

# TANGLEWOOD TIMES

## SEPTEMBER 2018

### MONTHLY HOMEOWNER MEETING

SEPTEMBER 17<sup>TH</sup>  
At the Clubhouse  
4437 Larwin  
7:30 pm

.....

**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



**First Day of  
Autumn—  
Sept. 22<sup>nd</sup>**

**CHECK OUT THE WEBSITE---**  
**[www.cypresstanglewood.org](http://www.cypresstanglewood.org)**

### POOL NEWS

Thank you to all CTHOA residents for a great summer season at the pools. There have been very few problems this summer at the pools and that is thanks to YOU! The pool heaters are scheduled to be turned off on October 1<sup>st</sup>—unless a heat wave arrives around that time! So there is still some time for your family to enjoy the pools.



### ELECTRONIC KEY FOBs

The Manager received many requests for replacement fobs and keys this summer due to misplaced fobs.

Just a reminder—as the summer season comes to an end, please be sure to store your electronic key fob and restroom key in a safe place where it will be waiting for you next year!!

**Important Phone Numbers**

\*\*\*\*\*

**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



**Constitution Day  
U.S. Constitution  
was signed  
September 17<sup>th</sup>**

**CTHOA HOMEOWNER and RESIDENT BOOKLET**



If you have not received it yet, be watching your mailbox for a new CTHOA Homeowner and Resident booklet. Be sure to take a few minutes to look it over as there are several new additions to the booklet.

**CLUBHOUSE RESERVATIONS**

CTHOA homeowners or residents may reserve the Clubhouse located at 4437 Larwin, by contacting the Manager **at least one month prior to the event**. Monthly assessments must be current before the Clubhouse may be reserved.

A refundable deposit of \$200.00 must be made at the time the Clubhouse is reserved. This deposit is to cover the costs of cleaning, broken items, air conditioning/heater left on, unsecured doors, or any lost or broken key. Regardless of the individual, club, organization, or affiliation requesting the use of the Clubhouse, the requesting resident—over the age of 21—will assume full responsibility for the condition and cleanliness of the facility and must be in attendance during the entire function—including decorating and clean up.

Maximum capacity for the Clubhouse is 50 people. Reservations are restricted to the Clubhouse ONLY. The pool, playground equipment, and front lawn of the Clubhouse MAY NOT be used by guests attending the event at the Clubhouse.

BBQs and other cooking—inside or outside is not allowed.

The primary purpose of the Clubhouse is for charitable, social, and community service gatherings—not for business ventures or personal gain.

For further information, please contact the Manager.

**HOMEOWNER**

**MEETING**

**SEPTEMBER 17<sup>TH</sup>**

**7:30 P.M.**

**AGENDA**

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

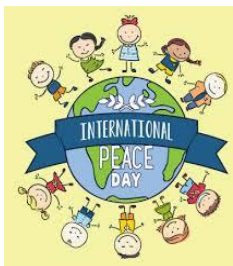
**OLD BUSINESS**

**NEW BUSINESS**

**HOMEOWNERS’ CONCERNS**

**ADJOURNMENT**

.....



**September 21<sup>st</sup>**

**International Day of Peace**

**Was established By the United Nations**

**FLYING YOUR FLAG**

Another addition to the Homeowner and Resident booklet this year is the recently adopted rule regarding flags which states the following: Residents may mount a standard sized flag holder on the post or stucco on the front of their home to display an American flag or California State flag only. Flags may not be flown from any other location. A small “garden flag” is allowed in the front of a unit.

**ROOFING PROJECT**

The roofing project that has been ongoing for the past few years continues, however because our Board of Directors is committed to fiscal responsibility we will be taking a short break from this major project. Currently, 41 buildings have been completed, with 10 more to go. The remaining cost is approximately \$480,000.

**CYPRESS COMMUNITY CLEAN-UP DAY**

The City of Cypress and Valley Vista Services will be hosting a Community Clean-Up Day on **Saturday, November 3<sup>rd</sup>**. The event will be held in the parking lot of the Cypress Civic Center Parking lot at 5275 Orange Ave. from 9:00 am-3:00pm. All residents are encouraged to drive-thru and drop off their household hazardous waste, bulky items, electronic waste, and anything else that you would like to throw away. This service is completely FREE and the volunteers do all of the work for you! This is your chance to dispose of a lot of the unwanted items that have been taking up space in your garage!!



**Just drive thru... It’s easy!!**



**Drop off your unwanted items**



**Volunteers will sort all discarded items**

**Cypress Tanglewood Homeowners Association**

**Balance Sheet**

**August 31, 2018**

**(Modified Cash Basis)**

**ASSETS**

Operating Fund:		
Checking - Merrill Lynch	\$	89,894.34
Assessments Receivable		<u>(28,598.00)</u>
Total Operating Funds	\$	61,296.34
Fixed Assets:		
Playground Equipment		39,548.00
Office Equipment		6,990.09
Accumulated Depreciation		<u>(5,229.00)</u>
Net Fixed Assets		<u>41,309.09</u>
Total Operating Fund		<u>102,605.43</u>
Other Current Assets		
Prepaid Expenses		<u>340.00</u>
Total Operating Funds		340.00
Replacement Fund:		
Money Market - Merrill Lynch		134,663.50
CD's - Merrill Lynch		<u>1,151,000.00</u>
Total Replacement Fund		<u>1,285,663.50</u>
TOTAL ASSETS	\$	<u><u>1,388,608.93</u></u>

**LIABILITIES AND FUND BALANCES**

Fund Balances:		
Replacement	\$	<u>1,285,663.50</u>
Total Replacement	\$	1,285,663.50
Operating:		
Beginning of Year		245,545.90
Current Year Increase/(Decrease)		<u>(142,600.47)</u>
Total Operating Fund		<u>102,945.43</u>
TOTAL FUND BALANCES	\$	<u>1,388,608.93</u>

**DELINQUENT ACCOUNTS**

<b>ONE MONTH DELINQUENT</b>	<b>\$ 2,182.00</b>
<b>TWO MONTHS DELINQUENT</b>	<b>\$ 1,821.00</b>
<b>ACCOUNTS WITH ATTORNEY</b>	<b>\$ 8,676.00</b>
<b>TOTAL DELINQUENT</b>	<b>\$12,679.00</b>

