

www.cypresstanglewood.org

Mansard Project Update

The Mansard Project is progressing nicely. The roofers have only two more buildings on the north side of Larwin Ave. left to complete. After those are finished, they will move on to Elizabeth Court. The manager and Board of Directors have received many positive comments regarding this project.

Tree Trimming

It's that time of year again. Just wanted you to know that beginning within the next two weeks, the gardeners will be working on getting all of the trees in the complex trimmed.

Garage Sales

Please remember that if you are planning to have a garage sale, you **MUST** have a permit from the city of Cypress, and it must be displayed in plain sight on the day of the sale. Also, please do not allow your customers to park in the alley, as these parked cars block traffic in as our residents try to maneuver around them.. Thanks!

Trashcans

The manager has recently received some complaints from residents regarding trashcans that are being left out. Remember—your trashcans are not to be placed in the alley until **Wednesday evening** and must be returned to your garage by **Thursday evening**. The trash collectors will not empty "overloaded" trashcans. Also, our trash company will pick up large items for you, but you must call them first to arrange a pick up time. Large items should not be placed outside with your regular trashcans.

Junk, Junk, Junk

PLEASE do not leave unwanted items in the alleys. Discarded items such as furniture, old bikes, appliances, etc. are unsightly, and they attract 'junk collectors' and other people to our complex. One of the beauties of Tanglewood has always been the well-kept neighborhood. Let's all do our best to keep Tanglewood looking its best!

**CYPRESS TANGLEWOOD
HOMEOWNERS MEETING**

SEPTEMBER 15, 2008
7:30 p.m.

AGENDA

1. Welcome
2. Executive Session Report
3. Minutes
4. Treasurer's Report
5. Manager's Report
6. Committee Reports—
 - a. Architect Committee
 - b. Finance Committee

Old Business-

7. Mansards
8. 2009 Budget

New Business-

9. Pool Heaters
10. Shred It
11. Homeowners Concerns
12. Meeting Adjourned

**HOPE TO SEE
YOU THERE!!**

**TREASURER'S REPORT
OPERATING 8/31/08**

BANK BALANCE	55,225.29
DEPOSIT IN TRANSIT	00.00
OUTSTANDING CHECKS	00.00
ADJUSTED BALANCE	55,225.29

BEGINNING BAL.	60,756.71
DEPOSITS	62,396.67
TOTAL	123,153.38
RETURN DEPOSITS	-215.00
INTEREST	52.27
OTHER CHARGES	-41.30
TAXES-I.R.S.	.00
EXPENSES	(67,724.06)
ENDING BAL. PER G/L	55,225.29

**TREASURER'S REPORT
RESERVE ACCOUNT**

<u>MONEY MARKET</u>	
BEGINNING BALANCE	319,419.24
TRANS/CHECKING	27,850.00
CHECKS OUTSTANDING	00.00
INTEREST	258.77
BANK CHARGES	(1.05)
NET REDEMPTION CD	00.00
EXPENSES-TAX PYMENTS	(122,672.40)
SUB-TOTAL	224,854.56

CDs (AT COST)	
BALANCE-BEG. OF PERIOD	751,000.00
CDs PURCHASED	00.00
REDEMPTIONS	00.00
TOTAL REPLACEMENT FUND--	975,854.56

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: 627-6928

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*

TREASURER'S REPORT
 OPERATING ACCOUNT
 MONTH ENDING 8/31/2008

CTHOA
 OPERATING ACCOUNT EXPENSES
 MONTH ENDING 8/31/2008

BANK BALANCE 8/31/2008	55,225.29
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
ADJUSTED BALANCE	55,225.29
BEGINNING BALANCE PER G/L	60,756.71
DEPOSITS	<u>62,396.67</u>
TOTAL	123,153.38
RETURN DEPOSITS	-215.00
INTEREST	52.27
OTHER CHARGES	-41.30
TAXES-I.R.S.	0.00
EXPENSES	<u>(67,724.06)</u>
ENDING BALANCE PER G/L	55,225.29

TREASURER'S REPORT
 RESERVE ACCOUNT
 MONTH ENDING 8/31/2008

<u>MONEY MARKET</u>	
BEGINNING BALANCE PER G/L	319,419.24
TRANSFER FROM CHECKING	27,850.00
CHECKS OUTSTANDING	0.00
DEPOSIT	0.00
INTEREST	258.77
BANK CHARGES	(1.05)
NET REDEMPTION OF CD	0.00
EXPENSES - TAX PAYMENTS(UNCLEARED)	(122,672.40)

Sub-Total **224,854.56**

CERTIFICATES OF DEPOSIT (A1 COST)	
BALANCE AT BEGINNING OF PERIOD	751,000.00
CD PURCHASES	0.00
REDEMPTIONS	0.00
TOTAL REPLACEMENT FUND	975,854.56

EXPENSE-AUGUST
 GM ROOFING \$122,673.45

<u>EXPENSES Y-T-D</u>	
FORD WHOLESALE CO.	\$209,439.64
GM ROOFING	197,672.40
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	2,266	17,290	24,720
General Lighting	1,240	6,029	11,000
Irrigation Elect.	158	1,222	1,650
Water	9,945	26,777	6,500
Gas	291	2,695	48,000
Telephone	92	709	1,000
REPAIRS & MAINT.			
Pool Maintenance	1,344	6,926	8,500
Other Repairs	580	17,192	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	94,898	141,210
Manager	2,700	21,600	32,400
Pool Cleaning	695	5,648	8,500
Clubhouse Cleaning	0	2,269	3,500
Roof Maint. Contract	0	0	5,000
ADMINISTRATION			
Insurance	4,947	49,822	80,000
Supplies	38	2,715	3,500
Dues & Subscriptions	0	334	800
Orange County Permit	0	876	800
Taxes - Property	0	0	21
Taxes - Federal	0	0	0
Taxes - State	0	439	10
Bank Charges	190	978	1,475
Election Monitoring	0	1,801	2,400
Newsletter	143	916	1,600
Miscellaneous	0	0	500
Storage	45	381	625
Website	0	550	600
LEGAL & CLERICAL			
Board Secretary	75	525	900
Legal Fees	135	610	500
Accountant	1,108	5,593	7,500
Audit	0	0	800
Reserve Study	0	0	850
Computer Services	0	0	300
Bad Debts	3,580	3,580	500
TOTAL EXPENSES	41,340	277,950	441,161
TO RESERVE ACCOUNT	<u>27,850</u>	<u>27,850</u>	<u>321,600</u>
TOTALS	69,190	305,800	762,761