

TANGLEWOOD TIMES

FEBRUARY 2023

HOMEOWNERS' MEETING

FEBRUARY 21,
2023

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MANAGER

Barbara Davis
714-827-7131

BOARD OF
DIRECTORS

President
Bill Bowers

Vice President
Blaze Bhence

Secretary
Kelly Wirchak

Treasurer
Christopher Cale

Member-at-Large
Frederick Kim



THINKING ABOUT SOLAR PANELS?



INCORRECT INSTALLATION

Because numerous CTHOA homeowners are considering having solar panels installed at their home, we feel that it is important to repeat the following guidelines for their installation. As you go through the process of a solar panel installation, please remember that it will take up to a few weeks to complete the process, depending on certain situations.

Before a CTHOA homeowner is given permission to install solar panels on their roof, they must first complete a Solar Panel Installation Application and Guideline document which is available from our Manager. In addition, the plans for the installation—available from your contractor—must also be submitted. She will then present the application to the Architectural Committee for review by the 3rd Tuesday of the month.

Upon approval of the application by the CTHOA Board of Directors, our Manager will contact the homeowner to notify them of the approval. At that time, she will inform the homeowner of the documents that must be submitted to her office before the installation may begin. When all the documents are received by the Manager, she will contact the homeowner with approval to begin the installation. The homeowner may schedule the installation with their contractor and inform the CTHOA manager of the date of installation.

All installation guidelines must be followed. Failure to do so will result in a fine.



CORRECT INSTALLATION

Important

Phone Numbers

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**Emergency—
Fire and/or
Police**
911

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

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

So Cal Edison
800-655-4555

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

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

Berg Insurance
949-830-4590



RAIN, RAIN, AND MORE RAIN!

Wow! We have really received a lot of rain the past few months—and it has been welcomed! However, along with the much-needed rain, some of our residents have experienced some ‘not so wanted’ roof leaks!! It is important to remember that if a roof leak does occur at your home, be sure to protect your property—place towels, buckets, or whatever you have, below the leak. Be sure to check in the garage, and in areas of your home that you don’t use often.

AND...BE SURE TO CONTACT OUR MANAGER AS SOON AS YOU NOTICE A LEAK.

Although the following information has been covered in the newsletter many times, it is very important that you remember the following from the CTHOA CC&Rs.

The CTHOA Master insurance policy is provided by Farmers Insurance. It is a “Bare Wall” policy, and has a \$10,000.00 deductible, with the homeowner being responsible for the deductible.

“Bare Wall” coverage will only replace the structure, walls, doors, and windows of a unit. The items that ARE NOT covered include: appliances, electrical fixtures, cabinets, flooring, showers, bath tubs, tile, sinks, faucets, toilets, furniture, decor, heating, air conditioning units, water heaters, etc.

Because of the limited coverage, for your protection, it is VITAL that every CTHOA homeowner—or renter—obtain their own policy as well.

In addition, the CCR’s also state that “Damage to the interior of homes from water of any source it the responsibility of the homeowners”.

ELECTRONIC NEWSLETTERS

The Board of Directors has recently decided that it is time to allow our homeowners to receive the monthly newsletter electronically. Over the next few weeks, the CTHOA will be sending out a form to all homeowners requesting that you provide certain information—just as we normally do annually. When you do receive the form, please return it as quickly as possible. If you do not wish to receive the newsletter in this manner, and prefer to continue receiving the newsletter in your mailbox each month, you have that option as well.

NEED TO DISPOSE OF A BULKY ITEM?

All Cypress residents are eligible to have two bulky items picked up per calendar year. If you have an old sofa or other furniture, appliance, mattresses, furniture, or other large item, contact Valley Vista Services at www.valleyvistaservices.com. or 714-380-5450 to schedule a date for pick up.

The CTHOA does ask that you store the items in your garage or patio, and NOT in the alley until your scheduled pick up day.

HOMEOWNERS'
MEETING

FEBRUARY 21ST
7:30 P.M.
At the Clubhouse

AGENDA

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

OLD BUSINESS

NEW BUSINESS

HOMEOWNERS'
CONCERNS

CLOSING



IS YOUR PUP ON A LEASH?

Tanglewood is a great place to have pets. Thank you to all our residents who abide by the City and County ordinances—and CTHOA rules. We appreciate it!

Please remember that your dog **MUST** be on a leash any time you are outside of your home...even if you are standing on the lawn, front porch, or anywhere else. This rule is included in the CTHOA CC&Rs which govern our HOA.

We are asking all pet owners to abide by the following two simple county and city laws:

- **Keep your dog on a leash while in public
- **Pick up your dog's poop

Thank you for keeping this a fun and safe place for our pets too!



2023-2024 CTHOA BOARD ELECTION

Although the CTHOA Board Election is several months away, we want you to be informed regarding the annual Cypress Tanglewood HOA Board of Directors election. This year, the election will take place on Tuesday, July 18, 2023.

A committed Board of Directors is critical to the smooth administration of our Association. Our CC&Rs require a five-member Board, with each member serving a term of two years. The responsibilities are not overwhelming, and normally requires just one meeting each month—on the third Tuesday of the month, and an occasional short meeting if there is any pressing HOA business.

This year there will be 3 open positions on the Board of Directors. If you would be interested in running for a position on the Board and help make the decisions that affect every member of our community, please contact our Manager.

RENTAL RESTRICTIONS

As all CTHOA homeowners know, our Homeowners Association has certain restrictions regarding rental properties. Upon purchasing a home in the CTHOA, new owners are informed of the restrictions, and the homeowner is required to sign a document as part the escrow process.

At any time, if 25% of all units within the CTHOA are occupied by tenants, no additional homeowners may rent out their property. Each month the number of rental properties is reported in the Tanglewood Times.

As of February 1st, 2023, 25% of the CTHOA properties are rentals.