



Tanglewood Times

January 2009

www.cypresstanglewood.org

2009 PAYMENT BOOKLETS & ENVELOPES

Please call the office if you have NOT received your payment booklet for 2009. Leave your name and telephone number and we will be sure to get the new coupon book out to you.

ROOF LEAKS

After each rain, it is a good idea to walk through your home, check all ceilings, for any sign of leaks. Also check your garage as well. If you have a leak, please call the office, leave your name, address, phone number and description of the location of the leak.

MASTER INSURANCE POLICY

Everyone has been given a copy of our Certificate of Liability Insurance and Insurance Disclosure of Cypress Tanglewood HOA. It was included with the budget for 2009. Our deductible is \$10,000. All interior coverage is excluded. It is vital that you have a homeowners policy for the contents of your home. Inform your agent that the Association has an all interior coverage exclusion. You are responsible for any damage to your neighbors home.

ARCHITECT COMMITTEE

Just a reminder that you can request architect guidelines and applications via the Association website www.cypresstanglewood.org for windows, doors, screen doors, patio covers, skylights, antennas, satellite dishes, rails or ramps, outside fences, garage doors, etc. If you are not online, you may still get copies from the Manager. Remember, either way you must still apply before the second Monday of each month and wait for approval.

GARAGE SALES

The City of Cypress allows two garage sales per year at the same address. A garage sale cannot last longer than three consecutive days. Garage sale activity is limited to the hours of 8:00 am to 5:00pm. A garage sale permit must be issued by the City prior to commencement of a garage sale.

**CYPRESS TANGLEWOOD
HOMEOWNERS MEETING**

**JANUARY 19
7:30 p.m.**

AGENDA

1. Welcome
2. Minutes
3. Treasurer's Report
4. Manager's Report
5. Committee Reports—
 - a. Architect Committee
 - b. Finance Committee

Old Business-

6. Mansards
7. Pool Drain-Baker Law
8. Pool Decking

New Business-

9. Homeowners Concerns
10. Meeting Adjourned

**HOPE TO SEE
YOU
THERE—**

**TREASURER'S REPORT
OPERATING ACCOUNT
MONTH ENDING 12/31/2008**

BANK BALANCE	30,108.42
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	0.00
ADJUSTED BALANCE	30,108.42
BEGINNING BALANCE	35,664.98
DEPOSITS	66,410.00
TOTAL	102,074.98
BANK CHARGES	-62.65
INTEREST	12.09
OTHER CHARGES	0.00
RETURNED DEPOSIT	
AND FEE	(215.00)
EXPENSES	(71,701.00)
ENDING BALANCE	30,108.42

**TREASURER'S REPORT
RESERVE ACCOUNT**

MONEY MARKET	
BEGINNING BALANCE	164,998.15
TRANSFER FROM CHECKING	27,850.00
OTHER CHARGES - I.R.S.	(5,000.00)
DEPOSIT	0.00
INTEREST	8,684.43
BANK CHARGES	(0.70)
NET REDEMPTION OF CD	0.00
EXPENSES - TAX	
PAYMENTS(UNCLEARED)	(24,534.48)
Sub-Total	171,997.40

CERTIFICATES OF DEPOSIT (AT COST)	766,000.00
BALANCE AT BEGINNING OF PERIOD	(203,000.00)
CD PURCHASES	195,000.00
REDEMPTIONS	766,000.00
TOTAL REPLACEMENT FUND	929,997.40

**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: Charles Bates 229-0333
Vice-President: Barbara Davis 484-9250
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

**WISHING YOU A
VERY
HAPPY
2009!!!!!!**

TREASURER'S REPORT
 OPERATING ACCOUNT
 MONTH ENDING 12/31/2008

CTHOA
 OPERATING ACCOUNT EXPENSES
 MONTH ENDING 12/31/2008

BANK BALANCE 12/312008	30,108.42
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
ADJUSTED BALANCE	30,108.42
BEGINNING BALANCE PER G/L	35,664.98
DEPOSITS	<u>66,410.00</u>
TOTAL	102,074.98
BANK CHARGES	-62.65
INTEREST	12.09
OTHER CHARGES	0.00
RETURNED DEPOSIT AND FEE	(215.00)
EXPENSES	<u>(71,701.00)</u>
ENDING BALANCE PER G/L	30,108.42

TREASURER'S REPORT
 RESERVE ACCOUNT
 MONTH ENDING 12/31/2008

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Sub-Total **171,997.40**

CERTIFICATES OF DEPOSIT (A1 COST)	
BALANCE AT BEGINNING OF PERIOD	766,000.00
CD PURCHASES	(203,000.00)
REDEMPTIONS	195,000.00
	=====
TOTAL REPLACEMENT FUND	929,997.40

EXPENSE-SEPTEMBER
 GM ROOFING \$24,534.48

<u>EXPENSES Y-T-D</u>	
FORD WHOLESALE CO.	\$209,439.64
GM ROOFING	320,344.80
TAXES - STATE OF CALIF.	500.00
LEAHY'S POOL SERVICE	2,521.00
PAUL ARENAS	3,840.00

UTILITIES	MO.	Y-T-D	ANNUAL BUDGET
Parkway Lighting	2,265	26,344	24,720
General Lighting	552	9,964	11,000
Irrigation Elect.	178	1,886	1,650
Water	6,768	41,591	48,000
Gas	533	4,584	6,500
Telephone	100	1,072	1,000
REPAIRS & MAINT.			
Pool Maintenance	441	10,671	8,500
Other Repairs	0	13,267	15,000
Roof Repair	7,650	7,650	0
LANDSCAPING			
Tree Trimming	0	9,800	10,000
Tree Removal/Replace	0	1,115	500
Lawn Care Supplies	0	8,070	5,000
Seasonal Planting	0	390	15,000

CONTRACT SERVICES			
Gardener	11,768	141,210	141,210
Manager	2,700	32,400	32,400
Pool Cleaning	695	8,428	8,500
Clubhouse Cleaning	779	4,218	3,500
Roof Maint. Contract	0	0	5,000

ADMINISTRATION			
Insurance	4,947	69,609	80,000
Supplies	428	4,394	3,500
Dues & Subscriptions	0	334	800
Orange County Permit	0	876	800
Taxes - Property	0	21	21
Taxes - Federal	0	0	0
Taxes - State	2,000	2,483	10
Bank Charges	78	1,538	1,475
Election Monitoring	0	1,801	2,400
Newsletter	148	1,419	1,600
Miscellaneous	0	290	500
Storage	0	651	625
Website	0	550	600

LEGAL & CLERICAL			
Board Secretary	75	750	900
Legal Fees	0	1,273	500
Accountant	0	6,671	7,500
Audit	0	925	800
Reserve Study	0	0	850
Computer Services	0	0	300
Bad Debts	1,540	5,120	500

TOTAL EXPENSES	43,645	421,364	441,161
TO RESERVE ACCOUNT	<u>27,850</u>	<u>306,350</u>	<u>321,600</u>
TOTALS	71,495	727,714	762,761