

TANGLEWOOD WEST HOA COMMUNITY NEWSLETTER NOVEMBER 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

Secretary:
Linda Wallace-Phelps

BOARD

MEETINGS:

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

**Next meeting
Tuesday,
November 21**

President's Report

Everything is going well with the new board working on necessary items for the community. Our new Spectrum phone and internet for the clubhouse is up and running. Please watch out for one another and report anything unusual that you see around our community.

Jeff Turkus

Treasurer's Report

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

Assets - 09/01/23	\$ 691,490.14
Operating Income	22,385.00
Operating Expenditures	(32,013.14)
Reserve Income	15,119.40
Reserve Expense	
Change in Current Month Liability	2,940.43
Assets - 09/30/23	\$ 699,921.83

Operating Expenses:	Annual Budget	Current Month	YTD
- Utilities	\$ 43,560.00	\$ 11,397.13	\$ 36,520.27
- Landscape Maintenance	158,160.00	13,047.14	100,248.24
- Pool	14,820.00	1,195.21	10,035.87
- Clubhouse/Kitchen	3,900.00	287.00	4,318.26
- Architecture	11,040.00	2,406.00	12,159.00
- Administration	64,398.00	3,680.66	57,978.30
TOTAL	\$ 295,878.00	\$ 32,013.14	\$ 221,259.94

Reserve Expenses:	Annual Budget	Current Month	YTD
- Concrete	\$ -	\$ -	\$ -
- Mansards	60,000.00	-	-
- Fences	-	-	-
- Clubhouse Remodel	15,000.00	-	36,120.29
TOTAL	\$ 75,000.00	\$ -	\$ 36,120.29

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

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

We will be holding board elections in January 2024. Please email the HOA or leave a note in the HOA mailbox if you are interested in running for a board position.

Applications for board positions can also be found on the HOA website.

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.

Landscape Report

The cypress trees were evaluated by the Mission arborist. The only concern was the buildup of debris by the base of the tree, which will be removed.

I am waiting on follow-up on the gopher issues on the north side.

The tree plan is under review, but not approved yet. We are at our budgeted limit for tree care at present.

There are several sprinkler issues waiting to be addressed.

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.)

News and Notes

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

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!

Tanglewood West Community News

- Recently, a TW family had their car stolen from their garage. The garage door had been open just about 10 minutes and during that time the car was stolen. Luckily, the car was recovered not long after. But, it is a reminder to all in the community to be sure your garage doors are closed unless you are out *in* the garage!
- Be aware, there have been coyote sightings in the neighborhood in the evenings and early mornings.

Cypress News

November 10:

Veterans Day Observance
(city closed, no street sweeping)

The city of Cypress is hosting a Bulky Item Clean Up Event. TW pick-up day will be Saturday, November 11. Bulky items (water heaters, mattresses, couches, washers/dryers, dressers, big electronics, carpeting, etc.) should be placed outside in your trash pick-up location by 6 AM on the 11th.

For more information, visit contact Valley Vista: customerservice@myvvs.com or call 800-442-6454.

November 23-24

Thanksgiving Holiday
City closed, no street sweeping
(Trash pick-up will be one day later)