

TANGLEWOOD TIMES

MARCH 2023

HOMEOWNERS' MEETING

MARCH 21st
7:30 PM

At the
CLUBHOUSE

.....

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



CTHOA BOARD OF DIRECTORS ELECTION

Beginning three years ago, new requirements for electing CTHOA Board members was adopted by the State of California. As part of those changes, the HOA is required to provide all homeowners with certain information. Election Inspectors from Accurate Voting Services, Inc. will be providing services as Inspector of Elections in accord with the rules and regulations adopted by the State of California. Each homeowner of the CTHOA will receive—by mail—a notice of the Election Procedures during the month of March. Members of the Board of Directors are elected for a term of two years. The powers and duties of the CTHOA Board of Directors can be found in the CC&Rs in Article VIII. If you are interested in serving on the CTHOA Board of Directors, please submit your name to our manager for nomination no later than **April 1, 2023**.

The 2023 Board of Directors Election will be held on Tuesday, July 18, 2023. All completed ballots are to be either mailed or hand delivered to the CTHOA Clubhouse, located at 4437 Larwin Ave. Cypress, CA

For a ballot to be counted, it must be received at the above address by **7:00 pm on Tuesday, June 18, 2023**.

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

**Important Phone
Numbers**



**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



**WELCOME SPRING!
MARCH 20TH**

BALL ROAD ACCIDENT

It has happened again, the block wall that borders the CTHOA on Ball Road was recently hit by a speeding driver. The accident took place on February 14th shortly before 10:00 p.m. The 18-year-old driver hit the center divider, swerved into the block wall, then spun out and hit the wall a second time.

The driver was transported by ambulance to the hospital with minor injuries.



AND IF THAT WASN'T ENOUGH

On the very rainy afternoon of February 24th, one of the trees on Elizabeth Court couldn't take any more water and it fell, roots and all! Thankfully, no one was injured, however a branch on the tree did hit a 2nd floor window and shattered it.



MARCH
HOMEOWNERS'
MEETING

TUESDAY,
MARCH 21st
AT
7:30 p.m.

AGENDA

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

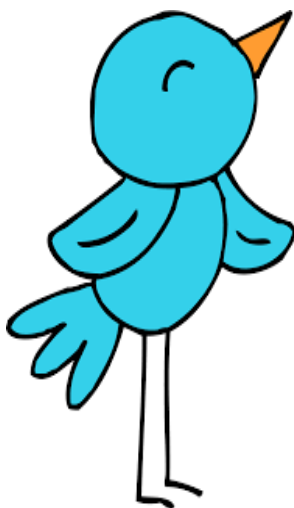
OLD BUSINESS

NEW BUSINESS

HOMEOWNERS'
CONCERNS

CLOSING

COME JOIN US!



RAIN, RAIN, AND MORE RAIN!!

We realize that this news has been repeated several times this year, but this is just a reminder that if you suspect that you have a leak in your roof you need to do a few things.

1. Check for leaks in your home and garage every time it rains..even a little bit.
2. Protect your belongings—place a bucket or tub below any leaking area, place towels on the floors and furniture.
3. Contact our manager, she will contact our roofer and give him your contact information.

Also, don't forget that the CC&Rs which govern the CTHOA states the following: "Damage to the interior of homes from water of any source" is the responsibility of the homeowner.

POOL NEWS

With all the rain we have experienced lately, it's hard to believe that Spring is just around the corner. Before we know it, it will be time to get the pool heaters turned on and the chairs in place! Due to the weather, a date hasn't been set just yet. We will keep you informed as to when the pool heaters will be turned on.

OWNER INFO FORMS

Has your phone number(s) changed within the past two years? Have you gotten rid of your land line and only use your cell phone? Are you an absentee owner, and your tenants have moved and a different family is residing at your property? Absentee owners—have you moved? If so, the CTHOA needs your new address.

It is vital that the Manager has current contact information for resident and absentee owners. If an emergency occurs, it is very important that our manager is able to contact you quickly.

Please be watching your mailbox as you will be receiving an Owner Information form within three weeks. When you do receive the form, please take a few minutes to update your information. You can either drop your completed form in the CTHOA mail slot at the Clubhouse, mail it, or email it to cthoa4437@yahoo.com



The Financials will be available
next week.

Please contact the manager if you would like a copy of them