

TANGLEWOOD TIMES

FEBRUARY

2025

HOMEOWNERS' MEETING TUESDAY

February 18, 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

SCE-Street light Outage

*It was suggested that CTHOA remind you that you too can report a
Pathlight that is either out or flickering to SCE directly by going to:*

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

Be sure to have the following information ready:

- (closest) Address of Lamp Post
- Cross Streets
- The SCE Pole number

Get the Newsletter in your Inbox!

Email CTHOA4437@Yahoo.com your Email Address and your Street
Address today to get the Tanglewood Times in your Email

Cabana Pool Resurfacing

The Cabana pool will be resurfaced this year By **Alan Smith Pools**.
They are currently at the phase of pulling permits with the county and
City of Cypress. Once they have permit approval they will advise on a
start date.

**HOMEOWNERS'
MEETING**

**Tuesday,
February 18, 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!!!**



Large Item Pick-Up

There have been questions regarding Large Item Pick-up.

It is important that the person trying to schedule the large item pickup is authorized. To gain authorization, you must provide proof of ownership of the unit within Cypress Tanglewood HOA via a tax bill or water bill for example.

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 company.**
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 Valley Vista Customer Service Representatives.

Please bear in mind you cannot place the items in the alley prior to sundown the evening before the large item pickup is scheduled to be picked up.

Be sure to label all items as Large Item Pickup.

PAY HOA DUES AND FEES ONLINE

PAY ONLINE



Would you like to pay your HOA 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
January 31, 2025
(Modified Cash Basis)

ASSETS

Operating Fund:		
Checking - Merrill Lynch	\$ 150,875.25	
Assessments Receivable	(53,983.99)	
Total Operating Funds		\$ 96,891.26
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		139,337.60
Replacement Fund:		
Money Market - Merrill Lynch	1,257,156.25	
CD's - Merrill Lynch	584,000.00	
Total Replacement Fund		1,841,156.25
TOTAL ASSETS		\$ 1,980,493.85

LIABILITIES AND FUND BALANCES

Fund Balances:		
Replacement	1,841,156.25	
Total Replacement		1,841,156.25
Operating:		
Beginning of Year	126,258.04	
Current Year Increase/(Decrease)	13,079.56	
Total Operating Fund		139,337.60
TOTAL LIABILITIES & FUND BALANCES		\$ 1,980,493.85