

Tanglewood North Topics



DECEMBER 2025

TNHOA

President's Message

With Gratitude: Celebrating Loree's Leadership

As Loree passes the baton, the Board and I would like to take a moment to express our sincere appreciation for her 13 years of dedication and service to our community. Throughout her time with TNHOA, Loree contributed in many capacities—Emergency Preparedness, the Architectural Committee, Vice President, and most notably, President. She consistently brought a warm smile, steady leadership, and a genuine commitment to the well-being of our community.

We extend our deepest thanks for her many years of hard work, guidance, and care. Her impact will be felt for years to come, and we wish her every success in the many endeavors she continues to pursue.

Goodbye feels far too final, and that is certainly not the case here. so instead, we'll simply say: *See you later, Loree!*

Karen Somers, President
Tanglewood North HOA



2025 Annual Election

This year's election format differed from years past. Due to the number of candidates equaling the number of open board seats and recent updates to the Association's election rules, the 2025 Board election was legally conducted by acclamation, eliminating the need for ballot counting.

Your new TNHOA Board members are as follows:

President	Karen Somers
Vice President	Ana Spadijer
Treasurer	Darelene Elsa
Secretary	Rose Bucklew
Member-at-Large	Bob Montgomery
Member-at-Large	Jean Redfearn
Member-at-Large	Julie Clemens



Annual Meeting President's Report:

Loree Erpelding opened the Annual Meeting with a reflection of the challenges our community has navigated in recent years:

- **2020:** Pandemic
- **2021:** Labor shortages
- **2022–2023:** Supply and material shortages, with costs increasing 15–17%
- **2024:** Significant insurance cost increases, transition to preferred/surplus markets, Zinsco panel replacements, and a special assessment
- **2025:** Widespread Southern California fires and a regional insurance crisis—during which TNHOA remained stable thanks to proactive planning

Loree then reviewed the major accomplishments completed in late 2024 and 2025, including:

- Updating decades-old Bylaws
- Amending election rules to permit elections by acclamation, generating meaningful cost savings
- Continuing roof replacement, painting projects, and regular Association operations

She shared a heartfelt thank-you note from homeowner, Betty Kurkjian, and offered closing remarks as she completes 13 years of service in our TNHOA community. She recalled Pat O'Toole's observation that HOA work often comes down to the three "P's- Pools, Parking, and People". Loree expressed her deep gratitude to past and current board members and to our Property Manager, Adriana, for their collaboration, support, and perseverance through both challenges and the bright moments of community service.

Roofing: Our focus this year was on improving roofs across the community. We successfully reroofed 8 buildings, completing all the “B” buildings without attics. This included residences and garages for Buildings 21, 60, and 6, residences for Building 39, and garages for Building 4. With these projects, we’ve now replaced 31% of all roofs. In addition, we performed preventive maintenance on 17 buildings (including residences and garages in Buildings 22, 32, 54, 29, 17, 36, 65, 72, and 6) to help extend their lifespan.

Leak repairs were also a priority: we addressed 8 leaks, successfully fixing 7. The remaining issue was related to a solar installation and was the homeowner’s responsibility. For comparison, we repaired 43 leaks in 2023 and 28 leaks in 2024. Thanks to our proactive maintenance and reroofing plan, the number of leaks has dropped significantly.

Pools & Clubhouses:

This year, we resolved a main drain issue at the Via Encinas pool and added eight new lounge chairs across our four pools. Orange County has approved the replastering and replumbing plans for Via Encinas, and we’ll soon meet with Alan Smith Pools to finalize timelines.

Annual Meeting Reports

Painting: Our Master Plan painting projects are progressing well! This year, we completed painting and repairs on buildings 55, 65, 71, and 72, along with patio areas for buildings 60, 51, 46, and 54. Major wood repairs were addressed, and touch-up painting was done at the Via Largo clubhouse.

Seven buildings (43–49 and 62) and patio areas for 53, 55, and 65 are still pending. Looking ahead, next year’s focus will include wood repairs at the Paseo de Oro clubhouse.



Architectural Committee:

This year, we reviewed 20 requests, including two for solar installations. Just a friendly reminder: If you’re planning to add solar panels, please get approval before starting your project. Our community has specific guidelines to keep everything looking great, so don’t rely solely on your solar company’s advice. Simply submit your plans to the Architectural Committee—we’re here to help make the process easy!

Re-landscaping

Effective October 1st, Total Landscape officially merged with Stay Green, our current landscape service provider. All existing service agreements and schedules will continue unchanged.

Maintaining our nearly 50 acres of landscaped property represents one of our largest operational expenses, averaging approximately \$400,000 per year. This includes care for more than 400 trees, over 400 planters, extensive grass areas, irrigation systems, and multiple walkways throughout the community.

Tree Management & Safety

While we value our mature trees and the beauty they provide, some have begun to pose safety concerns due to age (many are over 50 years old), proximity to buildings, and root systems impacting walkways and structures. In some locations, roots are already causing interior damage and potential trip hazards. We understand that the removal of trees can be disappointing, but safety and property protection are our priority. We also must maintain proper access to Golden State Water Company meters and main water lines in accordance with utility requirements.

Ongoing Landscape Improvement

In 2021, we began a phased re-landscaping plan based on irrigation clock zones. Rising costs have slowed long-term progress, however we continue to address key areas each year.

2025 Improvements Included:

- Re-landscaped around irrigation clock 1B and several smaller common areas
- Sprayed and reseeded grass to eliminate weeds
- Planted 10 new trees along Via Largo, Via Sonoma, and Paseo de Oro
- Removed trees posing risks:
 - 2 Liquid Ambers and 1 Sycamore planted too close to homes
 - 1 Pear tree leaning over a busy walkway
 - 15 Twisting Junipers with weak root systems and storm risk

Tanglewood North

Annual Meeting Reports

Topics





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 return to the office.

*Tanglewood North HOA Board of Directors and
Management wish you and yours a wonderful*

Holiday Season!



Tanglewood North HOA Directory

Board of Directors

President: Karen Somers

Vice President: Ana Spadijer

Treasurer: Darlene Elsa

Secretary: Rose Bucklew

Member-at-Large: Bob Montgomery

Member-at-Large: Jean Redfearn

Member-at-Large: Julie Clemens

Management

Adriana Dominguez – 714-872-2570

Office Management – 714-952-1267

Website: www.tnhoa.com

Email: office@tnhoa.com

Fax: 714-952-1229

TANGLEWOOD NORTH HOA

9672 Paseo de Oro
Cypress, CA 90630

Office hours:

Tuesday-10:00A.M.-1:00PM

Wednesday-2:00P.M.-5:00P.M.

Thursday-10:00A.M.-1:00PM

MONTHLY BOARD MEETING:

January 27, 2026, 6:30 PM
Paseo de Oro Clubhouse

MONTHLY ASSESSMENTS Monthly

Assessment \$390.00

Late fee charge \$39.00

Questions call Murphy, Murphy & Murphy

562-594-6678

COMMUNITY HELP NUMBERS

Valley Vista Waste (714)380-5450

(2 free pickups a year)

IMPORTANT NUMBERS Cypress PD

non-emergency 714-229-6600

Emergency 911