

TANGLEWOOD TIMES

MARCH

2025

HOMEOWNERS' MEETING TUESDAY

March 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

Owner Information Form

The annual homeowner information forms are attached to this newsletter. Please complete the form and return it to the Clubhouse mailbox by April 15th 2025. Alternately, you can find the form on the website under documents.

Please note that CTHOA is currently at 25% for rentals and we have 23 units on the Rental Waiting List. Unsanctioned rental of a unit will incur fines.

Rental Restrictions are as follows:

\$1,000.00 first month, \$2,000.00, second Month, \$3,000.00 third month (fine assessed monthly)

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

Alan Smith Pools will begin draining the Cabana Pool this coming week. They have obtained the permits to begin the pool resurfacing project. Keep it tuned here for further updates on the Cabana Pool.

HOMEOWNERS'
MEETING

Tuesday,
March 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!!!



Architectural Changes

Reminder

Homeowners are encouraged to enhance their units, as these improvements not only elevate the appearance of our buildings but also contribute to the overall value of the community.

To ensure architectural consistency throughout the neighborhood, homeowners must submit plans for any improvements that are visible from the outside or that affect the structural integrity of the building, including the roof, for board approval. To simplify the process, approval forms for various types of improvements are available for download on

<https://cypresstanglewood.org/forms/> page on the CTHOA website. Below are the improvements that require an application.

Applications must be received by the architecture committee by the second Tuesday of the month for consideration by the board at that month's meeting.

- Windows
- Front Doors
- Screen Doors (Front)
- Garage Doors
- Garage and House Fans
- Fences and Walls
- Patio Covers
- Retractable Patio Covers (Awnings)
- Rails & Ramps
- Satellite Dishes
- Skylights
- Solar Panels
- Water Softeners

PAY HOA DUES AND FEES 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

February 28, 2025

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	139,934.08	
Assessments Receivable		(55,461.48)	
Total Operating Funds			\$ 84,472.60

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			126,918.94

Replacement Fund:

Money Market - Merrill Lynch		1,270,002.17	
CD's - Merrill Lynch		584,000.00	
Total Replacement Fund			1,854,002.17

TOTAL ASSETS

\$ 1,980,921.11

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement		1,854,002.17	
Total Replacement			1,854,002.17

Operating:

Beginning of Year		126,258.04	
Current Year Increase/(Decrease)		660.90	
Total Operating Fund			126,918.94

TOTAL LIABILITIES & FUND BALANCES

\$ 1,980,921.11

Cypress Tanglewood Homeowners' Association
TENANT INFORMATION

Name: _____

Address: _____

E Mail Address: _____

Phone Numbers:

Home: _____ Work: _____ Cell: _____

Names of all Adults living in the home—Ages 18 and over

Names of all Minors living in the home—Under the age of 18

In case of an extreme emergency, who can we contact?

Name: _____ Phone #: _____

****PLEASE DROP COMPLETED FORM IN THE MAIL SLOT
AT THE CTHOA CLUBHOUSE, LOCATED AT
4437 LARWIN AVE.
THANK YOU**

Cypress Tanglewood Homeowners' Association

OWNER INFORMATION

Resident Owner Information

Name: _____

Address: _____

Alternate Address: _____

Email Address: _____

Phone Numbers:

Home: _____ Cell: _____ Work: _____

Names of all Adults living in the home—Ages 18 and over

Names of all Minors living in the home—Under the age of 18

In case of an extreme emergency who can we contact:

Name: _____ Phone #: _____

In case of your extended absence who can we contact:

Name: _____ Phone #: _____

Date: _____