



TANGLEWOOD TIMES

MARCH 2010

Information can also be found at www.cypresstanglewood.org

COME JOIN US AT OUR NEXT HOMEOWNERS MEETING—MONDAY, MARCH 15TH, 7:30PM, AT THE CLUB HOUSE LOCATED AT 4437 LARWIN AVE. HOPE TO SEE YOU THERE!

THE OFFICE WILL BE CLOSED ON SATURDAY, MARCH 13TH.



NEW POOL KEYS

On Saturday, March 20th, the clubhouse will be open from 2:00PM to 5:00PM, at this time, we will issue you a NEW POOL KEY! If you are unable to come at that time, keys will be available during office hours. Please make sure you do the following:

- A. Turn in your old key
- B. Have Pool Identification form completed (if misplaced, we will have forms available)
- C. Check for \$10.00 made out to: Cypress Tanglewood HOA

The pool ID form is important in case of an Emergency we would be able to contact either family or friends.

The new locks will be installed on Thursday, March 18th. The heaters will be turned on March 27th. ENJOY!

INSURANCE

The BOD met with our Insurance agent, Michael Berg, to review our master policy. We asked to have a letter to send to all owners and renters regarding what are the Associations responsibility and the homeowners and renters responsibility. Please take the time to review the attached letter. We don't want you to think that this is an 'advertisement' for Berg Insurance. We only want you to know how vital it is for each owner and renter to carry their own policies.

Also, Farmers gave us some good news! Because of our new mansards they will be reducing our premium by \$5,000.00!

CTHOA BOARD ELECTIONS COMING UP

On May 17th, the CTHOA will hold its annual election. This year there will be three positions available. If you are interested in serving on the Board of Directors for a two-year term, please contact the manager, no later than March 31st to submit your name. You will also be asked to submit a brief autobiography. **March 31st is the deadline for indicating your intent to be considered for a position.**

CYPRESS TANGLEWOOD HOMEOWNERS

MEETING, MONDAY, MARCH 15, 2010,

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. Pool Keys
7. Painting
8. Election

New Business

9. Pool Heating
10. Audit 2009
11. Insurance
12. Homeowners concern's
13. Meeting Adjourned

CTHOA OFFICE HOURS:

Monday: 9:00AM to Noon

Tuesday, Thursday, Friday & Saturday: 2:00 PM—

5:00 PM *CLOSED SAT. 3/13*

CLOSED SUNDAY AND WEDNESDAY

Manager: Nancy Trainer, (714) 827-7131 office,
714-527-6928, home

BOARD MEMBERS:

President: Barbara Davis

Vice-president: Bill Bowers

Secretary: Judy Kenny

Treasurer: Beverly Russell

Member-at-large: Charles Bates

Cypress Tanglewood Homeowners Association

Balance Sheet

February 28, 2010

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking—Merrill Lynch	\$ 85,559.38
Assessment Receivable	<u>(2,231.00)</u>
	\$ 83,328.38

Fixed Assets:

Playground Equipment	39,548.00
Office Equipment	6,990.09
Accumulated Depreciation	<u>(5,229.00)</u>
Net Fixed Assets	<u>41,309.09</u>
Total Operating Fund	124,637.47

Replacement Fund:

Money Market—Merrill Lynch	336,934.54
CD's—Merrill Lynch	<u>679,000.00</u>
Total Replacement Fund	<u>1,015,934.54</u>

TOTAL ASSETS **\$1,140,572.01**

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement Fund:	<u>\$ 1,015,934.54</u>
Total Replacement Fund	\$1,015,934.54

Operating Fund:

Operating Fund—Beg. Of yr.	119,971.94
Current year income/(Loss)	<u>4,665.53</u>
Total Operating Fund	<u>\$124,637.47</u>
TOTAL LIABILITIES & FUND BALA..	<u>\$ 1,140,572.01</u>

Please e-mail your newsletter requests to the newsletter editor at www.Thankfuldawn100@sbcglobal.net. All submitted information is subject to the discretion and approval of both the newsletter editor and the Board of Directors.

Dawn Ulbrich: Editor



Berg Insurance Agency

Insuring Your Property Properly

By: Michael Berg
Berg Insurance Agency, Inc.

Ownership of a condominium is a unique endeavor. At times it can be relieving to know that someone else is responsible to make sure the exterior of your unit and the common area of the complex are kept in good condition. However, understanding how the Association Master policy works and what you need to do to protect yourself can be tricky.

The Association Master Policy covers common area Liability (that's the places everyone shares-walkways, picnic areas, pools, etc.) and Property maintained by the Association (Buildings, pool house or club house, guard houses, etc.). The Association also insures the structure in which you live for accidental direct physical loss. At Cypress Tanglewood, this coverage carries a \$10,000 deductible for property loss. The coverage includes the exterior of the building and extends to the interior surface of the drywall. All interior built-in items, such as floor coverings, countertops and cabinets, are excluded from the Master Policy.

It is the responsibility of the unit owner to insure, repair and maintain items attached or built into the unit. Items of this nature include floor coverings, wall coverings, cabinets, bathroom fixtures, etc. These items are sometimes called Building Property, Interior Improvements and Betterments, or Additions and Alterations.

The unit owner can purchase a policy to cover their personal exposure. A short conversation with an insurance agent, using some of the information provided below, can help ensure your personal exposure is covered in a way that works well with what the Association already has insured.

An HO-6, or Condominium Unit Owners Policy, is available for purchase through many major insurance companies. Of the coverage available in this contract, perhaps the most important are Personal Property, Building Property and Personal Liability.

Personal Property is your clothing, bed, television, kitchen items, etc. If you picked your condo up and flipped it over, your Personal Property would fall out. You need to determine roughly how much you would spend if you had to replace those items, and include that amount as your limit of Personal Property.

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FARMERS

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