

CHOA History - 40+ years

Original owners Gerry and Shirley Carstensen shared an article from *Home Builders Journal*, Sept. 1965, that enticed them to buy here. They also saved the original sales literature depicting the available models and floor plans.

Those were the days!

When the Carstensens purchased their townhome more than 40 years ago, monthly assessments were only **\$22.35**.

The Larwin Company began sales of Tanglewood Townhomes in January 1965. Homes were priced from \$16,500 to \$22,300.

Sales literature boasts of all-electric appliances, underground utilities, greenbelts, playgrounds, Junior Olympic swimming pools, separate wading pools, bathhouses, and clubhouses for social gatherings.

Another selling point was "silentwall" soundproofing -

five walls that insulated each unit from the adjoining unit.

Our CHOA was considered the first phase of Tanglewood Townhomes in a planned development of 1,600 units. Cypress Tanglewood HOA, Tanglewood West HOA, and Tanglewood North HOA, were built later (with garages).

Our CHOA is often referred to as Tanglewood, but it is not named as such in the original documents.

CHOA Committees & People

Become involved in CHOA. To volunteer, contact these people:

Architectural

Lee Robertson,
wwolfgang@ca.rr.com

Finance

Karen Hesky,
kshesky@aol.com

Environmental

Judith Fischer, fischer.judith@sbcglobal.net

Community Spirit

Chair needed!

Rules & Regulations

Betsy-Ann Toffler,
btoffler@aol.com

Graffiti Removal

Irene Terrebrood, 826-4110,
or Holly George, 236-9560.

Pools

Gerry Carstensen and Becky Fisher check water levels, safety ropes, lights and temperatures.

Clubhouse Manager

Dawn Masick, 484-7900

Bees & Wasps

Recently homeowners have reported bee/wasp activity in their roofs and vents. One unit had a huge beehive that was inside the roof, and the wood shakes had to be removed to get to the hive. CHOA covered the costs of the beehive removal and roof repair.

When you notice a hive forming or what looks like a daub of mud in a corner of your front porch, and you feel comfortable removing it yourself, please feel free to do so. If not, please call Tracie or Kathy at the management company, 826-9972, and the gardeners will take care of the removal. Thanks.

Treasurer's Report Karen Hesky

Well, this has been a very busy month. I would like to thank all the homeowners who contacted me regarding the large item pickups, because that spurred a month of communication which resulted in the negotiation of two free pickups per year for each resident. You must, however, contact our management company to make arrangements.

I have also been working on our new website. It has been a lot of work but I hope you will be as excited about it as we are!

The Board just received the reserve study for 2008 and that means it's budget time. I am now working on our budget for 2008, as well as projections for 2009 and 2010 so that by looking ahead we homeowners will not have too many surprises.

Unfortunately, we have no choice but to raise the dues for the coming year. I urge you to come to the next CHOA meeting, Thurs., Oct. 25, 7:15pm, Clubhouse #2, for a full discussion regarding the dues increase and the budget.

Cash on hand as of August 31st was \$217,565.



August 2007 Income Statement Year-to-Date

	8 Months	Budget	Variance
Income:			
Association Dues	403,646	420,000	(16,354)
Special Assessments	4,005	43,336	(39,331)
Service Charges	20	0	20
Late Charges	2,563	1,600	963
Interest	10,855	3,200	7,655
Pool Keys	<u>550</u>	<u>0</u>	<u>550</u>
Total Income Collected	421,639	468,136	(46,497)
Expenses:			
Cleaning	3,169	2,200	(969)
Clubhouse Cleaning	1,354	1,600	246
Gardening & Landscape	59,700	69,760	10,060
Insurance	136,666	137,152	486
Legal & Accounting	3,742	2,800	(942)
Licenses & Permits	1,475	1,000	(475)
Management Fees	22,000	22,400	400
Pest Control	410	1,600	1,190
Pool Maintenance	8,221	8,000	(221)
Postage	428	240	(188)
Prof. Services	180	0	(180)
Supplies	304	160	(144)
Taxes – IRS	2,800	0	(2,800)
Taxes – Franchise	1,410	0	(1,410)
Telephone	190	184	(6)
Repairs	39,834	33,600	(6,234)
Repairs–Painting & Décor	1,754	0	(1,754)
Electricity	19,331	16,000	(3,331)
Gas	1,506	2,800	1,294
Disposal	32,978	32,000	(978)
Water	31,838	24,800	(7,038)
Miscellaneous Expense	<u>450</u>	<u>800</u>	<u>350</u>
Total Operating Expense	<u>369,739</u>	<u>357,096</u>	<u>(12,643)</u>
Net Operating Income	51,901	111,040	(59,139)
Total Reserve Expenses			
Transfer to Reserve	187,417	60,000	(127,417)
	(135,516)	51,040	(186,556)