

Tanglewood West Homeowners Association

4080 Larwin Avenue, Cypress, CA 90630

Phone (714)236-0133

Email: tanglewoodwest@hotmail.com

December 2022

Dear Homeowner:

Pursuant to the requirements of the Tanglewood West Homeowners Association, Conditions, Covenants, and Restrictions, and the Davis Sterling Act, California Civil Code Section 1365, please find the enclosed documents:

1. Cover Letter
2. The Tanglewood West Homeowners Association 2023 Annual Operating Budget
3. Copy of the Tanglewood West Liability Insurance certificate
4. Architecture Report
5. Reserve Study

2023 Monthly Assessment and Planned Projects

The 2023 budget is based mostly on actual expenditures in 2022. Some budget items have been increase due to vendor increases. Homeowner monthly assessments will remain at \$280 per month beginning January 1, 2023.

Assessment books will be issued to every homeowner by request. If you would like an assessment book for your 2023 HOA fees, please request one in writing. Please include your name and the property address in your request. Written requests should be dropped in the drop box at the Clubhouse no later than December 15, 2022.

Tanglewood West Homeowners Association Documents

As a reminder, Tanglewood West Homeowners Association documents, including but not limited to, Minutes and Financial Summaries, can be viewed on our website: www.tanglewoodwesthoa.com for the current year. Most recent Minutes and Financial Summary are also posted to the bulletin board outside of the Clubhouse for in person viewing.

Should you have any questions regarding any of the above, please attend the next regular monthly board meeting. Meetings are held regularly on the 3rd Tuesday of each month at 7pm in the Tanglewood West Clubhouse, 4080 Larwin Avenue. Inquiries can also be made by phone, email, or in writing. Written inquiries should be mailed to or dropped in the clubhouse drop box.

Sincerely,

The Board of Directors
Tanglewood West Homeowners Association

Tanglewood West HOA
2023 Budget

	Proposed 2023/mo @280/mo	2023 YTD
Income		
510000 · Assessment income	35840.00	430080.00
530000 · Interest	25.00	300.00
535020 · Parking Fees	850.00	10200.00
540010 · Late fees		0.00
590000 · Reserve Funding		<u>-90000.00</u>
Total Income		<u>350580.00</u>
Gross Profit		350580.00
Expense		
610000 · Utilites		
610010 · Electricity	1725.00	20700.00
610010 · Gas	350.00	4200.00
610030 · Water	3250.00	39000.00
610040 · Telephone	140.00	<u>1680.00</u>
Total 610000 · Utilites		<u>65580.00</u>
620000 · Landscaping		
620010 · Landscape Contract	9377.00	112524.00
620020 · Landscape upgrades	670.00	8040.00
620030 · Tree trimming	850.00	10200.00
620040 · Landscape & Irrigation Repairs	1300.00	<u>15600.00</u>
Total 620000 · Landscaping		<u>146364.00</u>
630000 · Pool		
630010 · Pool Contract Services	600.00	7200.00
630020 · Pool Extras	425.00	<u>5100.00</u>
Total 630000 · Pool		<u>12300.00</u>
640000 · Clubhouse Expenses		
640010 · Clubhouse Contract Services	280.00	3360.00
640020 · Clubhouse supplies	100.00	<u>1200.00</u>
Total 640000 · Clubhouse Expenses		<u>4560.00</u>
650000 · Architecture		
650010 · General Repair & Maintenance	500.00	6000.00
650015 · Roof Repairs	100.00	1200.00
650025 · Pest Control	500.00	<u>6000.00</u>
Total 650000 · Architecture		<u>13200.00</u>
700000 · Administration		
700050 · Admin Expense	500.00	6000.00
720000 · Insurance	3250.00	39000.00
730010 · Accounting	1500.00	18000.00
730015 · Tax Preparation Fee	300.00	3600.00
730016 · Legal and Audit	500.00	6000.00
740000 · Income Taxes - Federal	70.00	840.00
742000 · Property Taxes	2.00	24.00
750030 · Office Supplies	50.00	600.00
770010 · Bank Charges	100.00	1200.00
770020 · Licenses & fees	115.00	<u>1380.00</u>
Total 700000 · Administration		<u>76644.00</u>
Total Expense		318648.00
Net income		31932.00
780000 · Reserve		
769000 · Concrete		0.00
771000 · Mansards		60000.00
766000 · Roofs		0.00
773000 · Clubhouse Remodel		<u>20000.00</u>
Total 780000 · Reserve		<u>80000.00</u>
590000 · Reserve Funding		90000.00
Income before reserve expense		31932.00
Reserve expense		-80000.00
Actual net income after reserve expense		<u>-48068.00</u>
(Decrease)/Increase to reserve		10000.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LaBarre/Oksnee Insurance 30 Enterprise, Suite 180 Aliso Viejo CA 92656	CONTACT NAME: PHONE (A/C No, Ext): 800-698-0711 FAX (A/C No): 949-588-1275 E-MAIL ADDRESS: proof@hoa-insurance.com
INSURER(S) AFFORDING COVERAGE	
INSURED TANGLEWES-01 Tanglewood West HOA C/O Board of Directors 4080 Larwin Ave. Cypress CA 90630	INSURER A : American Alternative Ins Co. NAIC # 19720 INSURER B : Fireman's Fund Insurance Co. 21873 INSURER C : PMA Insurance Group 12262 INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 1078330606 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		CAU509322-4	5/1/2022	5/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ Unlimited PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CAU509322-4	5/1/2022	5/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			USLD1482121U-11084-8	5/1/2022	5/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ PER STATUTE OTH-ER
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A C A	Property Crime/Fidelity Bond Directors & Officers	Y		CAU509322-4 412201107868BY CAU509322-4	5/1/2022 5/1/2022 5/1/2022	5/1/2023 5/1/2023 5/1/2023	\$10,000 Deductible \$40,523,875 \$5,000 Deductible \$850,000 \$0 Deductible \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 HOA consists of 128 units. Located in Cypress, CA 90630.
 Management Company is Additionally Insured on the General Liability, D&O Liability, and Fidelity Bond.
 See 2nd page of certificate of insurance for further coverage information.
 See Attached...

