

# TANGLEWOOD TIMES



October, 2007

[www.CypressTanglewood.org](http://www.CypressTanglewood.org)

## **\*\*OUR COMMUNITY\*\***

When you first moved to Tanglewood, I wonder if you-like my family-were drawn to the community in part because of the attractive grounds and well-kept homes. Several of you have lived in the Tanglewood neighborhood for many years, and are aware that Tanglewood has always had a very positive reputation. The Board of Directors feels that it is important to do our best to protect your quality of life in Tanglewood, without becoming too bureaucratic about it. Although most residents gladly accept the responsibilities of townhouse living, there are a hand full of residents who do not.

Over the past year or two, many residents have noticed a slow change beginning to take place in Tanglewood. There seems to be a bit more trash and old newspapers lying around in some of our alleys. Also, some trash cans are left out for days at a time, large items are being "stored" on front porches and lawns, there are torn or missing window screens, broken porch lights, and garage doors in disrepair. Not only are these things very unsightly, they also cause all of our property values to decrease.

We are asking you, as a part of our community to do all that you can do to keep Tanglewood looking as attractive as possible. If you notice trash or old newspapers on the ground, please pick them up and throw them away. If you have items on your porch, please remove them. Even if it is only a chair, if you are not sitting in it, it shouldn't be there. Your porch, front lawn, or walk way should not be covered with potted plants, 1 or 2 should be the maximum. There should never be toys left in front of any home. If you have been assigned an RV parking space, it is your responsibility to keep it free of trash. If there are repairs that are needed at your home, please take care of them as needed. These would include replacing broken porch lights, missing or torn window screens, or replacing garage or front doors that are in disrepair.

If each of us—whether you are an owner or a renter— will make the commitment to keep our homes and common areas in good condition, our Tanglewood community will continue to be the desirable neighborhood that it has been for over 40 years. We appreciate your help!

### **Board of Directors**

#### **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

#### **Manager**

Office: 827-7131  
Home: 527-6928

#### **CTHOA Office Hours**

Mon: 9:00-Noon  
Tues: 2:00-5:00  
Wed: Closed  
Thur, Fri & Sat:  
2:00-5:00

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#### **So Cal Edison**

800-655-4555

#### **Water Company**

800-999-4033

#### **AT&T Telephone**

800-310-2355

#### **Consolidated Disposal**

800-299-4898

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

Trespassing

Food

Scuba gear

Climbing Fences

Glassware

Black swim fins

Diving into the pool

Loud radios

Surfboards

Diving from posts

Frisbees

Cut-offs of any kind

Horseplay

Balloons

Smoking

Pushing

Running and Boisterous or  
Obscene language

Animals

Excessive noise

Styrofoam objects

Metal cans or objects

Oil-based lotions

### **\*\*POOL NEWS\*\***

Autumn is slowly arriving and summer is becoming just a memory! Don't forget, the pool heaters will be turned off at the end of the month. All patio furniture will be stored away for the fall and winter.

### **\*\*2008 BUDGET\*\***

The Finance Committee, headed up by Bill Farrell, has completed the budget for 2008. The budget will be presented for the Board of Director's approval at the October 15<sup>th</sup> Homeowners Meeting. After final approval, each homeowner will receive a copy of the budget.

### **\*\*HOMEOWNERS MEETING\*\***

In case you have forgotten, the monthly Homeowner's Meeting is held on the 3<sup>rd</sup> Monday of each month in the Clubhouse. The meeting begins at 7:30 P.M. and usually lasts about 45 minutes. Be sure to attend these monthly meetings to voice your concerns, ask questions, and become better informed regarding issues that affect all of us.

