

*****MANDATORY ACTION REQUIRED*****

EXTERIOR GARAGE ELECTRICAL PANELS

If your garage exterior electrical panel is a Zinsco, Zinsco/Sylvania, GTE-Sylvania, Kearney, “Magnatrip,” or Challenger, Tanglewood North Homeowners Association requires you to replace it with an upgraded panel by **August 1, 2024**.

Most electricians and many building codes consider Zinsco electrical panels unsafe. These panels have an internal component made from an aluminum alloy prone to failure. The alloy oxidizes, causing the breaker to melt and fuse to the bus bar, which can lead to electrical fires.

The widespread use of Zinsco panels on the exterior garage units of our 72 buildings has made it impossible for us to obtain standard insurance coverage for the Association. Your immediate compliance is essential for the safety of your home, your neighbors, and our Association.

We have included a list to guide you through the replacement process and have secured bids with licensed electrical contractors for your convenience.

Please do not delay. Make immediate arrangements to replace your Zinsco, Zinsco/Sylvania, GTE-Sylvania, Kearney, “Magnatrip,” or Challenger exterior electrical panel today.

Tanglewood North Homeowners Association

STEPS TO REPLACE GARAGE EXTERIOR ELECTRICAL PANEL

1. **Select a licensed electrician OR, for your convenience, Tanglewood North has secured bids from licensed electrical contractors from which to choose.**
2. **Submit an Architectural Approval Form (AAF) to the HOA office.**
3. **Once the AAF is approved the Tanglewood Property Manager will advise Southern California Edison of your address and they will spot check your meter and unlock your exterior panel.**
4. **During this time your electrician will obtain the required permits from the City of Cypress.**
5. **Once your panel has been metered and unlocked by Edison and your electrician has obtained the permits from the City of Cypress, your electrician may proceed with the exterior panel replacement.**
6. **Once installation is complete, your electrician will schedule a final inspection by the City of Cypress.**
7. **Lastly, VERY IMPORTANT, notify the HOA office that your panel has been successfully replaced.**

If you have any questions, please contact us:

- Email : office@tnhoa.com
- Call or Text: (714)872-2570
- Call: (714)952-1267

Company Name, Contractor Name, License Number	Contact number	Exterior Panel, Brand 200amp	Exterior Stucco	Interior Sub Panel	Interior Drywall	Permits	Group Quote	TOTAL ESTIMATED FOR EXTERIOR AND INTERIOR PANELS	Notes
Aragon Electrical Contractors, Andrew Aragon, 651267	714-813-7578	\$3,300, SquareD, Eaton or Siemens	Included	\$800	Included	Included	\$3,200 group rate with a minimum of 10	\$4,000.00	
Baumel Brothers Electrical, Inc, Shane Baumel, 702780	562-481-5982	\$3,200, Siemens	\$250 Garner	\$1,400	NA	Included	3-8 Units Ext \$2900 / Int \$1100 if more than 8 units together extra discount	\$4,250.00	
Blue Watt Electrical, Brian Gapik, 1102461	714-981-1150	\$3,675, Siemens	Included	Included	Included	Included	Minimum 15 Units for \$3675 (includes everything)	\$3,675.00	Will only replace BOTH panels. Can add EV charge for \$375 and possible extra charge for a junction box if needed for \$200
Croff Electric, Jeremy Croff, 1044752	310-406-6909	\$3,300, Siemens	\$250 Garner	\$1,600	NA	Included	\$3,000 group rate for a minimum of 50 exterior panels with a down payment of \$500 per panel.	\$5,150.00	
Havican Custom Electric, Andrew Havican, 972297	714-209-3962	\$3,200, SquareD	Included	\$800	Included	Included	Minimum of 5	\$4,000.00	
Modern Electric Solutions, James Aragon, 1061435	714-488-7893	\$3,050-\$3,350 Siemens	\$250 Garner	\$1,200		\$700 per unit	N/A	\$5,500.00	
Montgomery Electric, Bob Montgomery, 617443	714-952-1332	\$3,092	Included	N/A	NA	Not Included	N/A		
Nextgenconstruction, 563410	562-431-5501	\$3,617	Included	\$1,900	Included	Included	Available	\$5,517.00	
Adam Garner	714-443-9383		\$250				Exterior stucco repair only, will do discount for units in same building/ close together		