pm	November 11 th 7:00pm	

Gutter Cleaning

Gutter cleaning will take place the week of **February 2nd – February 7th**. Please stay clear of the workers. Please consider closing your windows and covering personal items outside your unit. Any debris that falls on a patio or deck that is not accessible you will have to clean up.

Upcoming Projects for the New Year

Rekeying of the community

Bike Locker clean up

Lake and filter cleaning

Clubhouse remodel

Bike Locker Audit

Tags will be left in biker lockers as of 2/1. Bikes will need to be tagged by 3/1. After this date bikes will be removed without proper tagging.

Bike Theft

Bike theft is on the rise, owners might want to consider putting a tile tracker on bike. It can help in finding stolen bikes.

Billiard Table in Clubhouse Vandalized – Over the holidays someone attempted to move the billiard table, and unfortunately, it broke in the process. This table has been with us for 46 years without incident, so this is particularly disappointing. What's more concerning is that whoever was involved hasn't come forward to let us know what happened. We've done our best to repair the table for now, and it's usable again. Moving forward, please remember that the billiard table should not be moved without permission. If there are any issues or accidents in the future, we simply ask that you let us know right away so we can address the concerns,

Tenant Registration - 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.**

Plumbing

As a reminder please do not put grease down the sinks. Do not use wipes or flush items down the toilet. Please help prevent backups and sewer line issues.

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. 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. 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

1935 Dry Creek Road, Suite 203, Campbell, CA 95008

Phone: (650) 961-2630 x 126

Email: tdominguez@communitymanagement.com