**HOPE TO SEE YOU THERE!!!**

**HAVE A**



**SPOOK-TACULAR HALLOWEEN!!!**

TREASURER'S REPORT  
 OPERATING ACCOUNT  
 MONTH ENDING 8/31/07

CTHOA  
 OPERATING ACCOUNT EXPENSES  
 MONTH ENDING 8/31/2007

BANK STATEMENT BALANCE 8/31/07	72,495.01
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
<b>ADJUSTED BALANCE</b>	<b>72,495.01</b>
BEGINNING BALANCE PER G/L	90,909.39
DEPOSITS	<u>73,297.30</u>
TOTAL	
OTHER CHARGES	-15.00
INTEREST	158.57
RETURNED CHECKS	-880.00
BANK CHARGES	(57.40)
EXPENSES	<u>(90,917.85)</u>
<b>ENDING BALANCE PER G/L</b>	<b>72,495.01</b>

TREASURER'D REPORT  
 RESERVE ACCOUNT  
 MONTH ENDING 8/31/07

<b>MONEY MARKET</b>	
BEGINNING BALANCE PER G/L	241,835.74
TRANSFER FROM CHECKING	53,600.00
CHECKS OUTSTANDING	(4,231.36)
DEPOSIT	0.00
INTEREST	481.62
BANK CHARGES	(0.70)
NET REDEMPTION OF CD	(95,000.00)
EXPENSES	
<b>Sub-Total</b>	<b>196,685.30</b>
	=====
CERTIFICATES OF DEPOSIT (AT COST)	
BALANCE AT BEGINNING OF PERIOD	750,000.00
CD PURCHASES	95,000.00
REDEMPTIONS	0.00
<b>BALANCE AT END OF PERIOD</b>	<b>1,041,685.30</b>
	=====
<b>TOTAL REPLACEMENT FUND</b>	<b>1,041,685.30</b>

EXPENSES -

EXPENSES - Y-T-D

Sheeler Bros.	14,400.00
Income Tax	6,231.36
GM Roofing	119,740.00
Leahy's Pool Service	2,375.00
Statewide Coating	6,620.00
Franchise Tax Board	1,200.00
Slumpstone Wall	975.00
	<b>151,542.36</b>

	MONTH	ENDING	8/31/2007	ANNUAL BUDGET
<b>UTILITIES</b>				
Parkway Lighting	2,068		16,059	23,260
General Lighting	709		6,349	10,760
Irrigation Elect.	72		1,015	1,850
Water	4,688		24,452	45,500
Gas	281		3,727	5,950
Telephone	91		692	950
<b>REPAIRS &amp; MAINT.</b>				
Roof Repair	0		0	1,000
Pool Maintenance	1,012		4,950	8,500
Other Repairs	2,715		9,622	15,000
<b>LANDSCAPING</b>				
Tree Remove/Trim	0		0	12,000
Tree Replacement	0		0	1,200
Lawn Care Supplies	173		733	5,000
Plant Replacement	0		0	3,000
Seasonal Planting	0		13,435	8,790
<b>CONTRACT SERVICES</b>				
Gardener	11,768		94,140	141,210
Manager	2,700		21,600	32,400
Pool Cleaning	695		5,560	8,775
Clubhouse Cleaning	275		2,200	3,400
Roof Maint. Contract	0		0	4,000
Handyman	0		0	0
<b>ADMINISTRATION</b>				
Insurance	5,154		52,932	98,125
Supplies	21		3,816	3,200
Dues & Subscriptions	(290)		35	800
Orange County Permit	0		864	834
Taxes - Property	0		0	21
Taxes - Federal	0		0	0
Taxes - State	0		0	10
Bank Charges	72		897	1,475
Election Monitoring	0		1,071	1,800
Newsletter	128		1,048	1,500
Miscellaneous	0		974	400
Storage	0		336	625
<b>LEGAL &amp; CLERICAL</b>				
Board Secretary	75		550	900
Legal Fees	0		123	1,000
Accountant	528		4,215	6,000
Audit	0		805	800
Reserve Study	850		850	1,000
Computer Services	0		275	300
Bad Debts	0		0	500
<b>TOTAL EXPENSES</b>	<b>33,761</b>		<b>273,325</b>	<b>451,835</b>
<b>TO RESERVE ACCOUNT</b>	<b>26,800</b>		<b>214,400</b>	<b>321,600</b>
<b>TOTALS</b>	<b>60,561</b>		<b>487,725</b>	<b>773,435</b>