

TANGLEWOOD TIMES

MAY

2025

HOMEOWNERS' MEETING TUESDAY

JUNE 17, 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

No Board Meetings this Month

Please note that there will be no Board or Homeowners meeting this month, as most of the Board members will be out of town and we will not have a quorum.

Rest assured, the Board will remain active and will be conducting business via email to address any issues that may arise during this time.

Thank you for your understanding.

Event-News Enterprise Newspapers Available

Event-News Enterprise newspapers are now available in front of the Clubhouse. Copies will be dropped off there periodically for your reading enjoyment.

Pool Updates

The Cabana Pool is currently undergoing repairs to its deck. This includes the installation of new depth marker tiles, patching of the deck surface, and repairs to the fencing along the outer perimeter of the pool.

Additionally, the existing pool drains have been reconfigured to meet current health and safety standards for public pools, as verified during the recent construction health inspection.

We are currently awaiting site-specific repairs to be completed before proceeding with the resurfacing of the Cabana pool.

The heaters for the **Clubhouse Pool** and **Wading Pool** will be turned on starting Memorial Day Weekend.

HOMEOWNERS' MEETING

**Tuesday,
JUNE 17, 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!!!**



Parking Spaces

The CTHOA provides **29 RV parking spaces** located throughout the complex. There is a \$25.00 monthly charge for these spaces. These spaces are governed by specific guidelines and are **primarily designated for recreational vehicles (RVs)**, such as boats, camping trailers, or jet skis. When available, a space may be assigned to a car or truck; however, **RVs will always be given priority.**

There is a **\$25.00 monthly charge** for these spaces

RV Parking Rules:

- **Eligibility Requirements:**
- Homeowners **must be current on their monthly assessments** to qualify for a space. Delinquent dues may result in the loss of an assigned parking space.
- Applicants must provide a **current DMV registration** and **proof of insurance** in the name of the resident.
- Residents must be able to **regularly park at least one vehicle in their garage.**
- **Usage & Restrictions:**
- Each space is assigned to a **specific vehicle only**. No other items may be stored in the space.
- **Only one space per household** is allowed.
- All vehicles must be **roadworthy** at all times.
- Vehicles with **expired or inoperable registrations** are not permitted.
- **Visitors are not allowed** to park in assigned spaces.
- Residents assigned a space are responsible for **keeping it clean and free of trash or debris.**
- **Structures around vehicles are prohibited.** However, a fitted car cover or tarp is permitted.
- Vehicles must be **moved on a regular basis**. These spaces are **not for permanent storage.**

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
April 30, 2025
(Modified Cash Basis)

ASSETS

Operating Fund:			
Checking - Merrill Lynch	\$	156,435.10	
Assessments Receivable		<u>(46,766.48)</u>	
Total Operating Funds			\$ 109,668.62
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			152,114.96
Replacement Fund:			
Money Market - Merrill Lynch		1,640,008.00	
CD's - Merrill Lynch		<u>137,000.00</u>	
Total Replacement Fund			<u>1,777,008.00</u>
TOTAL ASSETS			<u><u>\$ 1,929,122.96</u></u>

LIABILITIES AND FUND BALANCES

Fund Balances:			
Replacement		<u>1,777,008.00</u>	
Total Replacement			1,777,008.00
Operating:			
Beginning of Year		126,258.04	
Current Year Increase/(Decrease)		<u>25,856.92</u>	
Total Operating Fund			<u>152,114.96</u>
TOTAL LIABILITIES & FUND BALANCES			<u><u>\$ 1,929,122.96</u></u>