



Cypress Point Lakes Newsletter

August 2026

BOARD MEETING

September 9, 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

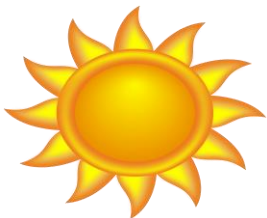
Ana Mendoza

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



New Fiscal Year Starts 10/1/2026- 2026/2027 Budget Approved

The new monthly assessments change will take effect at the start of the new fiscal year, which is 10/1/2026. The 2026/2027 budget reflects a 5.72% 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.

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.



Website - Check out the website at www.cplakes.org and look under news/events for the latest on the community, we are still looking for people to become CERT trained – if you are interested send John an email.

CC&R Amendments – Reminder if you haven't already, please fill out and send back your ballot. We need everyone's vote and need to reach quorum. If you have misplaced your ballot please email me at tdominguez@communitymanagement.com and I will send a new ballot packet.

Election Ballot – We did not reach quorum for the annual election. Please fill out and send back so quorum can be reached. If you have misplaced your ballot please email me at tdominguez@communitymanagement.com and I will send a new ballot packet.

Barbecue Grill

Do you have a **BBQ grill** on your deck? The latest on the condo fire in Foster City that displaced 50 families was caused by an unattended propane grill and the owner was arrested.

The law says you cannot use any open flame grill unless there is a built-in fire suppression system. In addition, you cannot even have a 5-gallon propane tank on the property if you cannot have it at least 10 feet from any flammable structure. One-gallon propane tanks can be stored but without the fire suppression system, cannot be used within 10 feet as well.

Since we do not have a built-in fire suppression system, you cannot BBQ on our property. Even having a 5-gallon propane tank is a violation of the law and fire code.

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.

Mailboxes Break ins

Recently multiple mailboxes have been vandalized. The post office will stop delivering mail to these mailboxes until the locks are fixed. They will hold the mail at the post office.

Unfortunately, the mailbox aero lock is the property of the USPS and not that of Cypress Point Lakes. The USPS must be the ones to make the repairs and can take up to a month to replace. With all the break-ins, they're running short of locks. Please stop by USPS in Mountain View and tell them that you need your mail. They should have it in storage and can retrieve it for you or let you know when and where to get it.

To contact the Postmaster or local postal management in Mountain View, submit an official inquiry via the USPS Customer Service page or call 1-800-ASK-USPS (1-800-275-8777)

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

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.
- No string lights allowed on patios or balconies.
- 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/>. 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

Bicycle Cage Rules

Adopted August 12, 2026

Our two bike cages are in high demand. This finite resource needs community participation. To help manage our limited space, we have developed the following rules:

1. The storage cage is for bicycles only. Extraneous items will be removed as reported.
2. Bicycle owners should affix a label to the seat post or handlebars indicating their unit number. This helps to notify an owner when required. Failure to identify a bicycle averts owner notification. If you cover your bikes, you should put the unit number on the outside of the cover.
3. Bicycles in the storage cage must be kept in good repair. Every few years we audit active vs. inactive users to remove abandoned bikes. It is not unusual for residents to come and go, leave their bikes, and needlessly occupy space with abandoned bikes until community action is taken. When a notice is mailed, if we have the owner's email on file, we will also send an email.
 - A. If a bicycle does not appear in reasonable condition, a label will be applied to the bicycle. If the bicycle is labeled, the owner will be notified.
 - B. After three weeks, if there is no response to this first notice, a second notice will be mailed to the address on file.
 - C. After three more weeks, with no response from the owner, the bicycle will have its lock destroyed and relocated to a holding area. At this time, a third notice will be mailed to the owner letting them know their bike has been removed pending disposition.
 - D. After a 100-day holding period, abandoned bicycles may be donated to a local charity; or otherwise disposed of.
4. Any exception to these rules can be presented to the board of directors at their regularly scheduled meeting for special consideration. See https://www.cplakes.org/upcoming_events.php for meeting dates and time. As usual, recommendations to improve our Bicycle Cages are welcome.
5. Request for a bicycle cage key should be emailed to CMS (manager@cplakes.org).
6. If you move out, you should remove your bike(s) and return the key to CMS.