

# Cypress Point Lakes Newsletter

May 2026



## BOARD MEETING

June 10, 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 items among the members of the Board.

## Community Website

[www.cplakes.org](http://www.cplakes.org)



## Traffic/Speed mitigation for driveways A and F

We believe that construction of new buildings at 555 Middlefield will impact traffic on Cypress Point Drive. We also believe that this will increase the traffic between Cypress Point Drive and Central Ave. To mitigate the increased traffic on driveways A and F, the board is considering speed humps on these driveways, each about 1/3 of the way from the streets on each side. A survey with more information will be coming out to those that may be impacted.



**Clubhouse Remodel** – The clubhouse remodel is on its way. We estimated all work to be completed by mid-June. If remodel is completed sooner than estimated date, we will open back up for rentals.

**Stage 1 Bathrooms** – We are happy to announce that the stage 1 pool bathrooms have been completed. Please help keep them clean.

**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.

**Pool OPEN** - Please note residents are only permitted to have 4 guests at the pool at one time. Owner needs to be present with guests. Anyone younger than 16 needs to be with an adult. No glass allowed at pool or spa.



**Spa:** As a reminder, the heat has been set to a maximum allowable temperature of 104 degrees. Please don't press the red button unless there is an emergency since it will turn off power to the spa. If you'd like to turn the jets off, please simply turn the dial back to zero.

## 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.

**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.

## Common Area Keys

Keys have been given out are now at the office of Community Management Services. If you did not pick up keys while they were onsite, you will need to contact CMS to get keys.

## 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](http://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.
- 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, birds, 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](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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