



# TANGLEWOOD TIMES

## NOVEMBER 2011

FOR MORE INFORMATION GO TO [WWW.CYPRESSTANGLEWOOD.ORG](http://WWW.CYPRESSTANGLEWOOD.ORG)

### UPDATING OUR ASSOCIATION

As our association continues to work through this time of transition, a few changes will begin to take place. Beginning this month, the CPA's for our association, Murphy, Murphy and Murphy, will be handling all past due statements to homeowners who are behind with their monthly assessments. When you receive your payment coupons for 2012, your envelopes will have Murphy, Murphy and Murphy's address on them. Beginning in January, if you mail your monthly assessments, they will be delivered directly to Murphy, Murphy and Murphy. You may still continue to drop off your monthly assessments at the clubhouse if you wish.

We have noticed that homeowners are using the black mailbox in front of the clubhouse to put outgoing postal mail. The mail carrier is not picking up your outgoing mail, so please do not use this as a post office. This is NOT an outgoing mail depository. This mail box is for the associations incoming mail and for homeowners to drop off their association dues.

Starting in January, our monthly financials will only be in the newsletter on a quarterly basis. For those who wish to continue to view the financial statement monthly, it will be posted on the association web site: [www.cypresstanglewood.org](http://www.cypresstanglewood.org).

**GRAFFITI**— The past two months, graffiti has been found at the big park playground and the surrounding benches. Police have been notified and a police report is on file. Please keep your eyes out for suspicious activity in and around this area. We have determined that the graffiti is being written late at night. If you happen to see anything, please call the police. They have told us they want to come out to help stop this and even if it turns out to be nothing, that's okay. They do not want us approaching the suspicious activity on our own. Call the police. You can stay anonymous if you wish to. The police do not require you to leave your name or number. Please take note of the Cypress Police phone number (non-emergency) listed on this newsletter.

#### **President**

Barbara Davis

#### **Vice president**

Bill Bowers

#### **Secretary**

Judy Kenny

#### **Treasurer**

Beverly Russell

#### **Member at large**

Charles Bates

#### **Manager**

Dawn Ulbrich

Office: 827-7131

CTHOA Office Hours

Monday: Noon to 3:00

Tues & Wed :9:00 to Noon

Friday: 1:00 to 3:30

Thurs., Sat. & Sun. CLOSED

#### **Important Numbers**

Cypress Police (non emergency)

714-229-6600

Animal Control

714-935-7419

Consolidated Disposal

800-229-4898

**Our next Homeowner's Association Meeting is Monday, Nov. 21st at 7:30p.m. Please join us at the clubhouse, 4437 Larwin Ave. The 2012 budget will be approved at this meeting—we'd like to have you attend!**

Cypress Tanglewood Homeowners Association  
Balance Sheet Oct. 31, 2011  
(Modified Cash Basis)

ASSETS

Operating Fund:

Checking—Merrill Lynch	\$ 131,673.42	
Assessment Receivable	<u>14,651.00</u>	
		\$ 146,324.42

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		187,633.51

Replacement Fund:

Money Market—Merrill Lynch	\$ 511,472.85	
CD's—Merrill Lynch	<u>482,000.00</u>	
Total Replacement Fund		<u>993,472.85</u>

TOTAL ASSETS \$ 1,181,106.36

LIABILITIES & FUND BALANCES

Fund Balances:

Replacement Fund:	<u>\$ 993,472.85</u>	
Total Replacement Fund		<u>\$ 993,472.85</u>

Operating Fund:

Op. Fund—Beg. of Year	152,964.62	
Total Operating Fund	34,668.89	<u>187,633.51</u>

TOTAL LIABILITIES & FUND BAL.. \$ 1,181,106.36

CYPRESS TANGLEWOOD  
HOMEOWNERS MEETING  
MONDAY, NOV. 21st, 2011

7:30PM

AGENDA

1. Welcome
2. Minutes
3. Treasurer's Report
4. Manager's Report
5. Committee Reports
  - A. Architect
  - B. Finance

OLD BUSINESS

6. Painting
7. Tree Trimming
8. Sidewalk repairs

NEW BUSINESS

10. Murphy, Murphy & Murphy
11. Office Hours
12. Homeowner's Concerns
13. Meeting Adjourned

PLEASE JOIN US AT THIS MEETING  
HOPE TO SEE YOU THERE!

**MANAGERS CORNER**

Please do not place your unwanted furniture, plants or broken items in the alley hoping some one else will want it. You can arrange a pick up from Consolidated Disposal at 800-299-4898. Leaving these items out makes our common areas look trashy and brings unwanted traffic to our area in search of items.

The clubhouse is a great place to hold a party. To be able to reserve the clubhouse you must be current with your association dues. A \$200.00 deposit (refundable) is required. This is to secure the return of the clubhouse key and that the clubhouse has been left in good standing. Call the Manager, if you have any questions. Dawn can be reached at 714-827-7131.

**BE ON THE LOOKOUT** for a special letter coming your way soon regarding your contact information. We are in the process of updating our community records onto a new computer system that will streamline much of what we do. All the information you send us will stay confidential. If you are an absentee owner, we will need your renters information as well. This is required for community, city and association information. These letters are very important and must be returned by the end of June. Absentee owners are required to notify the Manager of any changes made throughout the year.

Your cooperation in this matter is greatly appreciated!

Thank you!

Wishing you a  
Happy Thanksgiving!

