

# TANGLEWOOD TIMES

## JULY 2018

### MONTHLY HOMEOWNER MEETING

**JULY 16, 2018**  
At the Clubhouse  
4437 Larwin  
7:30 pm

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**MANAGER**  
**Barbara Davis**  
714-827-7131

### BOARD OF DIRECTORS

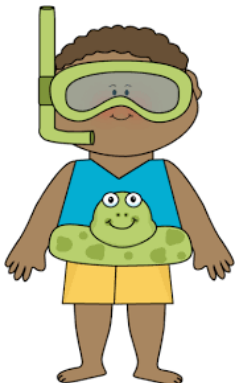
**President**  
Bill Bowers

**Vice President**  
Fred Kim

**Secretary**  
Pat Bonocora

**Treasurer**  
Blaze Bhence

**Member-at-Large**  
Mike Monaghan



**VISIT the WEBSITE---**

**[www.cypresstanglewood.org](http://www.cypresstanglewood.org)**

### CTHOA ELECTION..... AND BOARD CHANGES

As all of you know, our CTHOA Board of Directors election was held on June 18<sup>th</sup>. We did reach a quorum...a BIG thank you to each homeowner who took the time to vote! This is a very important process, as it helps the CTHOA to run efficiently. All of the votes were tallied by Accurate Voting Services and 37% of CTHOA members (114 homeowners) cast their ballots, with 2 members abstaining. All three candidates were re-elected for two year terms and the CTHOA Board of Directors is now at 'full strength' after a few months being shorthanded.



### CTHOA 2018-2019 Board of Directors

**President—Bill Bowers (TOP RIGHT)**  
**Vice President—Fred Kim (TOP MIDDLE)**  
**Secretary—Pat Bonocora (BOTTOM RIGHT)**  
**Treasurer—Blaze Bhence (BOTTOM LEFT)**  
**Member-at-Large—Mike Monaghan (TOP LEFT)**

Thanks to each of you for your willingness to serve our community!

**Important Phone  
Numbers**

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**Animal Control**  
714-935-6848

**Cypress City Offices**  
714-229-6700

**Cypress Police—  
Non-Emergency**  
714-229-6600

**Emergency—  
Fire and/or Police**  
911

**So Cal Edison**  
800-655-4555

**Trash--  
Valley Vista Services**  
714-380-5450

**Golden State  
Water Company**  
800-999-4033



**TAKING A VACATION?**

Just a reminder that whenever you are going to be away for a few days—or maybe longer, always be sure to turn off the water under your sinks and toilets. If you subscribe to a newspaper, be sure to cancel its delivery. The Cypress Police will do a Vacation House check. Check the Police Department website for more information:

[www.ci.cypress.ca.us/police/police\\_home.htm](http://www.ci.cypress.ca.us/police/police_home.htm)

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**ATTIC VENTS**

You know those rectangular screens located under the eaves at your home? They are necessary vents to your attic. However, over time the screens get old and brittle and rot. You are left with rectangular openings, which are an invitation for bird nests, wasp and bee hives, bird mites and other critters. If a bird decides to nest in your attic, parasites just might come along for the ride. If wasps or bees make a hive in your attic, you will need an exterminator. Some of our residents have experienced this situation, and it is messy, unpleasant, and can be costly.

Take a look at your screens and if you notice some screens that are torn or even missing, contact our Manager for information on replacing them.

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**POOL REPAIR**

Last month, we noticed that some of the plaster on the Elizabeth Ct. pool had chipped off. It was necessary to close that pool for nearly a week to lower the water level, make the needed repair, refill the pool, and heat the pool. The Board of Directors just wanted to thank all residents for your cooperation and patience throughout the process. We appreciate you!!!

**HOMEOWNERS'**  
**MEETING**  
**JULY 16<sup>TH</sup> 7:30 P.M.**

**AGENDA**

- \*\*Welcome
- \*\*Minutes
- \*\*Treasurer's  
Report
- \*\*Manager's  
Report
- \*\*Committee  
Reports
  - a. Architect
  - b. Finance

**OLD BUSINESS**

**NEW BUSINESS**

**HOMEOWNERS'**  
**CONCERNS**

**CLOSING**

**HOPE TO SEE**  
**YOU THERE!!!**



**CTHOA POOLS**

The summer has gotten off to a very warm start, and our pools are a great way to make the best of the extremely hot weather we have been experiencing! Many of our residents have been enjoying the pools, and it's a good idea to remind yourself of the pool rules for your safety and the safety of others. There are no lifeguards on duty at our pools. The Buddy System is to be used at all times.

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**POOL GATES**

PLEASE do your part to keep our pool areas safe. The gates must remain closed at all times. If you notice that a gate is not closed all the way, please take a minute to shut it. AND of course, **never allow anyone access to the pool area...even if they tell you that their fob is lost, broken, or.....**

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**ONE MORE THING....**

As you know, there are certain rules that must be followed by all residents who use the pools. The 2 rules most abused are:

1. All children under the age of 14 must be accompanied by a family member who is 18 years old or over. This is a STATE LAW.
2. Only 3 guests per household are allowed in the pool area at any one time. The pools are private and are to be used by the residents of the CTHOA. Using the pool as a place to bring a large group of friends and/or family is not permitted.

Any residents observed violating these rules, or any other of the CTHOA pool rules will incur a fine, and may also lose their pool privileges. Let's make this summer great for everyone by following the rules that are posted on the pool gates!

**THANKS SO MUCH FOR YOUR COOPERATION!!!!**

**Cypress Tanglewood Homeowners Association**  
**Balance Sheet**  
**June 30, 2018**  
**(Modified Cash Basis)**

**ASSETS**

Operating Fund:		
Checking - Merrill Lynch	\$ 117,063.72	
Assessments Receivable	(19,209.00)	
Total Operating Funds		\$ 97,854.72
Fixed Assets:		
Playground Equipment	39,548.00	
Office Equipment	6,990.09	
Accumulated Depreciation	(5,229.00)	
Net Fixed Assets		41,309.09
Total Operating Fund		139,163.81
Replacement Fund:		
Money Market - Merrill Lynch	92,145.58	
CD's - Merrill Lynch	1,151,000.00	
Total Replacement Fund		1,243,145.58
TOTAL ASSETS		\$ 1,382,309.39

**LIABILITIES AND FUND BALANCES**

Fund Balances:		
Replacement	\$ 1,243,145.58	
Total Replacement		\$ 1,243,145.58
Operating:		
Beginning of Year	245,545.90	
Current Year Increase/(Decrease)	(106,382.09)	
Total Operating Fund		139,163.81
TOTAL FUND BALANCES		\$ 1,382,309.39

**DELINQUENT ACCOUNTS**

<b>ONE MONTH DELINQUENT</b>	<b>\$ 4,341.00</b>
<b>TWO MONTHS DELINQUENT</b>	<b>\$ 5,764.00</b>
<b>ACCOUNTS WITH ATTORNEY</b>	<b>\$ 8,760.00</b>
<b>TOTAL AMOUNT DELINQUENT</b>	<b>\$ 18,865.00</b>

