



President's Message:

A SPECIAL PLACE TO LIVE

Preparing for 2025: A Reflection of 2024

It's almost time to begin developing the habit of writing the year 2025. By way of this message, I wanted to provide a snapshot of the 2024. It has been very full year for the Association and Board of Directors. Insurance coverage and multiple notices of non-renewal and cancellation, surplus insurance coverage, special assessments, Zinsco panel replacement, and rising costs dominated most of our meetings, a huge chunk of our resources and the majority of our time.

While the Board wrestled with securing insurance coverage from the surplus market, 403 homeowners were forced to replace their exterior outdated electrical panels. Both had to happen for our continued viability as an Association. Despite the complexity, we were all delighted when the project was completed three weeks ahead of schedule – an incredible milestone for our community!

That brief summary makes it all sound routine and simple, owners and those living in Tanglewood HOA know it was anything but. This success was only possible because of our community's collective effort. Thank you to everyone in our community who pulled together to save our Association. I often share our story with other HOA leaders, and they are amazed by what we've accomplished—many have not been as fortunate.

Looking ahead, rising insurance costs remain a challenge. To accommodate these increases while continuing with essential budgeted items such as painting, roofing, landscaping, and management expenses, we've had to implement a \$40 per month dues increase. While no one enjoys these increases, they are unavoidable to maintain our community.

In 2024, we also completed a long-overdue update to our Bylaws, bringing them into compliance with California civil code—a significant achievement after decades without revision.

In August, we lost beloved community and Board member Roberta O'Toole. Roberta, along with her husband Pat, served our community faithfully for many years. A memorial bench in her honor has been placed in the common area near their home. Please read the article in this newsletter about Roberta's memorial bench and take some time to drop by.

In November we conducted our Annual Meeting and election of board members. Your 2025 Board of Directors are: Loree Erpelding, President; Karen Somers, Vice President; Rose Bucklew, Secretary; Darlene Else, Treasurer; Bob Montgomery, Member at Large, Ana Spadijer, Member at Large, and Jean Redfearn, Member at Large. Speaking on behalf of the Board, we look forward to serving TNHOA this coming term and are ready to face whatever challenges the times may bring.

Thank you for an amazing year and for displaying the spirit of community that Tanglewood North HOA is known for.

May this season and the future 2025 be good to you all, and may you be well and thrive.

*Loree Erpelding, President
Tanglewood North HOA*

Roberta O'Toole Memorial Bench

In August, we lost a beloved community and board member, Roberta O'Toole.

Roberta had a remarkable way

of always thinking of others and putting their needs first. Whether it was collecting magazines for a homebound neighbor, cat sitting or dog walking, running errands, delivering Christmas cards and meals, or redistributing unneeded items to those less fortunate, Roberta's mind



was always at work and her heart always planning ways to help. She was the bridge that connected people and resources,

ensuring that something helpful here could benefit someone over there.

To honor Roberta's selfless dedication to the residents of Tanglewood North HOA, a memorial bench and plaque have been placed in the Avenida Sevilla greenbelt area.

The plaque inscription reads:

*In loving memory of
Roberta O'Toole.
A treasured member of our
Tanglewood North Homeowners Association.
Forever in our hearts.*



We invite you to stop by, take a rest, reflect, and remember our friend Roberta O'Toole, who with her sharp memory and quick wit, spend many hours and days remembering so many and in so doing, enriched the lives of those she touched.

Tanglewood North Parking

TANGLEWOOD NORTH TOPICS



Alley Parking

We have been receiving complaints from residents and owners regarding cars parked in alleys and behind garages, blocking access to those trying to park in their own garages.

All alley parking is regulated by the City of Cypress and parking anywhere in the alley is not permitted due to access requirements by the fire department. The alleys are considered fire lanes.

If you have an issue with anyone parking in an alley please contact the Cypress Police Department, non-emergency number at 714-229-6600.

Off- Street Parking

Tanglewood North HOA Rules regulate the off -street parking. Reprinted below please find Section 9 – Off-Street Parking Policy and Rules.

Regrettably, we have had to tow some vehicles in the recent months due to owner complaints and parking violations. Please be mindful of the rules. The parking spaces are for the enjoyment of all, and we hate to have any vehicles towed.

Section 9 – Off-Street Parking Policy And Rules

9.1 Within the TNHOA boundaries, a limited number of off-street parking spaces exist. It is the policy of TNHOA that all interested Owners, tenants or lessees shall have an equal opportunity to use the off-street parking on a first come first served basis.

