

TANGLEWOOD TIMES

MAY

2024

HOMEOWNERS' MEETING TUESDAY

May 21, 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

MEET YOUR CTHOA BOARD OF DIRECTORS CANDIDATES

*The 2024 Cypress Tanglewood HOA Elections are rapidly approaching. With that in mind, below are two more candidate bios for **Blaze Bhence** current Board President and*

***Barbara Davis** former CTHOA Manager and Board member.*

*Candidates **Erik Hayhurst** and **Younger Lee** are on the next page for your consideration as well.*

*CTHOA Residents will have an opportunity to vote for the Candidates at the Homeowner's meeting on **July 16th at 7:30pm** in the **Clubhouse**.*



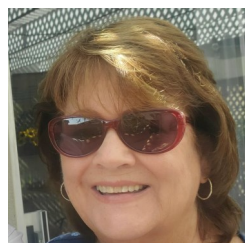
BLAZE BHENCE



As a Tanglewood resident for over 25 years, Blaze Bhence has served as a Tanglewood Board member as a Member at Large and as the Board President. Blaze has a wife and two grown daughters. He is a retired Reserve Lieutenant for the Orange County Sheriff's Dept., runs various Orange County community programs, is a past traffic commissioner for Cypress, a volunteer for the spcaLA Animal Shelter, and a mentor to pre-college athletes in the G.A.M.E. program.

Currently, Blaze serves on the CTHOA as President and on the Architecture Committee and is willing to serve once again on the Board of Directors to ensure that Tanglewood is as safe and appealing of a place anyone can live in.

BARBARA DAVIS



Our family purchased a home in the CTHOA in 1997. At that time, I was employed at an elementary school in Long Beach, where I taught elementary students for over 20 years. My husband and I raised our two sons in the CTHOA, both of whom purchased their first homes in the community. I have had the privilege of serving the CTHOA for several years, beginning in 2000.

During my years as a member of the Board of Directors, I have served in various positions including Board President, Vice-President, Secretary, and Member-at-Large. In 2013, I became the CTHOA Manager, and served in that position until April, 2023. I have always considered the Cypress Tanglewood Homeowners Association a very special place and would consider it an honor to serve our community once again.

HOMEOWNERS'
MEETING

Tuesday,
May 21, 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!!!



- Candidates Continued -

ERIK HAYHURST



I am Erik Hayhurst, I'm a local real estate broker and investor with over 10 years of experience. Prior to real estate I had experience in accountancy and technical program management, working with businesses of all size, from startup to enterprise. I have earned my Project Management Professional designation, the gold standard in my industry. Additionally, I have earned a Master of Business Administration (2022) and Bachelor of Business Administration with an emphasis in Accountancy (2014) from CSULB.

My background is rooted in real estate and combined with a plethora of business process/systems experience.

I am a Cypress native and purchased my home with my fiancé in 2022. We are honored to call Tanglewood our home. I'd like to join the board to support our lovely community and help keep us running smoothly.

YOUNGER LEE



I have been an owner in the Tanglewood community since 2019. I have had the privilege of serving on the Woodside Manor HOA board as member at large, treasurer, secretary, vice president, and president for 11 years owning at my previous residence in Redondo Beach from 2006-2017. Although the community was much smaller with only 17 units, I served faithfully to ensure that homeowners' concerns and needs were addressed, the HOA was run efficiently, and the community was well kept. I look forward to the opportunity of serving the Tanglewood community and thank you for your consideration

CTHOA LOOKS AHEAD

Here are a few things we are looking forward to.



Balcony Inspections

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

CTHOA Elections

July 16th at 7:30pm in the Clubhouse

Cypress Tanglewood Homeowners Association

Balance Sheet

April 30, 2024

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$ 155,837.90	
Assessments Receivable	(44,033.49)	
Total Operating Funds	<u>111,804.41</u>	\$ 111,804.41

Fixed Assets:

Playground Equipment	39,548.00	
Office Equipment	8,127.34	
Accumulated Depreciation	(5,229.00)	
Net Fixed Assets	<u>42,446.34</u>	
Total Operating Fund		<u>154,250.75</u>

Replacement Fund:

Money Market - Merrill Lynch	1,076,059.30	
CD's - Merrill Lynch	719,000.00	
Total Replacement Fund	<u>1,795,059.30</u>	

TOTAL ASSETS \$ 1,949,310.05

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement	<u>1,795,059.30</u>	
Total Replacement		1,795,059.30

Operating:

Beginning of Year	120,886.49	
Current Year Increase/(Decrease)	<u>33,364.26</u>	
Total Operating Fund		<u>154,250.75</u>

TOTAL LIABILITIES & FUND BALANCES \$ 1,949,310.05