



Cypress Point Lakes Newsletter

September 2026

BOARD MEETING

October 14, 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



REMINDER New Fiscal Year Starts 10/1/2026- 2026/2027

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.

Pool

The pool heat will be turned off effective October 15th.

Gutter Cleaning

Commercial Gutter will be doing their first gutter cleaning the week of October 12th – 17th.

Sauna & Shower Area – Please Keep Floors Dry

For the safety and comfort of everyone using the sauna and shower facilities, please help keep the floors clean and as dry as possible.

After using the shower or sauna, please take a moment to wipe up any excess water you may have left on the floor. Standing water can create a slip-and-fall hazard.

Please remember:

- Dry off before leaving the shower area or entering the sauna.
- Do not leave puddles or excessive water on the sauna or shower floors.
- Use towels appropriately and do not leave wet towels on the floor.
- If you notice excessive standing water or a leak, please report it to Management.

A few extra moments of care can help prevent accidents and keep our facilities clean, safe, and enjoyable for everyone.

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 miss placed 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 miss placed your ballot please email me at tdominguez@communitymanagement.com and I will send a new ballot packet. The rescheduled annual meeting date is October 14th.

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.

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.

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

Community Reminder: Excessive Dog Barking

We love our four-legged family members and recognize that occasional barking is a normal part of having a dog. However, frequent, prolonged, or excessive barking can become a disturbance to neighboring residents and interfere with the peaceful enjoyment of the community.

Pet owners are asked to be mindful of their dogs, particularly during early morning and evening hours. If your dog is left outdoors, please periodically check to ensure that barking is not continuing for extended periods. Dogs may bark due to boredom, anxiety, outside activity, or being left unattended, and addressing the cause can often help reduce the behavior.

Please remember that each resident is responsible for ensuring their pets do not create an ongoing nuisance or disturbance. If you receive concern regarding your dog's barking, we kindly ask that you take the matter seriously and work toward a solution.

A little awareness and consideration can go a long way toward keeping our community peaceful and enjoyable for everyone.

Parking Reminder - We've had a surge of cars parking in 72 hour only spaces for longer than allowed. In some cases, the car is parked in one 72 hour space and then moved to the one next to it to try and avoid the letter of the rule while violating the intent of it. The 72 hour spaces are for short term parking. They are intended to make deliveries and similar stays easier. If you are abusing the spaces, you will be cited, your car towed or your unit fined. Rule (#7) of the Cypress Point Lakes Vehicle rules dated 5/11/2017 states that "Parking in open spaces marked "72 hours" is limited to 72 hours in any 7-day period." All 72 hour spaces in a single area are treated as a single space since we've had a problem with the same cars taking all the 72 hour spaces and just moving between them.

Keep Patio Areas Clean & Clear

As a friendly reminder, residents are asked to keep patios clean, neat, and well maintained. Patio areas should not be used for general storage or for accumulating boxes, household items, unused furniture, or other miscellaneous belongings. Keeping patios free of clutter helps maintain the appearance of our community, reduces potential fire and pest concerns, and ensures these areas remain safe and enjoyable. Thank you for doing your part to keep our community looking its best!

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.**

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. 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.



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.

Smoking

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.



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.



Clubhouse:

Please do not lock the clubhouse, this is community property and available for all residents to use.

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**



Community Management Services, Inc. Tammy Dominguez, Association Manager

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