

TANGLEWOOD TIMES

SEPTEMBER

2024

HOMEOWNERS'
MEETING
TUESDAY

September 17,
2024
7:30 pm

At the
CLUBHOUSE

MANAGER
Glenn Wirchak
714-827-7131

**BOARD OF
DIRECTORS**

Barbara Davis
President

Blaze Bhence
Vice President

Bill Bowers
Treasurer

Ann Kinsey
Secretary

Younger Lee
Member at Large

CTHOA to have opportunity to meet with Cypress City Council Candidates In Tanglewood!

Election time is here again Tanglewood will be hosting a couple of Meet and Greets in the month of September. You will have two opportunities to meet with candidates.

CTHOA CLUBHOUSE

Come down and meet **Glenn Button** (District 4) ask your questions and get to know **Glenn Button** and hear his vision for our city's future!

When: Tuesday, 9/24/24 at 7PM

Where: CTHOA Clubhouse, 4437 Larwin Avenue, Cypress CA 90630

BIG PARK - LARWIN AVENUE

Join the Candidates **Kyle Chang** (District 3) and **Blaze Bhence** (District 4), your city council candidates for Cypress. for a morning conversation. This is your chance to meet the candidates, ask questions, and hear their vision for our city's future. Whether you want to discuss public safety, housing, infrastructure, or local development, the candidates are here to listen!

When: Saturday, 9/28/2024 at 10am

Where: Big Park at 4251 Larwin Avenue, Cypress CA 90630

HOMEOWNERS'
MEETING

Tuesday,
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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!!!



HIT AND RUN ON DINA COURT

This month, the Cypress Tanglewood Homeowners Association (CTHOA) was informed of a hit-and-run incident that occurred within the community. The victim, whose parked truck was struck, captured the event on their dash cam, which recorded clear footage of the driver responsible. The video shows the driver stepping out of their vehicle, inspecting the damage, and then walking away without leaving a note or attempting to contact the owner of the damaged truck.

The Incident and Footage

According to the dash cam footage, the incident occurred during the evening when the driver collided with the victim's truck. After surveying the impact point, the driver simply walked back to their home without taking any further action. This left the truck owner to discover the damage later and report it to the Cypress Police Department and the CTHOA.

While accidents can and do happen, it's important to remember that, as neighbors, there is a shared responsibility to address these situations properly. Failing to leave a note or contact the vehicle owner not only breaks basic courtesies but could also have legal implications.

Community Responsibility

The hit-and-run incident has reignited conversations within the Cypress Tanglewood community about the importance of accountability and mutual respect. In a neighborhood like this, where families choose to live for reasons such as proximity to good schools and affordable housing, maintaining a sense of community trust is crucial.

As one former CTHOA board member stated, "We understand that accidents can occur, but it's important to remember that as neighbors, we have a certain responsibility to one another. Taking ownership of mistakes is what keeps our community strong."

PAY HOA DUES AND FEES ONLINE



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

If you would like to pay your dues online, Please email cthoa4437@yahoo.com with the Subject: PAY DUES ONLINE.

or if viewing in email or on the website simply click the link below.

cthoa4437@yahoo.com

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

ASSETS

Operating Fund:		
Checking - Merrill Lynch	\$ 131,089.47	
Assessments Receivable	(33,451.49)	
Total Operating Funds		\$ 97,637.98
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		140,084.32
Replacement Fund:		
Money Market - Merrill Lynch	1,106,475.34	
CD's - Merrill Lynch	719,000.00	
Total Replacement Fund		1,825,475.34
TOTAL ASSETS		\$ 1,965,559.66

LIABILITIES AND FUND BALANCES

Fund Balances:		
Replacement	1,825,475.34	
Total Replacement		1,825,475.34
Operating:		
Beginning of Year	122,449.31	
Current Year Increase/(Decrease)	17,635.01	
Total Operating Fund		140,084.32
TOTAL LIABILITIES & FUND BALANCES		\$ 1,965,559.66