Cypress Point Lakes Newsletter

October 2026

BOARD MEETING

November 11, 2026

Location
Phone/Video conference
Video Meeting:
https://bit.ly/3fhhLYH

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 agenized matters 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 have taken 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 has been mailed out to all owners. If you haven't received it, please notify management.

Please note if you have automatic payments set up through your bank or through CINC, you may need to adjust the amount to the new assessment amount.
Go to **https://cms.cincwebaxis.com** and login or register if you don't have an account. Click **Pay Assessments.** If you do not have any entries under **My Wallet,** you'll need to **Add Payment Method** then select Click **Make a Payment** to make a **One-Time Payment** or click **Auto Pay** to set up recurring payments. Select your payment method, amount (Fixed Amount or **Assessment Balance***), your payment frequency, and which day of the month you want payments processed. Make sure to click **Review** and **Submit** (One Time Payment) or **Set Up AutoPay** (Recurring)
***Assessment Balance is recommended** (This option adjusts the amount if dues increase and other misc. charges. This option is not available when making payment by credit or debit card.)

Pool
The pool heat has been turned off effective October 15th.

RVs on Central Ave.
The Willowgate neighborhood of which Cypress Points Lakes HOA is a member is putting together an action committee to discuss the RV situation on Central Ave. If you are interested in being part of this effort please send an email to Tammy at tdominguez@communitymanagement.com and she will forward your info to Terrie Rayl.
Our goal is to have Central Avenue be a safe street for bicycles, residents and pedestrians.
If an RV is parked for more than 72 hours in one spot, please submit a ticket to Ask Mountain View - https://clients.comcate.com/newrequest.php?id=128. You will need to select Homeless and then Living in Vehicles to submit your question or comment. You can also use this site if you see any near misses of vehicular/bicycle traffic due to the poor visibility around the RVs.

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.

Annual Meeting Results
Ballots Received 106 – Reduced Quorum 35.1%
Marilyn G. Roberts – Received 92 vote - won
John Lindquist – Received – 119 votes -won
Terrie Rayl – Received -119 votes - won
IRS Rollover – 92 For 5 Against 9 Abstain – Passed

Traffic/Speed mitigation for driveways A and F



The board is considering speed humps on driveways A and F, each about 1/3 of the way from the streets on each side.
A survey with more information was sent out in July to those that park on driveways A, F, and G (units 1-88 and 213-278). So far, only about 40 units of the possible 154 have responded. Of those that have (40), 32 are in favor of speed humps. The other 8, were either lets wait and see or didn't have an opinion. It is interesting to note that those on driveway A (12 of the 15 respondents) were interested in asphalt while those on driveway F (11 of the 17 respondents) were interested in the rubber/plastic ones. In talking with the city and fire department, we may be required to do asphalt and they have a detailed description of the specifications.

Barbecue Grill
Do you have a gas or charcoal **BBQ grill** on your deck or patio? 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. Charcoal BBQs are not allowed at all.
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.

Mailboxes Break ins
Recently multiple mailboxes across Mountain View 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)

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**.** Dogs are not allowed to be left unattended outside. 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 and Balconies Areas Clean & Clear
As a friendly reminder, residents are asked to keep patios clean, neat, and well maintained. Patio and balcony areas should not be used for general storage or for accumulating boxes, household items, unused furniture, or other miscellaneous belongings. Keeping patios and balconies 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 machinehttps://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@comm m. 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 don't lock the deadbolt at 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
1935 Dry Creek Road, Suite 203, Campbell, CA 95008
Phone: (650) 961-2630 x 126 Email: tdominguez@communitymanagement.com

Cypress Point Lakes Homeowners Association
c/o Community Management Services • 1935 Dry Creek Road, Ste. 203 • San Jose, CA 95124 • 650-961-2630 • CPLakes.org

California Fire Code (CFC 308.1.4), regulates the use of barbecue grills and open-flame cooking devices to prevent residential and wildland fires. The bulk of the rules are below but in summary, owning a grill is legal. Cooking on said grill on the other hand **is illegal.** Even just storing large propane tanks on property **is illegal.**

While rule 2, below, has an exception, our facilities don't have the necessary fire suppression systems.

Balconies and Multi-Family Housing Rules

1. Combustible Balconies: **Open-flame cooking devices** (charcoal grills, wood/briquette grills, and large propane/LPG tanks) **are prohibited on combustible balconies** (such as wood decks or vinyl-sided porches) **and within 10 feet of combustible construction**.
2. Exemptions: Grilling is allowed on balconies or multi-family properties only if the building, balcony, and deck are fully protected by an automatic fire sprinkler system, or if you live in a single-family home or duplex.
3. **Small Propane Exception**: Propane (LP-gas) cooking devices with a tiny container capacity of 1 pound or less (like small camping stove canisters) are generally exempt and permitted even on multi-family properties.
4. Electric Grills: Flameless and fully electric barbecues comply with state fire codes and are safe for use on restricted balconies.
5. Propane Storage: **Larger propane tanks cannot be stored inside an apartment unit or on a combustible balcony.**