

# TANGLEWOOD TIMES

OCTOBER

2024

## HOMEOWNERS' MEETING TUESDAY

November 19,  
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**



## Light Up Tanglewood

Mark your Calendars for December 1st to prepare YOUR home for our annual

**LIGHT UP TANGLEWOOD** contest!

Be sure to have your lights turned on, and decorations in place by 6:30 pm between the 16th and 18th of December. The judges will be walking through the neighborhood checking out all of the beautiful, colorful, festive decorations throughout Cypress Tanglewood!!

Prizes to be announced

The winning CTHOA residents will be notified and the addresses of the winners will be posted on the Clubhouse bulletin board.



## Pathlights Out?

Have you seen a light post in our community that is out?

You can report it to SCE directly by going to:

<https://www.sce.com/outage-center/report-street-light-outage>

You will need the following information to report the lamp that is out:

- Address of Lamp Post
- Cross Streets
- The SCE Pole number

**HOMEOWNERS'**  
**MEETING**

**Tuesday,**  
**November 19,**  
**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!!!**



**A Reminder About Fines and CTHOA Rule Violations**

In order to maintain the quality, safety, and appearance of our community, the CTHOA will be publishing a different section of the **Schedule of Fines for Rule Violations** each month. This effort is aimed at keeping you informed of community standards and ensuring clarity around what is permitted within the neighborhood.

Recently, we have noticed a consistent set of rule violations. We want to take this opportunity to remind everyone of these rules and ensure all residents are aware of the behaviors that can result in fines. Here are three more fines to avoid.

**Rental Restrictions**

1st offense \$1,000.00 2nd offense \$2,000.00 3rd offense \$3,000.00  
Refer to Homeowner/Resident Booklet, page 14  
(fine assessed monthly)

**Violation of CTHOA pool rules**

1st offense \$100.00\*\* 2nd offense \$200.00\*\* 3rd offense \$300.00\*\*  
Refer to Homeowner/Resident Booklet, page 10  
(may include loss of pool privileges)

**Unauthorized Architectural Changes**

1st offense \$250.00 2nd offense \$500.00 3rd offense \$1,000.00  
Refer to Homeowner/Resident Booklet, page 6  
(fine assessed monthly)

The full **Schedule of Fines** will be made available at the end of the series.

We appreciate your cooperation in following the rules to keep our community safe, clean, and enjoyable for everyone.

**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](mailto: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](mailto:cthoa4437@yahoo.com)

**Cypress Tanglewood Homeowners Association**

**Balance Sheet**

**October 31, 2024**

**(Modified Cash Basis)**

**ASSETS**

**Operating Fund:**

Checking - Merrill Lynch	\$	111,014.27	
Assessments Receivable		<u>(22,186.49)</u>	
Total Operating Funds			\$ 88,827.78

**Fixed Assets:**

Playground Equipment		39,548.00	
Office Equipment		8,127.34	
Accumulated Depreciation		<u>(5,229.00)</u>	
Net Fixed Assets			<u>42,446.34</u>
Total Operating Fund			<u>131,274.12</u>

**Replacement Fund:**

Money Market - Merrill Lynch		1,059,962.08	
CD's - Merrill Lynch		<u>719,000.00</u>	
Total Replacement Fund			<u>1,778,962.08</u>

**TOTAL ASSETS**

**\$ 1,910,236.20**

**LIABILITIES AND FUND BALANCES**

**Fund Balances:**

Replacement		<u>1,778,962.08</u>	
Total Replacement			1,778,962.08

**Operating:**

Beginning of Year		122,449.31	
Current Year Increase/(Decrease)		<u>8,824.81</u>	
Total Operating Fund			<u>131,274.12</u>

**TOTAL LIABILITIES & FUND BALANCES**

**\$ 1,910,236.20**