
www.cypresstanglewood.org

MANSARDS PROGRESS

By the end of October we will have completed 17 buildings, plus the clubhouse. There are 29 more buildings to go.

UPDATE:

We now have saved \$60,000 by purchasing the shingles and plywood in advance!

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.

POOL RULES

The pools will be heated through the month of October. Please be sure to review the Pool Rules on the 2nd page of this newsletter. THANKS!!

TREE TRIMMING AND RESEEDING

The following trees have been trimmed: pears, olives, sycamore, pine alber, ficus and tristania. One mock orange tree and stump was removed.

Total cost: \$9800.00.

We are now preparing the lawns for the winter season by thatching and reseeding.

ROOFS

Our yearly roof maintenance will begin soon. The roofers check the metal flashings, vent pipes, inspect for leaks, cracks and replace gravel as needed.

They also pick up after the cats as well.

**CYPRESS TANGLEWOOD
HOMEOWNERS MEETING**

OCTOBER 20, 2008
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. Pool Heaters
9. Homeowners booklet

New Business-

10. Pool Decking
11. Homeowners Concerns
12. Meeting Adjourned

HOPE TO SEE
YOU THERE—
OCTOBER
20TH!!!!!!!

**TREASURER'S REPORT
OPERATING ACCOUNT
MONTH ENDING 9/30/2008**

BANK BALANCE	86,438.59
DEPOSIT IN TRANSIT	00.00
OUTSTANDING CHECKS	00.00
ADJUSTED BALANCE	86,438.59

BEGINNING BAL.	55,225.29
DEPOSITS	59,415.00
TOTAL	114,640.29
ELECTRONIC TRANSERS-FTB	-2000.00
INTEREST	127.63
OTHER CHARGES	-61.25
TAXES-I.R.S.	.00
EXPENSES	(26,268.08)
ENDING BAL. PER G/L	86,438.59

**TREASURER'S REPORT
RESERVE ACCOUNT**

<u>MONEY MARKET</u>	
BEGINNING BALANCE	224,854.56
TRANS/CHECKING	27,850.00
CHECKS WRITTEN	0.00
OTHER CHARGES	0.00
INTEREST	9,780.38
BANK CHARGES	(0.35)
NET REDEMPTION CD	00.00
EXPENSES-TAX PYMENTS	(49,068.96)
SUB-TOTAL	213,415.63

CDs (AT COST)	
BALANCE-BEG. OF PERIOD	653,000.00
CDs PURCHASED	(96,000.00)
REDEMPTIONS	190,000.00
TOTAL REPLACEMENT FUND--	960,415.63

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 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*
Alcohol

TREASURER'S REPORT
 OPERATING ACCOUNT
 MONTH ENDING 9/30/2008

CTHOA
 OPERATING ACCOUNT EXPENSES
 MONTH ENDING 9/30/2008

BANK BALANCE 9/30/2008	86,438.59
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
ADJUSTED BALANCE	86,438.59
BEGINNING BALANCE PER G/L	55,225.29
DEPOSITS	<u>59,415.00</u>
TOTAL	114,640.29
ELECTRONIC TRANSFERS - FRANCHISE TAX BOARD	-2,000.00
INTEREST	127.63
OTHER CHARGES	-61.25
TAXES-I.R.S.	0.00
EXPENSES	<u>(26,268.08)</u>
ENDING BALANCE PER G/L	86,438.59

TREASURER'S REPORT
 RESERVE ACCOUNT
 MONTH ENDING 9/30/2008

<u>MONEY MARKET</u>	
BEGINNING BALANCE PER G/L	224,854.56
TRANSFER FROM CHECKING	27,850.00
CHECKS OUTSTANDING	0.00
DEPOSIT	0.00
INTEREST	9,780.38
BANK CHARGES	(0.35)
NET REDEMPTION OF CD	0.00
EXPENSES - TAX PAYMENTS(UNCLEARED)	(49,068.96)

Sub-Total **213,415.63**

CERTIFICATES OF DEPOSIT (A1 COST)	
BALANCE AT BEGINNING OF PERIOD	653,000.00
CD PURCHASES	(96,000.00)
REDEMPTIONS	190,000.00
TOTAL REPLACEMENT FUND	960,415.63

EXPENSE-SEPTEMBER	
GM ROOFING	\$49,068.96

<u>EXPENSES Y-T-D</u>	
FORD WHOLESALE CO.	\$246,741.36
GM ROOFING	197,672.40
TAXES - STATE OF CALIF.	500.00
LEAHY'S POOL SERVICE	2,521.00
PAUL ARENAS	3,840.00

UTILITIES	MO.	Y-T-D	ANNUAL BUDGET
Parkway Lighting	0	17,290	24,720
General Lighting	1,225	7,254	11,000
Irrigation Elect.	160	1,383	1,650
Water	0	26,777	48,000
Gas	88	2,783	6,500
Telephone	85	794	1,000
REPAIRS & MAINT.			
Pool Maintenance	1,151	8,076	8,500
Other Repairs	145	17,337	15,000
LANDSCAPING			
Tree Trimming	0	0	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	106,666	141,210
Manager	2,700	24,300	32,400
Pool Cleaning	695	6,343	8,500
Clubhouse Cleaning	779	3,049	3,500
Roof Maint. Contract	0	0	5,000
ADMINISTRATION			
Insurance	4,947	54,769	80,000
Supplies	584	3,279	3,500
Dues & Subscriptions	0	334	600
Orange County Permit	0	876	800
Taxes - Property	0	0	21
Taxes - Federal	0	0	0
Taxes - State	45	483	10
Bank Charges	61	1,039	1,475
Election Monitoring	0	1,801	2,400
Newsletter	217	1,133	1,600
Miscellaneous	0	0	500
Storage	270	651	625
Website	0	550	600
LEGAL & CLERICAL			
Board Secretary	75	600	900
Legal Fees	68	678	500
Accountant	0	5,593	7,500
Audit	925	925	800
Reserve Study	0	0	850
Computer Services	0	0	300
Bad Debts	0	3,580	500
TOTAL EXPENSES	25,987	303,916	441,161
TO RESERVE ACCOUNT	<u>27,850</u>	<u>250,650</u>	<u>321,600</u>
TOTALS	53,837	554,566	762,761