CERTIFICATE HOLDER Board of Directors 4080 Larwin Ave. Cypress CA 90630 USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ADDITIONAL REMARKS SCHEDULE

AGENCY LaBarre/Oksnee Insurance		NAMED INSURED Tanglewood West HOA C/O Board of Directors 4080 Larwin Ave. Cypress CA 90630	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Single Entity Coverage (Walls In, excluding Improvements and Betterments)

Coverage Includes:
 Special Form with 100% Guaranteed Replacement Cost
 Wind/Hail
 Equipment Breakdown
 Building Ordinance or Law A+B+C
 Inflation Guard and/or limits are reviewed yearly to ensure 100% Replacement Cost
 Severability of Interest / Separation of Insureds
 Computer Fraud & Funds Transfer Fraud
 Waiver of Rights of Recovery
 No Co-Insurance
 D&O Is a Claims-Made Policy

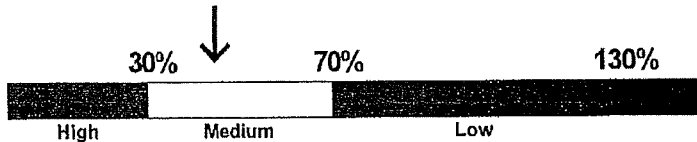
Executive Summary

Association: Tanglewood West Homeowner Assoc **Assoc. #: 18158-7**
Location: Cypress, CA **# of Units:128**
Report Period: January 1, 2019 through December 31, 2019

Findings/Recommendations as-of: January 1, 2019

Project Starting Reserve Balance	\$357,755
Current Full Funding Reserve Balance	\$786,064
Average Reserve Deficit (Surplus) Per Unit	\$3,346
Percent Funded	45.5%
Recommended 2019 "Monthly Full Funding Contributions"	\$15,700
Alternate minimum contributions to keep Reserve above \$0	\$13,900
Most Recent Reserve Contribution Rate	\$15,360

Reserves % Funded: 45.5%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
Annual Inflation Rate 3.00 %

This is an Update "With-Site-Visit" Reserve Study, and is based on a prior Report prepared by Association Reserves for your 2016 Fiscal Year. We performed the site inspection on 5/23/2018. This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen RS #68.

The Reserve Fund is between the 30% funded level and the 70% funded level at 45.5 % Funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$15,700.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$0. This figure for your association is \$13,900.

To receive a copy of the full Reserve Study, contact the Association.

