

Cypress Point Lakes Newsletter

April 2026



BOARD MEETING

May 13, 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

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 matters among the members of the Board.

Community Website

www.cplakes.org



Happy Spring

Pool – Pool opened on April 15th. 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.



****DON'T GET LOCKED OUT****

New Common Area Keys

Dear Cypress Point Lakes Owners and Residents,

On **Monday May the 4th**, all common areas throughout the community will have new locks. This includes:

- Key 1 (non-duplicatable)
 - Tennis courts
 - Clubhouse
- Key 2
 - **Laundry rooms**
 - **Gates (outer gates and pool gates)**
 - Gazebo
 - Bathrooms (at the stage 1 pool)
 - Car Wash
- Bike Cages
 - This key will be hand delivered to units with bikes in the cage as of March 9th, 2026. See the notice in the bike cages for more info.

There is only 1 more scheduled day to get your keys in advance; Saturday May 2nd. Pickup will be at the Gazebo near the stage 1 pool from 2pm-3pm. Special arrangements can be made by emailing John@cplakes.org

When picking up your keys, please remember:

- Bring a valid photo ID (Driver's License, ID card, or Passport).
- Be prepared to sign for your keys at pick-up.

Owners, if you'd would like someone else to pick them up for you (including a renter), please email CMS at manager@cplakes.org with the full name of the person you're authorizing. Have them CC me at John@cplakes.org.

Renters, if you haven't received the key directly as noted above or from your landlord contact them and make sure they know.

For updates, check www.cplakes.org under *Newsletters and Events*.

Thank you for your cooperation as we are making this important security improvement for our community. We appreciate you!

Sincerely,
Cypress Point Lakes HOA Board

Spring Clean Up - Spring has arrived — the perfect time for a little clean-up! A friendly reminder that large items must be disposed of offsite and should not be placed in the community dumpsters. Please also ensure that no items are stored under stairwells, near front doors, or on patios, decks, or balconies.

Clubhouse Remodel/Bathroom – The clubhouse remodel has begun. Reminder that the clubhouse will be closed for rentals through the end of May. If remodel is completed sooner than estimated date, we will open back up for rentals.

Plumbing- As a reminder please keep grease out of the sinks and avoid flushing wipes or other items down the toilet. These simple habits go a long way in preventing clogs, backups, and costly sewer line problems.

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

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](mailto:tdominguez@communitymanagement.com)