

www.cypresstanglewood.org

ELECTION INFO

Just wanted to keep you up to date regarding the upcoming CTHOA Board of Directors Election. As you may remember, the California Civil Code that pertains to HOA election procedures was changed in 2007 (sec. 1363.03). In order to ensure an accurate, efficient, and fair election process, CTHOA will again be contracting with Accurate Voting Services, an independent Inspector of Election Services, to execute all aspects of our upcoming elections. This year, there are openings for three Board members. If you would be interested in serving on the Board of Directors, please contact the manager and she will give you all the information you will need.

POOL NEWS

Hard as it is to believe, Spring Break is right around the corner. The pool heaters will be turned on in time to have them all warmed up for all the children on March 21st. This year, the heaters will be turned off on March 31st. The decking that surrounds our pools is in need of repair, and needs to be completed before summer, so the contractors will be working on the project during April and May. The pools will be opened again prior to summer vacation.

MANSARDS

Cypress Tanglewood is about to embark on an exciting new project! The Board of Directors is currently in negotiations to begin replacing the old, worn out mansards in our association. This is a very large and expensive project, but a necessary one. The board has already met with one contractor, and will soon be meeting with others. On Monday, March 17th, during the Executive Session, the board will be meeting with a representative from Merrill Lynch—our banker. Although we currently have sufficient funds to complete this project in the bank, we want to be sure that as a board, we finance this project in the best way possible. Be assured there will NOT be any special assessment to cover the costs of this project. Also, if you would like to see the product that will be used, stop by the manager's office. She will be happy to show it to you.

PATIO COVERS

The Board of Directors is recommending that if you are planning to install a new patio cover in the near future, that you consider postponing that installation. When the mansard project begins, some patio covers—new ones or old ones—may have to be removed to allow the roofers to complete the project.

**CYPRESS TANGLEWOOD
HOMEOWNERS MEETING**

MARCH 17, 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

Old Business-

7. Mansards Report
8. Elections/Board Members

New Business-

9. Pool Opening
10. Homeowner's Concerns
11. Meeting Adjourned

HOPE TO SEE YOU THERE!!

**TREASURER'S REPORT
OPERATING ACCOUNT
MONTH ENDING 2/28/08**

BANK BALANCE	71,118.71
DEPOSIT IN TRANSIT	00.00
OUTSTANDING CHECKS	00.00
ADJUSTED BALANCE	71,118.71

BEGINNING BAL.	66,702.94
DEPOSITS	68,190.00
TOTAL	134,892.94
RETURN DEPOSITS	00.00
INTEREST	92.65
OTHER CHARGES	-61.25
TAXES-I.R.S.	.00
EXPENSES	(63,805.63)
ENDING BAL. PER G/L	71,118.71

**TREASURER'S REPORT
RESERVE ACCOUNT**

<u>MONEY MARKET</u>	
BEGINNING BALANCE	249,677.78
TRANS/CHECKING	27,850.00
OUTSTANDING CHECKS	00.00
DEPOSIT	00.00
INTEREST	314.50
BANK CHARGES	(0.00)
NET REDEMPTION CD	00.00
EXPENSES-TAX PYMENTS	(4,700.35)
SUB-TOTAL	273,141.93

CDs (AT COST)	
BALANCE-BEG. OF PERIOD	940,000.00
CDs PURCHASED	(195,000.00)
REDEMPTIONS	195,000.00
TOTAL REPLACEMENT FUND--	1,213,141.93

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

POOL RULES

The following ARE NOT allowed at any time in the pool areas:

**Trespassing*Food*Scuba Gear* Glassware*
Climbing Fences*Swim Fins*Loud Radios*
Diving into the Pool*Surfboards*Frisbees*
Diving from Posts*Cut-offs of any kind*
Horseplay*Balloons*Smoking*Pushing*
Animals*Excessive Noise*Styrofoam Objects*
Metal Cans or objects*Oil-based Lotions*
Running*Boisterous or Obscene Language***

TREASURER'S REPORT
 OPERATING ACCOUNT
 MONTH ENDING 2/29/2008

CTHOA
 OPERATING ACCOUNT EXPENSES
 MONTH ENDING 2/29/2008

BANK BALANCE 2/29/2008	71,118.71
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
ADJUSTED BALANCE	71,118.71
BEGINNING BALANCE PER G/L	66,702.94
DEPOSITS	<u>68,190.00</u>
TOTAL	134,892.94
RETURN DEPOSITS	0.00
INTEREST	92.65
OTHER CHARGES	-61.25
TAXES-I.R.S.	0.00
EXPENSES	<u>(63,805.63)</u>
ENDING BALANCE PER G/L	71,118.71

TREASURER'S REPORT
 RESERVE ACCOUNT
 MONTH ENDING 2/29/08

<u>MONEY MARKET</u>	
BEGINNING BALANCE PER G/L	249,677.78
TRANSFER FROM CHECKING	27,850.00
CHECKS OUTSTANDING	0.00
DEPOSIT	0.00
INTEREST	314.50
BANK CHARGES	0.00
NET REDEMPTION OF CD	0.00
EXPENSES - TAX PAYMENTS(UNCLEARED)	(4,700.35)

Sub-Total 273,141.93

CERTIFICATES OF DEPOSIT (AT COST)	
BALANCE AT BEGINNING OF PERIOD	940,000.00
CD PURCHASES	(195,000.00)
REDEMPTIONS	195,000.00

TOTAL REPLACEMENT FUND 1,213,141.93

EXPENSES Y-T-D - 0.00

	MO.	Y-T-D	ANNUAL BUDGET
UTILITIES			
Parkway Lighting	2,067	4,146	24,720
General Lighting	696	1,304	11,000
Irrigation Elect.	148	302	1,650
Water	4,658	8,658	6,500
Gas	23	43	48,000
Telephone	72	144	1,000
REPAIRS & MAINT.			
Other Repairs	2,100	8,368	15,000
Pool Maintenance	260	561	8,500
LANDSCAPING			
Tree Remove/Trim	0	0	10,000
Tree Replacement	0	0	500
Lawn Care Supplies	0	0	5,000
Seasonal Planting	0	0	15,000
CONTRACT SERVICES			
Gardener	11,768	23,535	141,210
Manager	2,700	5,400	32,400
Pool Cleaning	695	1,390	8,500
Clubhouse Cleaning	275	550	3,500
Roof Maint. Contract	0	0	5,000
ADMINISTRATION			
Insurance	5,154	10,307	80,000
Supplies	221	1,430	3,500
Dues & Subscriptions	0	0	800
Orange County Permit	0	876	800
Taxes - Property	0	0	21
Taxes - Federal	0	0	0
Taxes - State	0	35	10
Bank Charges	61	161	1,475
Election Monitoring	540	540	2,400
Newsletter	0	134	1,600
Miscellaneous	0	0	500
Storage	0	336	625
Website	0	0	600
LEGAL & CLERICAL			
Board Secretary	75	150	900
Legal Fees	0	0	500
Accountant	581	1,707	7,500
Audit	0	0	800
Reserve Study	0	0	850
Computer Services	0	0	300
Bad Debts	0	0	500
TOTAL EXPENSES	32,094	70,076	441,161
TO RESERVE ACCOUNT	<u>27,850</u>	<u>55,700</u>	<u>321,600</u>
TOTALS	59,944	125,776	762,761