

www.cypresstanglewood.org

Happy New Year! With the start of 2008, the State of California has approved a new law called the "Open Meeting Act," that requires our Homeowners Association to institute a few changes in procedure. Those changes are as follows:

Brief synopsis of the new law--

"Other than certain exceptions, the Board may not discuss or take any action on any item at a non-emergency Board Meeting unless that item was placed on the agenda which was included in the notice that was posted and distributed, as is required by Civil Code Section 263.05 (f). . ."

*Beginning with the agenda for January you will now be able to view the agenda for the upcoming meeting on the community bulletin board—a procedure that our association has followed for over 10 years—and in the Tanglewood Times, in both the printed copy and on the website.

E-WASTE ROUND UP

Here is your chance to get rid of those old electronic devices that you have been storing. The City of Cypress will be sponsoring an **E-WASTE CLEAN UP DAY**, open to all residents. If you have any old computer devices, scanners, printers, radios, stereos, cell phones, telephones, fax machines, T.V.'s, VCR's, DVD Player, this is your chance to get rid of them legally. Round up all of your old equipment and drop them off on **JANUARY 26th from 9:00 A.M.-3:00 P.M.** at the **CYPRESS COMMUNITY CENTER**. If you have any questions or need more information, contact Antonia Castro, City of Cypress at (714) 229-6747.

HIT AND RUN ACCIDENT IN TANGLEWOOD

Shortly after midnight on January 2nd, an 18 year-old drunk driver was involved in a hit and run accident in one of the alleys on Larwin Avenue. After crashing head-on into the wall between two garages, the young man left the scene heading west on Larwin. Thanks to a resident who called 911, the police responded, and followed a trail left by an oil leak on the car. The officers were able to locate the vehicle and the driver who was then arrested. Damages totaled over \$5000.00. Repairs have now been made.

LEAKS??

Just a quick reminder to check for leaks in your roof after every rainfall. Remember to take a look in those forgotten areas—behind curtains, closets, in unused rooms, and in your garage. If you spot anything, give the manager a call.

**CYPRESS TANGLEWOOD
HOMEOWNERS MEETING**

**JANUARY 21, 2008
7:30 p.m.**

AGENDA

1. Welcome-Agenda Law
2. Executive Session Report
3. Minutes
4. Treasurer's Report
5. Manager's Report
6. Committee Reports—
 - a. Architect Committee
 - b. Finance Committee
7. Old Business-
Block Wall Repair
8. Mansards Report
9. New Business-
Accident
10. New Roofs
11. Homeowner's Concerns
12. Meeting Adjourned

**TREASURER'S REPORT
OPERATING ACCOUNT
MONTH ENDING 12/31/07**

BANK BALANCE	38,004.46
DEPOSIT IN TRANSIT	00.00
OUTSTANDING CHECKS	00.00
ADJUSTED BALANCE	38,004.46
BEGINNING BAL.	58,502.53
DEPOSITS	44,870.00
TOTAL	106,372.53
TRANS./CHECKING	00.00
INTEREST	119.83
OTHER CHARGES	-46.90
TAXES-I.R.S.	(3,500.00)
EXPENSES	(64,941.00)
ENDING BAL. PER G/L	38,004.46

**TREASURER'S REPORT
RESERVE ACCOUNT**

<u>MONEY MARKET</u>	
BEGINNING BAL.	179,937.75
TRANS./CHECKING	26,800.00
OUTSTANDING CHECKS	00.00
DEPOSIT	00.00
INTEREST	14,613.09
BANK CHARGES	(0.35)
NET REDEMPTION CD	00.00
EXPENSES-TAX PYMENTS (UNCLEARED)	(4,700.00)
SUB-TOTAL	216,650.49

CDs (AT COST)	
BALANCE-BEG. OF PERIOD	940,000.00
CDs PURCHASED	(195,000.00)
REDEMPTIONS	195,000.00

TOTAL REPLACEMENT FUND-- 1,156,650.49

FOR OPERATING ACCT. EXPENSES SEE
www.cypresstanglewood.org

**IMPORTANT
CONTACT NUMBERS**

CTHOA OFFICE:

Hours:

