

TANGLEWOOD TIMES

JULY

2024

Elections to be held Tuesday July 16, 2024

HOMEOWNERS' MEETING TUESDAY

July 16, 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

We are pleased to announce the upcoming election for the CTHOA Board of Directors. The election will take place at our next community meeting, where ballots will be counted, and the new board members will be confirmed.

Candidates for the election include:

- Incumbent: Blaze Bhence
- Barbara Davis
- Younger Lee
- Erik Hayhurst

We encourage all homeowners to attend the meeting and participate in the voting process. Your involvement is crucial in shaping the future of our community.

Meeting Details: July 16, 2024 7:30PM at the Clubhouse

If you are unable to attend the meeting, please ensure your ballot is submitted according to the instructions provided in the election packet.

Clubhouse Pools



We are excited to inform you that the clubhouse pools have been plastered and are now filled with water. We are currently in the start-up phase to ensure the pools are safe and ready for use.

During this start-up period, the pools will undergo a thorough cleaning with brushes, and the pH balance of the water will be established. This process is crucial for maintaining the cleanliness and safety of the pools.

Please note that we will need to stay out of the pools during this start-up period. The pools will be off-limits for at least 14 days from the day they have been filled. We appreciate your understanding and cooperation during this time to ensure the best swimming experience for everyone.

**HOMEOWNERS'
MEETING**

**Tuesday,
July 16, 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!!!**



Cypress Tanglewood Homeowners Association (CTHOA) is introducing online HOA payments!

This new feature aims to provide a convenient and efficient way for you to manage your dues and fees.

Please note that this will be a slow roll-out to ensure everything operates smoothly and to address any issues that may arise. We appreciate your patience during this transition period.

If you like to pay your dues online, please feel free to email our Manager at cthoa4437@yahoo.com.

NON APPROVED ARCHITECTURAL CHANGES

We would like to remind everyone of the importance of maintaining consistency in architectural style within our community. To preserve the aesthetic and harmony of Cypress Tanglewood Homeowners Association (CTHOA), it is crucial that all architectural changes receive prior approval from the architectural committee.

Please avoid making any non-approved architectural changes to your property. Any modifications or additions that do not adhere to the established guidelines must be reviewed and approved before commencement. This ensures that our community remains visually cohesive and maintains its property values.

Failure to comply with these guidelines will result in a fine being levied. We appreciate your understanding and cooperation in maintaining the standards that make Cypress Tanglewood a beautiful place to live.

If you have any questions or need to submit an application for approval, please contact HOA office by phone or email. You can also go to <http://cypresstanglewood.org/forms/>

SB-326 Balcony Inspections

The Cypress Tanglewood Homeowners association (CTHOA) SB326 inspection will commence on Tuesday, July 30, 2024. The inspection is expected to take only one day to complete.

SB326 inspections are crucial for ensuring the safety and compliance of our community structures. We appreciate your cooperation and understanding during this time.

If you have any questions or concerns about the inspection process, please do not hesitate to contact the HOA office.

Cypress Tanglewood Homeowners Association

Balance Sheet

June 30, 2024

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	84,299.23	
Assessments Receivable		(30,938.49)	
Total Operating Funds			\$ 53,360.74

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			95,807.08

Replacement Fund:

Money Market - Merrill Lynch		1,076,616.32	
CD's - Merrill Lynch		719,000.00	
Total Replacement Fund			1,795,616.32

TOTAL ASSETS **\$ 1,891,423.40**

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement		1,795,616.32	
Total Replacement			1,795,616.32

Operating:

Beginning of Year		122,449.31	
Current Year Increase/(Decrease)		(26,642.23)	
Total Operating Fund			95,807.08

TOTAL LIABILITIES & FUND BALANCES **\$ 1,891,423.40**