

TANGLEWOOD TIMES

MARCH

2024

HOMEOWNERS' MEETING TUESDAY

March 19, 2024

At the CLUBHOUSE

MANAGER
Glenn Wirchak
714-827-7131

BOARD OF **DIRECTORS**

President
Blaze Bhence

Vice President
Frederick Kim

Secretary
Ann Kinsey

Member-at-Large
Kelly Wirchak

Treasurer
Bill Bowers



AUTO CRASHES IN TO CTHOA BUILDING



On March 3rd 12 am a vehicle crashed into the corner of 4489 Larwin Avenue. There were no injuries reported with some damage to the corner of the building .

CTHOA has contacted the insurance company and will work with a contractor in the coming weeks to ensure the building is repaired. A big thanks to Cypress P.D. and the City inspector for their fast response.

Owner Information Forms

All **Home Owner Information Forms** should have been completed and returned to the Clubhouse or emailed to CTHOA4437@yahoo.com by March 15, 2024.

If you have not completed and returned the form to the manager please do so.

**HOMEOWNERS'
MEETING**

**Tuesday,
March 19, 2024**

AGENDA

- **Welcome
- **Minutes
- **Treasurer's Report
- **Manager's Report
- **Committee Reports
 - a. Architect
 - b. Finance

OLD BUSINESS

NEW BUSINESS

**HOMEOWNERS'
CONCERNS**

CLOSING

**HOPE TO
SEE
YOU
THERE!!!**



SPOTS AVAILABLE ON THE CTHOA BOARD

Every year CTHOA holds elections for the CTHOA board. We have two spots to fill and If you feel that you are ready to join the board, please email:

CTHOA4437@Yahoo.com



TRASH CAN PLACEMENT IN CTHOA



Recently we had an incident where Valley Vista punched a hole in a garage wall while collecting the trash. This was caused by the trash can being too close to the wall when placed out for pick-up.

Be sure to place your cans away from the wall at least 3 feet . This should help you avoid any claw to wall collisions on Trash Day!

Please find the very important [Holiday Schedule](#) for Valley Vista Services.

CTHOA LOOKS AHEAD

Here are a few things we are looking forward to.



Pool Resurfacing

The Pools at the Clubhouse are being resurfaced by Alan Smith Pools

Balcony Inspections

During 2024 CTHOA will be performing inspections on all balconies in the HOA.

Roof Inspections

CTHOA will be performing inspections of all roofs in the Association

Cypress Tanglewood Homeowners Association

Balance Sheet

February 29, 2024

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	82,013.18	
Assessments Receivable		(47,215.50)	
Total Operating Funds			\$ 34,797.68

Fixed Assets:

Playground Equipment		39,548.00	
Office Equipment		8,127.34	
Accumulated Depreciation		(5,229.00)	
Net Fixed Assets			42,446.34
Total Operating Fund			77,244.02

Replacement Fund:

Money Market - Merrill Lynch		908,096.52	
CD's - Merrill Lynch		966,000.00	
Total Replacement Fund			1,874,096.52

TOTAL ASSETS

\$ 1,951,340.54

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement		1,874,096.52	
Total Replacement			1,874,096.52

Operating:

Beginning of Year		120,886.49	
Current Year Increase/(Decrease)		(43,642.47)	
Total Operating Fund			77,244.02

TOTAL LIABILITIES & FUND BALANCES

\$ 1,951,340.54