9.2 Parking Rules.

9.2.1 All off-street parking spaces are for the exclusive use of current occupant Owners, tenants or lessees.

9.2.2 Owners who reside outside of TNHOA and rent or lease their units, relinquish their rights of usage of Common Area parking to their tenants (see Section 2.6 of the CC&Rs).

9.2.3 Use of the parking spaces is for temporary use only and shall be limited to one space per unit at a given time.

9.2.4 Each Lot is allowed to occupy a parking space for up to 72 hours and cannot reoccupy a parking space within 24 hours.

9.2.5 All city parking codes must be followed.



CA Civil Code 4041 -

Member Information Annual Request

Annually CA Civil Code 4041 requires each member of the Association to provide updated contact, and method of contact, information to the Homeowner Association. To assist in member compliance and for your convenience, a form has been supplied with this newsletter.

Please complete and follow instructions for its return.



Tanglewood North HOA Board of Directors and Committee members wish you and yours a wonderful "Holiday Season." Have fun, be safe and Enjoy your Holidays!



Tanglewood North HOA Directory December 2024

BOARD OF DIRECTORS

President Loree Erpelding
Vice President Karen Somers
Treasurer..... Darlene Elsa
Secretary Rose Bucklew
Member-at-large Bob Montgomery
Member-at-large Ana Spadijer
Member-at-large Jean Redfearn

MANAGEMENT

Office Management 714-952-1267
Adriana Dominguez 714-872-2570
TNHOA Website www.tnhoa.com
TNHOA Email office@tnhoa.com
Office Fax number 714-952-1229

TANGLEWOOD NORTH HOA

9672 Paseo de Oro
Cypress, CA 90630

OFFICE HOURS

Tuesday 9:00 a.m. - 12:00 noon
Wednesday 3:00 p.m. - 6:00 p.m.
Thursday 9:00 a.m. - 12:00 noon

MONTHLY BOARD MEETING:

January 21, 2025, 6:30 PM
Paseo de Oro Clubhouse

MONTHLY ASSESSMENTS

Monthly Assessment \$370.00
Late fee charge \$37.00
Questions, Murphy, Murphy & Murphy:
..... 562-594-6678

COMMUNITY HELP NUMBERS

Valley Vista Waste (714)380-5450
(2 free pickups a year)

IMPORTANT NUMBERS

Police (non-emergency) .. 714-229-6600
Emergency 911



Tanglewood North Homeowners Association

Website: www.tnhoa.com

Email: office@tnhoa.com

9672 Paseo de Oro, Cypress, CA 90630 – Office (714)952-1267 Fax (714)952-1229

TNHOA Unit Address: _____

Is your TNHOA Unit Owner Occupied? ☐ Yes, please complete sections (A) and (C)
☐ No, please complete sections (A), (B) and (C)

Section (A)

Legal owner information & preferred delivery method for receiving notices and documents from TNHOA

Owner's Name(s): _____

Other Occupants Names: _____

Pet(s): _____

Home Phone: _____ Cell Phone: _____

☐ Mailing Address: _____☐ Email Address: _____☐ Alternative or Secondary Mailing Address: _____☐ Alternative or Secondary Email Address: _____

Please mark from the above addresses your preferred delivery method for receiving notices and documents from TNHOA.

Owner's Legal Representative or other person who can be contacted in the event of the member's extended absence and/or emergency.

If applicable, please send to the office current proof of legal representation (POA, Trust or Conservatorship).

Name (s): _____ Mailing Address: _____

Email Address: _____ Phone Numbers: _____

Section (B)

Rental of Separate Interest (TNHOA UNIT) Information Verification

Owners are responsible for ensuring their tenants have copies of all governing documents of the Tanglewood North Homeowners Association and provide a copy of their current rental/lease contract to the association's office.

Tenant(s) or Lessee's Name(s): _____

List All Occupants Name(s): _____

Pet(s): _____

Home Phone: _____ Cell Phone: _____

Email Address: _____

Rental Property Management Company (If Applicable): _____

Contact Name: _____

Mailing Address: _____

Phone Number: _____ Email Address: _____

Section (C)

Opt Out of The Sharing Membership List

DO NOT SHARE MY INFORMATION WITH ANY OUTSIDE SOURCE REQUESTING IT.

Check Here ☐

Print Name: _____ Signature: _____