
www.cypresstanglewood.org

MANSARDS PROGRESS

We have completed 21 buildings, plus the clubhouse. There are 25 more buildings to go.

CLUBHOUSE RENTAL

Prior to renting the clubhouse, our insurance company requires proof of homeowners or renters insurance to ensure proper assignment of liability in the event of a related claim.

NEW FEDERAL LAW

The Virginia Graeme Baker Pool and Spa Safety Act was passed by Congress and signed into law in December 2007.

The purpose of the this Act is to promote safety of pools and spas and help prevent drowning, especially of children.

The Act applies to condominium, townhome and homeowners' associations who have pools. Under the Act, by December 19 2008 public pools and spas must be equipped with anti-entrapment devices or systems.

We are in the process of acquiring bids. If you have any questions please contact the Manager.

MERRILL-LYNCH

Merrill-Lynch (the Association's banker) no longer requires we stamp the back of your monthly checks as they are processed electronically. For sometime, the checks have been stored at Merrill-Lynch for three months, then destroyed. If a copy of the check is necessary, contact your bank for a copy.

HAPPY THANKSGIVING TO ALL

**CYPRESS TANGLEWOOD
HOMEOWNERS MEETING**

**November 18
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. 2009 Budget
8. Shred it
9. Pool Decking

New Business-

10. New law
11. Irrigation
12. Homeowners Concerns
13. Meeting Adjourned

**HOPE TO SEE
YOU THERE—**

**TREASURER'S REPORT
OPERATING ACCOUNT
MONTH ENDING 10/31/2008**

BANK BALANCE	49,165.21
DEPOSIT IN TRANSIT	00.00
OUTSTANDING CHECKS	<u>00.00</u>
ADJUSTED BALANCE	49,165.21
BEGINNING BAL.	86,438.59
DEPOSITS	<u>64,042.00</u>
TOTAL	150,480.59
OTHER CREDITS	4,000.00
INTEREST	115.63
OTHER CHARGES	-775.90
TAXES-I.R.S.	.00
EXPENSES	<u>(104,655.11)</u>
ENDING BAL. PER G/L	49,165.21

**TREASURER'S REPORT
RESERVE ACCOUNT**

<u>MONEY MARKET</u>	
BEGINNING BALANCE	307,415.63
TRANS/CHECKING	27,850.00
OTHER CHARGES	(4000.00)
DEPOSIT	0.00
INTEREST	4,931.79
BANK CHARGES	1.05
NET REDEMPTION CD	00.00
EXPENSES-TAX PYMENTS	(49,068.96)
SUB-TOTAL	287,127.41
CDs (AT COST)	
BALANCE-BEG. OF PERIOD	775,510.32
CDs PURCHASED	(196,000.00)
REDEMPTIONS	95,000.00
TOTAL REPLACEMENT FUND--	941,637.73

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: 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

*******POOL RULES*******

The following ARE NOT allowed at any time in
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*
Alcohol

FROM THE PRESIDENT

Fellow Homeowners:

The results of the May 2008 Board of Directors election were not published to the association membership after election. Therefore, the official election results are shown below as submitted by Accurate Voting Services.



23362 Peralta Drive, Suite 5 • Laguna Hills, CA 92653

(949) 588-8500 • fax (949) 588-8501
accuratevoting@sbcuc.net

**INSPECTORS OF ELECTION REPORT
CYPRESS TANGLEWOOD HOMEOWNERS ASSOCIATION
May 19, 2008**

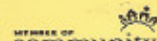
The undersigned Inspector(s) of Election hereby states he/she/they were duly appointed to serve at this Annual Meeting held on May 19, 2008.

1. There was present by ballot at said meeting 116 members, representing 38 percent of the total number of 302 homes in Cypress Tanglewood Homeowners Association.
2. We received and tabulated the votes of members at the meeting.
3. Listed below is the total number of votes for each candidate. * = elected Board Member

<u>CANDIDATES NAME:</u>	<u>NUMBER OF VOTES:</u>
* BARBARA DAVIS	<u>105</u>
* JUDITH KENNY	<u>102</u>
* BEVERLY RUSSELL	<u>101</u>
_____	_____
_____	_____
_____	_____
ABSTAIN <u>5</u>	QUORUM ONLY <u>3</u>

I/we, the undersigned, declare that the above information is true and correct
Dated this 19 day of MAY, 2008.

