



TANGLEWOOD TIMES

DECEMBER 2009

Information can also be found at www.cypresstanglewood.org

COME JOIN US AT OUR NEXT HOMEOWNERS MEETING – MONDAY, DEC. 21ST, 7:30 pm, AT THE CLUB HOUSE.

Cypress Tanglewood Homeowners Meeting
Monday, December 21, 2009, 7:30 pm

AGENDA

1. Welcome
2. Minutes
3. Treasurer's report
4. Manager's report
5. Committee reports
 - a. Architect
 - b. Finance

OLD BUSINESS

6. 2010 Budget
-7. Block Wall
-8. Big Park Steps

NEW BUSINESS

9. Payment Booklets for 2010
10. Exterior Decorations
11. Homeowners Concern's
12. Meeting Adjourned

Christmas Tree Recycling

Consolidated Disposal will be picking up Christmas trees beginning Monday, Dec. 28th and ending Friday, Jan. 8th, 2010. Trees should be placed by your garage for recycling no later than 7 A.M. on the regular trash pick up day.

Prior to disposal, remove all tree stands, ornaments, garlands and lights. Flocked trees will also be collected, but may not be recycled. **THERE WILL BE NO TRASH PICK UP ON CHRISTMAS OR NEW YEAR'S DAY.**

Finance Committee

The finance committee met with the Board of Directors to review the budget for 2010. Due to careful budgeting and planning, by the committee, and Board of Directors the monthly dues will remain at \$200.00 for the year 2010.

We wish to thank the members of the Finance Committee for their fine work: Bill Farrell, Chairman, Ken Hood, Ruthelen Wright, Dawn Ulbrich and Board Treasurer, Beverly Russell.



All Christmas lights and decorations must be removed from the outside of your home by Sunday, January 17, 2010.

GOT RAIN?

We *finally* got a significant amount of rain! After each rain, please check all of your rooms and your garage for any sign of a roof leak. If you notice anything, please contact Nancy Trainer, at the office, 714-827-7131. Please leave your name, address, phone number and the location of the leak.

2010 Payment Booklets—The 2010 monthly assessment booklet and envelopes will be mailed the later part of December to all Homeowners and Absentee owners.

2010 Budget:

All homeowners were mailed the 2010 budget. If you did not receive a budget, please call the office at 714-827-7231. If you have any questions regarding the 2010 budget, please attend the December 21st Homeowners meeting at the clubhouse, located at 4437 Larwin Ave.

CTHOA OFFICE HOURS
 MONDAY: 9:00—NOON
 TUESDAY, THURSDAY,
 FRIDAY & SATURDAY,
 2:00—5:00 PM
 OFFICE IS CLOSED SUNDAY
 AND WEDNESDAY

Manager: Nancy Trainer
 Office: 714-827-7232
 Home: 714-527-6928
 BOARD MEMBERS:
 President: Barbara Davis
 Vice-President: Bill Bowers
 Secretary: Judy Kenny
 Treasurer: Beverly Russell
 Member-at-large: Charles Bates



Newsletter Editor: Dawn Ulbrich
 Send information, sale items, or
 wanted items to
www.thankfuldawn100@sbcglobal.net

Cypress Tanglewood Homeowners Association Balance Sheet November 30, 2009 (Modified Cash Basis)

ASSETS

Operating Fund:	
Checking—Merrill Lynch	\$ 70,001.07
Assessment Receivable	<u>8,764.00</u>
	\$ 78,765.07
Fixed Assets:	
Playground Equipment	39,548.00
Office Equipment	6,990.09
Accumulated Depreciation	<u>(5,229.00)</u>
Net Fixed Assets	41,309.09
Total Operating Fund	120,074.16
Replacement Fund:	
Money Market—Merrill Lynch	149,536.54
CD's—Merrill Lynch	<u>779,000.00</u>
Total Replacement Fund	<u>928,536.54</u>
 TOTAL ASSETS	 <u>\$1,048,610.70</u>

LIABILITIES AND FUND BALANCES

Fund Balances:	
Replacement Fund:	\$ 928,536.54
Total Replacement Fund	\$ 928,536.54
Operating Fund:	
Operating Fund-Beginning of Yr.	85,540.90
Current year Income/(Loss)	<u>34,533.26</u>
Total Operating Fund	<u>120,074.16</u>
TOTAL LIABILITIES & FUND BAL...	<u>\$1,048,610.70</u>