Monday: 9:00-Noon

Tuesday: 2:00-5:00

Wednesday: Closed

Thurs, Fri, Sat: 2:00-5:00

Manager: Nancy Trainer

Office: 827-7131

Home: 527-6928

President: Barbara Davis

484-9250

Vice-President: Charles Bates

229-0333

Secretary: Judy Kenny

209-2746

Treasurer: Beverly Russell

995-2875

Member-At-Large: Bill Bowers

827-2490

So Cal Edison: 800 655-4555

Golden State Water: 800 999-4033

AT&T: 800 310-2355

Consolidated Disposal: 800 299-4898

Animal Control: 714 935-6848

TREASURER'S REPORT
RESERVE ACCOUNT
MONTH ENDING 12/31/2007

CTHOA
OPERATING ACCOUNT EXPENSES
MONTH ENDING 12/31/2007

BANK BALANCE 12/31/2007	38,004.46
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
ADJUSTED BALANCE	38,004.46
BEGINNING BALANCE PER G/L	58,502.53
DEPOSITS	<u>47,870.00</u>
TOTAL	106,372.53
TRANSFER FROM CHECKING	0.00
INTEREST	119.83
OTHER CHARGES	-46.90
TAXES-I.R.S.	(3,500.00)
EXPENSES	<u>(64,941.00)</u>
ENDING BALANCE PER G/L	38,004.46

TREASURER'S REPORT
RESERVE ACCOUNT
MONTH ENDING 12/31/2007

MONEY MARKET	
BEGINNING BALANCE PER G/L	179,937.75
TRANSFER FROM CHECKING	26,800.00
CHECKS OUTSTANDING	0.00
DEPOSIT	0.00
INTEREST	14,613.09
BANK CHARGES	(0.35)
NET REDEMPTION OF CD	0.00
EXPENSES - TAX PAYMENTS(UNCLEARED)	(4,700.00)

Sub-Total **216,650.49**

CERTIFICATES OF DEPOSIT (A1 COST)	
BALANCE AT BEGINNING OF PERIOD	940,000.00
CD PURCHASES	(195,000.00)
REDEMPTIONS	195,000.00
TOTAL REPLACEMENT FUND	1,156,650.49

EXPENSES -

EXPENSES - Y-T-D

Sheeler Bros.	14,460.00
Income Tax	9,731.36
GM Roofing	127,390.00
Leahy's Pool Service	2,375.00
Statewide Coating	6,620.00
Franchise Tax Board	2,420.00
Slumpstone Wall	976.00
	163,972.36

	MO.	Y-T-D	ANNUAL BUDGET
UTILITIES			
Parkway Lighting	2,075	22,291	23,260
General Lighting	713	12,253	10,760
Irrigation Elect.	33	1,570	1,850
Water	6,854	39,398	45,500
Gas	554	6,032	5,950
Telephone	98	1,054	950
REPAIRS & MAINT.			
Roof Repair	0	550	1,000
Pool Maintenance	386	8,313	8,500
Other Repairs	501	10,903	15,000
LANDSCAPING			
Tree Remove/Trim	0	10,700	12,000
Tree Replacement	0	0	1,200
Lawn Care Supplies	0	919	5,000
Plant Replacement	0	0	3,000
Seasonal Planting	4,000	17,915	8,790
CONTRACT SERVICES			
Gardener	11,768	141,210	141,210
Manager	2,700	32,400	32,400
Pool Cleaning	695	8,340	8,775
Clubhouse Cleaning	275	3,300	3,400
Roof Maint. Contract	0	4,950	4,000
Handyman	0	0	0
ADMINISTRATION			
Insurance	5,154	73,546	98,125
Supplies	145	4,332	3,200
Dues & Subscriptions	140	175	800
Orange County Permit	0	864	834
Taxes - Property	0	21	21
Taxes - Federal	0	0	0
Taxes - State	0	0	10
Bank Charges	47	1,127	1,475
Election Monitoring	0	2,267	1,800
Newsletter	0	1,168	1,500
Miscellaneous	0	418	400
Storage	0	336	625
LEGAL & CLERICAL			
Board Secretary	0	775	900
Legal Fees	75	1,418	1,000
Accountant	0	6,317	6,000
Audit	0	805	800
Reserve Study	0	850	1,000
Computer Services	0	275	300
Bad Debts	0	0	500
TOTAL EXPENSES	36,212	416,791	451,835
TO RESERVE ACCOUNT	26,800	321,600	321,600
TOTALS	63,012	738,391	773,435