

TANGLEWOOD WEST HOA COMMUNITY NEWSLETTER DECEMBER 2023

4080 Larwin Ave. Cypress, CA 90630

www.tanglewoodwesthoa.com

Board of Directors

President:
Jeff Turkus

Vice President:
Jeff Baumgardner

Treasurer:
Kito Bastos

Landscape:
Jim Day

Architecture:
Andre Golebiowski

Recreation:
Tammy Metzger

BOARD

MEETINGS:

**Third Tuesday
of every month
at
7 PM
In the
clubhouse**

**Next meeting
Tuesday,
December 19**

President's Report

Please watch out for one another and report anything unusual that you see around our community.

Let's all work together to keep our Tanglewood West community looking good—please pick up any trash you might come across. Thank you,
Jeff Turkus

Treasurer's Report

TANGLEWOOD WEST HOMEOWNERS ASSOCIATION Financial Summary for the Month of October 2023

Assets - 10/01/23	\$ 699,921.83
Operating Income	21,690.00
Operating Expenditures	(19,424.80)
Reserve Income	15,123.41
Reserve Expense	(12,506.13)
Change in Current Month Liability	(9,050.34)
Assets - 10/31/23	<u>\$ 695,753.97</u>

Operating Expenses:	Annual Budget	Current Month	YTD
- Utilities	\$ 43,560.00	\$ 2,758.31	\$ 50,675.71
- Landscape Maintenance	158,160.00	12,411.76	125,707.14
- Pool	14,820.00	1,289.40	12,520.48
- Clubhouse/Kitchen	3,900.00	280.00	4,885.26
- Architecture	11,040.00	788.00	15,353.00
- Administration	64,398.00	1,897.33	63,556.29
TOTAL	<u>\$ 295,878.00</u>	<u>\$ 19,424.80</u>	<u>\$ 272,697.88</u>

Reserve Expenses:	Annual Budget	Current Month	YTD
- Concrete	\$ -	\$ -	\$ -
- Mansards	60,000.00	-	-
- Fences	-	-	-
- Clubhouse Remodel	15,000.00	12,506.13	48,626.42
TOTAL	<u>\$ 75,000.00</u>	<u>\$ 12,506.13</u>	<u>\$ 48,626.42</u>

Past Due Accounts	\$ 12,966.82
Pre-Paid Accounts	(8,622.00)
Net Receivable/(Prepaid)	<u>\$ 4,344.82</u>

Kito Bastos

News and Notes

If you have any concerns about your property, landscaping or something you have noticed within the community, please email or call the office and your concern will be addressed by a board member.

714-236-0133

tanglewoodwest@hotmail.com

Parking spaces in the community: There are several paid parking spaces within the community. If you are one of the homeowners paying for a parking space, be aware that you are responsible for keeping the space clean.

We will be sending out forms soon to update homeowner and renter contact information. Feel free to email the office with any updated information.

Vice President's Report

We will be holding board elections in early 2024. Keep an eye out for a mailing from "The Ballot Box," with more information and the application for anyone who would like to run for a board position. Volunteers are welcome. For more information or if you have any questions, feel free to contact the board by telephone or email.

We have not been notified of any additional thefts since the initial reports last month. It is recommended to continue to stay vigilant and report anything unusual to the Cypress Police Department (714-229-6600).

Jeff Baumgardner

Recreation News

Dear TWHOA neighbors,

The clubhouse is now available for reservations for no charge, if you tidy up so that it's clean for the next rental. We still require a \$200 deposit, which is returned when you return the clubhouse keys. We no longer require a \$60 Covid cleaning fee. The clubhouse is cleaned every Friday, which has worked well.

Also, the pool heater has been turned off for the winter, so it's only heated by the solar panels. The last time I checked the water temperature was only about 70 degrees, but the pool is still open for our TWHOA neighbors.

We need volunteers to help edit a pool policy manual, that's required by state law. I have a sample that we can update.

Consider helping out, if only for a few hours.

If you've been waiting for the assigned parking wait list to drop down before applying for one of our 17 spaces, then you may want to submit an application now because we're revisiting our rules. This will be discussed during our December 19th board meeting.

Warm regards, Tammy

News and Notes

Cypress Christmas Tree Recycling:

Valley Vista Services will pick up your Christmas Tree on our regular trash days between December 26 and January 6.

Remove all tree stands, lights, ornaments, tinsel, and garland; cut trees into lengths no longer than 6 feet. Flocked trees cannot be recycled.

Tanglewood West is a beautiful community.

Please help keep our community safe and beautiful by picking up any trash in your area and picking up toys and play equipment at the end of every day.

Thank you!



Architecture Report

We are doing a walk-through in the community and compiling a list of construction work that may need to be done. If you have noticed an external architectural item that needs repair, email or call the office.

Andre Golebiowski

Landscape Report

The Landscape Committee will have a meeting this month. If anyone is interested, please contact me through the Tanglewood HOA email. Date and time to be announced. We already have several people who have volunteered.

Jim Day

Are You Needing Some Repairs at Home?

If you are looking for a contractor for home repairs, these are vendors that have been used and approved by other TW neighbors:

Garage Doors:

Bob Brito Garage Door Repairman
714-904-2755

Handyman:

Tony Klein Handyman
www.KleinsHandyman.com
888-320-5558

Pest Control:

Oceanfront Pest Control
949-461-7981

www.oceanfrontpestcontrol.com

TW residents can receive a discount for services through Oceanfront Pest Control, the company the HOA uses for our pest control.

Call Oceanfront to schedule an appointment on one of their regularly scheduled days working here in the community to receive the discount.

(Please do not request services from the staff when they are working here.)