

TANGLEWOOD TIMES

JUNE

2024

HOMEOWNERS'
MEETING
TUESDAY

June 18, 2024
7:30 pm

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



There have been a lot of questions regarding the timeline of the pool resurface project. I thought I should update you all here.

The Clubhouse pool is waiting for a pre-plaster inspection from the county. Alan Smith Pools has an appointment with the county on June 20th. After the inspection is passed, they will then get us in the cue for plastering the pools. Once plastered and the pool is filled the final inspection will take place.

There will be a start-up period after the pool is filled, where the pool is cleaned with brushes and the ph balance of the pool is established. This means we will need to stay out of the pools during this start-up period. At least 14 days beyond the day the pools have been filled.

Valley Vista Services: BULKY ITEM PICKUPS

1. Call to schedule at **(800) 442-6454** OR email your request to **vvsbulky@myvvs.com**
2. Provide your Name, Address, Phone Number and Account Number (person calling **MUST** be authorized on the account) i.e. homeowner, property management
3. Provide a description of what each item is AND the quantity of each item Please do not place items out for pickup **UNTIL** you've received Bulky Pickup confirmation either via email or through direct communication with one of our Customer Service Representatives.

Be on the lookout for the ballots from Accurate voting.

Each ballot package will include the following: 2 envelopes, Ballot, Candidate statements and the Meeting Notice, Be sure to complete your ballots return them quickly.

**HOMEOWNERS'
MEETING**

**Tuesday,
June 18, 2024
7:30 pm**

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!!!**



Upholding Neighborly Etiquette: A Reminder on Late-Night Car Work and Alley Parking

In every community, maintaining harmonious relationships with neighbors is paramount. Simple acts of courtesy, such as refraining from late-night car repairs and ensuring unobstructed alleyways, contribute significantly to fostering goodwill and mutual respect among residents.

Late-night car maintenance, while sometimes necessary, can inadvertently disrupt the peace and tranquility of the neighborhood. The whirring of engines and clanking of tools can disturb those trying to rest after a long day's work or disrupt the serene nighttime ambiance. Hence, it's crucial for individuals to be mindful of the time when engaging in such activities. Choosing reasonable hours for car repairs not only demonstrates consideration for others' well-being but also helps preserve the peaceful atmosphere of the community.

Additionally, parking in alleyways presents a multitude of issues that affect the entire neighborhood. Alleyways serve as vital thoroughfares for residents and emergency services alike. Blocking them with parked vehicles not only impedes the flow of traffic but also poses safety hazards in the event of an emergency. Fire trucks, ambulances, and other emergency vehicles rely on unobstructed access to navigate through these pathways swiftly. Thus, it's imperative for residents to refrain from parking in alleys to ensure the safety and convenience of all.

Moreover, it's essential to recognize that parking in alleyways is not just a matter of inconvenience but a legal offense that could result in the towing of the vehicle. Municipal regulations often prohibit parking in alleys for these very reasons, and disregarding these rules can lead to fines and towing expenses. By adhering to these regulations, residents not only avoid legal consequences but also contribute to the smooth functioning of the neighborhood.

In conclusion, being courteous to neighbors entails more than just exchanging pleasantries; it involves respecting their peace, safety, and convenience. By refraining from working on cars late at night and avoiding the obstruction of alleyways with parked vehicles, individuals uphold the principles of good neighborliness and contribute to the collective well-being of the community. Let us all commit to these simple yet impactful gestures, ensuring that our neighborhoods remain places of harmony, respect, and mutual consideration.

CTHOA LOOKS AHEAD

Here are a few things we are looking forward to.

Balcony Inspections

B.O.D Elections

Clubhouse Pool Resurface Project



Cypress Tanglewood Homeowners Association
Balance Sheet
May 31, 2024
(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	85,634.55	
Assessments Receivable		(39,325.49)	
Total Operating Funds	\$		46,309.06

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			88,755.40

Replacement Fund:

Money Market - Merrill Lynch		1,052,836.65	
CD's - Merrill Lynch		719,000.00	
Total Replacement Fund			1,771,836.65

TOTAL ASSETS	\$		1,860,592.05
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LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement		1,771,836.65	
Total Replacement			1,771,836.65

Operating:

Beginning of Year		122,449.31	
Current Year Increase/(Decrease)		(33,693.91)	
Total Operating Fund			88,755.40

TOTAL LIABILITIES & FUND BALANCES	\$		1,860,592.05
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