

TANGLEWOOD TIMES

AUGUST

2025

HOMEOWNERS' MEETING TUESDAY

AUGUST 19, 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

Elections coming in September

We are pleased to announce the upcoming election for the CTHOA Board of Directors. The election will take place in September, where ballots will be counted, and the new board members will be confirmed.

Candidates for the election include:

- Incumbent: Ann Kinsey
- Incumbent: Bill Bowers



We encourage all homeowners to attend the meeting and participate in the voting process. Your involvement is crucial in shaping the future of our community.

Meeting Details: September 30, 2025

If you are unable to attend the meeting, please ensure your ballot is submitted according to the instructions provided in the election packet.

Improper Trash & Item Storage

We've recently noticed that some residents have been placing trash, boxes, old furniture, and other unwanted items outside on the side of the garage across from the Clubhouse.

Please remember—this is **not allowed** under our community guidelines. All trash and discarded items must be placed in the proper bins for pickup or taken to an appropriate disposal facility. Leaving items outside creates an unsightly appearance and places the burden of removal on others.

Any future violations will result in a notice, and continued non-compliance will lead to fines as outlined in the HOA rules. Let's work together to keep our community clean and inviting for all residents.

OFFENSE	1ST FINE	2ND FINE	3RD FINE
Garbage, Storage	\$100	\$200	\$400

Let's work together to keep our community clean, attractive, and welcoming for everyone.

HOMEOWNERS' MEETING

Tuesday,
AUGUST 19, 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!!!**



Get Involved Join a CTHOA Committee

The Association is always looking for volunteers with fresh ideas! Serving on a committee is a great way to get involved, meet neighbors, and make a positive impact on our community. Only a small amount of time is needed, and your participation is truly valued.

If you're interested, please contact the Manager to learn more or to sign up.

Committee Opportunities:

- **Grounds Committee** – Oversees the playground areas throughout the complex. This group helps keep play areas safe and inviting, notifying the Board when repairs or updates are needed.
- **Architecture Committee** – Monitors the structure and maintenance of CTHOA buildings. Reviews and approves homeowner requests for exterior modifications.
- **Finance Committee** – Assists in developing the annual budget and keeps the community informed about association assets and expenses.
- Your time, ideas, and energy can help keep our community beautiful, functional, and thriving!

Be on the lookout for the ballots from Accurate voting.

Each ballot package will include the following: 2 envelopes, Ballot, Candidate statements and the Meeting Notice, Be sure to complete your ballots return them quickly.

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

PAY ONLINE



Cypress Tanglewood Homeowners Association

Balance Sheet

July 31, 2025

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	162,277.17	
Assessments Receivable		<u>(43,801.98)</u>	
Total Operating Funds			\$ 118,475.19

Fixed Assets:

Playground Equipment	39,548.00	
Office Equipment	8,127.34	
Accumulated Depreciation	<u>(5,229.00)</u>	
Net Fixed Assets		42,446.34
Total Operating Fund		<u>160,921.53</u>

Replacement Fund:

Money Market - Merrill Lynch	1,606,069.23	
CD's - Merrill Lynch	<u>137,000.00</u>	
Total Replacement Fund		<u>1,743,069.23</u>
TOTAL ASSETS		<u><u>\$ 1,903,990.76</u></u>

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement	<u>1,743,069.23</u>	
Total Replacement		1,743,069.23
Operating:		
Beginning of Year	126,233.04	
Current Year Increase/(Decrease)	<u>34,688.49</u>	
Total Operating Fund		<u>160,921.53</u>
TOTAL LIABILITIES & FUND BALANCES		<u><u>\$ 1,903,990.76</u></u>