Executive Summary

18158-7

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paved Surfaces			
103 Concrete Drive & Walks - Repair	1	0	\$10,950
Roof/Projects			
1300 Garage Roofs - Replace	25	16	\$400,000
1302 Residential Flat Roofs - Replace	25	21	\$698,000
1305 Mansard Roofs - Replace	30	19	\$472,000
Lighting & Electrical			
324 Lantern Lights - Replace	15	11	\$6,950
Fencing & Walls			
505 Pool Iron Fence - Replace	20	17	\$21,000
505 Wood Fence - Repair/Replace	1	0	\$12,450
Paint Projects			
1113 Metal Surfaces - Repaint	5	0	\$1,300
1114 South (Blue) Wood Surfaces - Paint	5	1	\$50,000
1115 South (Blue) Stucco - Repaint	10	1	\$50,000
1116 North (Brown) Wood Surfaces - Paint	5	3	\$65,000
1117 North (Brown) Stucco - Repaint	10	8	\$65,000
Clubhouse & Cabana			
303 HVAC Units - Replace	15	11	\$7,250
602 Linoleum Floor - Replace	20	2	\$3,550
603 Tile Shower - Replace	20	5	\$2,600
803 Water Heater - Replace	18	0	\$900
900 Clubhouse & Office - Refurbish	12	4	\$14,000
901 Appliances - Replace	24	14	\$2,950
904 Bar - Refurbish	25	4	\$4,200
904 Kitchen - Remodel	20	14	\$6,300
908 Window Treatments - Replace	20	14	\$2,750
909 Bathroom - Refurbish	20	14	\$9,050
Pool Area			
404 Patio Furniture - Replace	10	7	\$7,650
802 Solar System - Replace	20	0	\$9,050
1200 Pool Deck & Plumbing - Replace	25	0	\$100,000
1202 Pool - Resurface	10	0	\$17,000
1202 Wader - Resurface	10	3	\$6,000
1207 Pool Filter - Replace	12	0	\$1,600
1207 Wader Filter - Replace	12	0	\$1,150
1208 Wader Heater - Replace	8	0	\$3,300
1213 Pool Area Mastic - Replace	4	0	\$2,600
Grounds & Miscellaneous			
401 Address Markers - Replace	20	7	\$25,500
401 Address Signs - Replace	10	7	\$2,900
1003 Irrigation Controllers - Replace	12	11	\$5,700
1808 Trees - Trim	1	0	\$17,000

35 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

12/1/2022

Architectural Report

TABLE 2 ROOF AND MANSARD AGES

BLDG	ROOF		MANSARDS				COMP MATERIAL
	AGE	EXP LIFE	No Units	AGE	EXP LIFE	COMP MATERIAL	
1	14	25	6	14	30	COMP	4001 LARWIN AVE AND 10090 TO 10058 BLOOMFIELD AVE
2	13	25	6	13	30	COMP	10050 TO 10010 BLOOMFIELD AVE
3	8	25	6	20	30	COMP	4011 LARWIN AVE TO 4021 LARWIN AVE
4	10	25	5	10	30	COMP	4023 LARWIN AVE TO 4047 LARWIN AVE
5	10	25	8	10	30	COMP	4025 LARWIN AVE TO 4039 LARWIN AVE
6	8	25	5	17	30	COMP	4049 LARWIN AVE TO 4057 LARWIN AVE
7	9	25	8	23	30	COMP	4083 LARWIN AVE TO 4097 LARWIN AVE
8	14	25	8	10	30	COMP	4059 LARWIN AVE TO 4073 LARWIN AVE
9	11	25	8	10	30	COMP	4101 LARWIN AVE TO 4115 LARWIN AVE
10	15	25	4	15	30	COMP	4075 LARWIN AVE TO 4081 LARWIN AVE
11	8	25	4	15	30	COMP	4117 LARWIN AVE TO 4123 LARWIN AVE
12	8	25	8	8	30	COMP	4125 LARWIN AVE TO 4139 LARWIN AVE
13	7	15	4	18	30	COMP	10132 BLOOMFIELD AVE TO 10150 BLOOMFIELD AVE
14	7	15	5	9	30	COMP	10102 BLOOMFIELD AVE TO 10126 BLOOMFIELD AVE
15	7	25	5	20	30	COMP	4012 LARWIN AVE TO 4020 LARWIN AVE
16	12	25	8	18	30	COMP	4022 LARWIN AVE TO 4036 LARWIN AVE
17	12	25	4	17	30	COMP	4040 LARWIN AVE TO 4046 LARWIN AVE
18	12	25	3	18	30	COMP	4048 LARWIN AVE TO 4052 LARWIN AVE
19	8	15	6	27	15	WOOD	4054 LARWIN AVE TO 4064 LARWIN AVE
20	8	15	5	1	30	COMP	4110 ELIZABETH COURT TO 4118 ELIZABETH COURT
21	8	15	4	1	30	COMP	4102 ELIZABETH COURT TO 4108 ELIZABETH COURT
22	8	15	8	23	15	WOOD	4120 ELIZABETH COURT TO 4134 ELIZABETH COURT
CLUBHOUSE	MASTIC COATED	15		8	30	COMP	4080 LARWIN AVE