



Cypress Point Lakes Newsletter

March 2026



BOARD MEETING

April 8, 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 matters among the members of the Board.

Pool – Pool opens on April 15th with the heat turned on. Please note residents are only permitted to have 4 guests at the pool at one time. Owner needs to be present with guests. Also anyone younger than 16 needs to be with an adult. Please follow the pool rules.
No glass allowed at pool or spa.

New Common Area Keys

The Cypress Point Lakes HOA will be replacing locks to all common areas across the complex. This includes all pool gates, laundry rooms, tennis courts, clubhouse, gazebo and Stage 1 pool bathrooms. We currently expect this to happen in early May. To that end, the keys will be distributed on-site as much as possible to reduce the cost associated with mailing them. The Clubhouse and Tennis Courts use one key. The laundry rooms and all other public areas use another.

Key distribution will require the owner to have identification (ie: Driver's License, ID card or Passport) and to sign for the keys. Owners that wish to have someone else sign for the key must email CMS (tdominguez@communitymanagement.com) with the full name of the alternate person they wish to have pick up the keys. Initial distribution will be at the gazebo at the stage 1 lake on the dates and times listed below. More times will be added as necessary. You can check <http://www.cplakes.org> under newsletters and events for more dates.

Friday, March 27th from 3:00pm-4:00pm

Wednesday, April 1st from 5:30pm-7:00pm

Friday, April 3rd from 2:00pm-4:00pm

Sunday, April 5th from 4:00pm-5:00pm

Spring Clean Up - As spring is here, 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.

Clubhouse Remodel/Bathroom – The clubhouse remodel has begun. Reminder that the clubhouse will be closed for rentals from March 30 and all of April for rentals while work is being done. It remodel is completed sooner than estimated date we will open back up for rentals.

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.

Smoking

Please do not remove smoking signs. 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.

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.



Disposing Other Items

Mattress • Appliance • Furniture • Used motor oil • Paint • Solvents • Batteries • Light bulbs, CFL • E-waste • Other items Disposal information at cplakes.com/disposal or Recology at (650) 967-3034

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.
- No string lights are allowed on balconies or patios.
- 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. 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

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Email: tdominguez@communitymanagement.com