Inspector(s) of Elections: A. Sparrow
Print Name of Inspector/Signature
J. Angle
Print Name of Assistant Inspector/Signature



TREASURER'S REPORT
 OPERATING ACCOUNT
 MONTH ENDING 10/31/2008

CTHOA
 OPERATING ACCOUNT EXPENSES
 MONTH ENDING 10/31/2008

BANK BALANCE 9/30/2008	49,165.21
POSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	0.00
ADJUSTED BALANCE	49,165.21
BEGINNING BALANCE PER G/L	86,438.59
DEPOSITS	64,042.00
TOTAL	150,480.59
OTHER CREDITS	4,000.00
INTEREST	115.63
OTHER CHARGES	-775.90
TAXES-I.R.S.	0.00
EXPENSES	(104,655.11)
ENDING BALANCE PER G/L	49,165.21

TREASURER'S REPORT
 RESERVE ACCOUNT
 MONTH ENDING 10/31/2008

<u>MONEY MARKET</u>	
BEGINNING BALANCE PER G/L	307,415.63
TRANSFER FROM CHECKING	27,850.00
OTHER CHARGES	(4,000.00)
DEPOSIT	0.00
INTEREST	4,931.79
BANK CHARGES	(1.05)
NET REDEMPTION OF CD	0.00
EXPENSES - TAX PAYMENTS(UNCLEARED)	(49,068.96)

Sub-Total 287,127.41

CERTIFICATES OF DEPOSIT (A1 COST)	
BALANCE AT BEGINNING OF PERIOD	755,510.32
CD PURCHASES	(196,000.00)
REDEMPTIONS	95,000.00
TOTAL REPLACEMENT FUND	941,637.73

EXPENSE-SEPTEMBER
 GM ROOFING \$49,068.96

<u>EXPENSES Y-T-D</u>	
FORD WHOLESALE CO.	\$246,741.36
GM ROOFING	246,741.36
TAXES - STATE OF CALIF.	500.00
LEAHY'S POOL SERVICE	2,521.00
PAUL ARENAS	3,840.00

	MO.	Y-T-D	ANNUAL BUDGET
UTILITIES			
Parkway Lighting	4,539	21,829	24,720
General Lighting	1,262	8,516	11,000
Irrigation Elect.	156	1,539	1,650
Water	8,045	34,823	48,000
Gas	331	3,114	6,500
Telephone	95	890	1,000
REPAIRS & MAINT.			
Pool Maintenance	1,263	9,339	8,500
Other Repairs	466	17,803	15,000
LANDSCAPING			
Tree Trimming	9,800	9,800	10,000
Tree Removal/Replace	0	1,115	500
Lawn Care Supplies	0	4,070	5,000
Seasonal Planting	0	390	15,000
CONTRACT SERVICES			
Gardener	11,768	118,433	141,210
Manager	2,700	27,000	32,400
Pool Cleaning	695	7,038	8,500
Clubhouse Cleaning	390	3,438	3,500
Roof Maint. Contract	0	0	5,000
ADMINISTRATION			
Insurance	4,947	59,716	80,000
Supplies	144	3,423	3,500
Dues & Subscriptions	0	334	800
Orange County Permit	0	876	800
Taxes - Property	21	21	21
Taxes - Federal	0	0	0
Taxes - State	0	483	10
Bank Charges	376	1,415	1,475
Election Monitoring	0	1,801	2,400
Newsletter	0	1,133	1,600
Miscellaneous	0	0	500
Storage	0	651	625
Website	0	550	600
LEGAL & CLERICAL			
Board Secretary	75	675	900
Legal Fees	0	678	500
Accountant	1,078	6,871	7,500
Audit	0	925	800
Reserve Study	0	0	850
Computer Services	0	0	300
Bad Debts	0	3,580	500
TOTAL EXPENSES	46,150	352,067	441,161
TO RESERVE ACCOUNT	<u>27,850</u>	<u>250,650</u>	<u>321,600</u>
TOTALS	76,000	602,717	762,761