

# TANGLEWOOD TIMES

JANUARY

2025

**HOMEOWNERS'**  
**MEETING**  
**TUESDAY**

January 21, 2025  
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



## Dogs Off Leash

**Section 7.07 Sub-paragraph B. of the CTHOA CC&Rs State:**

*“Dogs shall only be allowed on the Common Area when they are leashed and otherwise under the supervision and restraint of their Owners.”*

It has come to our attention that there have been incidents of dogs being off-leash or slipping their leashes in the common areas. Unfortunately, this has led to situations where off-leash dogs have attacked other dogs that were properly leashed.

This behavior is unacceptable and poses a safety risk to all residents and their pets. Any resident observed with their dog off-leash in common areas will be subject to a fine.

We appreciate your cooperation in keeping our community safe for everyone.

Thank you,

**CTHOA**



## Architectural Changes

**Section 5.01. Approval of Improvements by Board or Architectural Committee.**

*“Before commencing construction or installation of any Improvement within the Properties, the Owner planning such Improvement must submit a written request for approval to the Board of Directors or its duly appointed’.*

Please be advised that **all architectural changes** to your property must receive prior approval from either the Architectural Committee or the Board of Directors.

This ensures that any modifications align with the community's guidelines and maintain the aesthetic and structural integrity of our neighborhood.

Thank you for your cooperation.

**CTHOA**

**HOMEOWNERS'  
MEETING**

**Tuesday,  
January 21, 2025  
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!!!**



# CTHOA Rule Violations

We have reached the conclusion of our review of the various fines that may be imposed when CTHOA rules are not followed. As promised, here is the complete list of fines, as outlined in the Homeowner's Booklet:

## Schedule of Fines

OFFENSE	1 <sup>ST</sup> FINE	2 <sup>ND</sup> FINE	3 <sup>RD</sup> FINE
Rental Restrictions	\$1,000	\$2,000	\$3,000
Pool Rules (including loss of pool privileges)	\$100	\$200	\$300
Unauthorized Architectural Changes	\$250	\$500	\$1,000
Parking in CTHOA Alleys	\$100	\$200	\$400
Parking in Reserved Space	\$100	\$200	\$300
Fire Rings/Tiki Torches	\$100	\$200	\$300
Pets—Leashes, Feces	\$100	\$200	\$400
Garbage, Storage	\$100	\$200	\$400
Noxious Behavior	\$100	\$200	\$500
Forms Not Returned	\$100	\$200	\$400
Keys Not Returned	\$100	\$200	\$400

We encourage all residents to familiarize themselves with these rules to maintain a safe and harmonious community. Thank you, CTHOA

## PAY HOA DUES AND FEES

### ONLINE



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.

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

**ASSETS**

<b>Operating Fund:</b>			
Checking - Merrill Lynch	\$	79,542.19	
Assessments Receivable		4,269.51	
Total Operating Funds			\$ 83,811.70
<b>Fixed Assets:</b>			
Playground Equipment		39,548.00	
Office Equipment		8,127.34	
Accumulated Depreciation		(5,229.00)	
Net Fixed Assets			42,446.34
Total Operating Fund			126,258.04
<b>Replacement Fund:</b>			
Money Market - Merrill Lynch		1,229,252.30	
CD's - Merrill Lynch		584,000.00	
Total Replacement Fund			1,813,252.30
<b>TOTAL ASSETS</b>			<b>\$ 1,939,510.34</b>

**LIABILITIES AND FUND BALANCES**

<b>Fund Balances:</b>			
Replacement		1,813,252.30	
Total Replacement			1,813,252.30
<b>Operating:</b>			
Beginning of Year		122,449.31	
Current Year Increase/(Decrease)		3,808.73	
Total Operating Fund			126,258.04
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>			<b>\$ 1,939,510.34</b>