

TANGLEWOOD TIMES

JULY

2025

HOMEOWNERS' MEETING TUESDAY

JULY 15, 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

Cabana Pool is Now Open!

We're happy to announce that the **Cabana Pool** has officially reopened for the season! Several major improvements have been completed to enhance both safety and enjoyment for our residents:

- Newly resurfaced pool
- Start-up and water balancing completed
- Brand new pool deck
- Updated depth markers
- Reinforced security fencing



We appreciate everyone's patience during the renovation process and invite you to stop by and enjoy the upgraded amenities. **Have a safe and relaxing swim!**

Home Rental Reminder

According to the CTHOA CC&Rs any person purchasing a home in Tanglewood is required to **occupy the property as their primary residence for a minimum of 24 months (2) years** before they are eligible to apply for rental approval.

Additionally, if the community has reached the **25% rental cap**, the homeowner will be placed on a **waiting list** and must wait for a spot to become available before renting out the property.

Please note: **Renting a property in violation of these rules—such as attempting to rent without meeting the occupancy requirement or without approval—will result in fines** assessed to the homeowner.

OFFENSE	1ST FINE	2ND FINE	3RD FINE
Rental Restrictions	\$1,000	\$2,000	\$3,000

HOMEOWNERS' MEETING

Tuesday,
JULY 15, 2025
7:30 pm

AGENDA

- **Welcome
- **Minutes
- **Treasurer's
Report
- **Manager's
Report
- **Committee
Reports
 - a. Architect
 - b. Finance

OLD BUSINESS

NEW BUSINESS

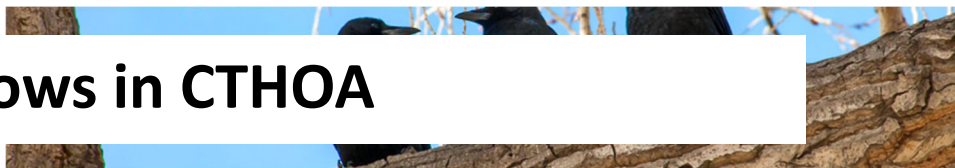
HOMEOWNERS' CONCERNS

CLOSING

**HOPE TO
SEE
YOU
THERE!!!**



Crows in CTHOA



You may have noticed the increased presence of Crows in our neighborhood. While there is nothing the HOA can do about the Crows as they are protected under the Migratory Bird Treaty Act however to address these issues humanely, consider the following:

Remove or secure food sources: Ensure trash bins are tightly sealed, avoid leaving pet food outdoors, and if composting food scraps, keep them securely contained.

Protect gardens with netting: Netting can prevent crows from accessing and damaging plants and crops.

Install bird deterrents: Reflective objects like old CDs or holographic tape, predator decoys (e.g., fake owls), or sound-based deterrents can help make areas less attractive to crows.

Discourage roosting: Trim tree branches near buildings, especially during nesting season (February-May in Southern California) to reduce potential nesting spots. Bird spikes or gels can also make surfaces uncomfortable for crows to perch.

Community-wide approach: Collaborate with neighbors to implement these strategies and make the entire area less inviting to crows.

Important Note: Crows are protected under the Migratory Bird Treaty Act, according to UNL Digital Commons. Therefore, any methods used to deter them should be humane and not cause them harm.

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
June 30, 2025
(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$ 159,048.00	
Assessments Receivable	<u>(43,034.48)</u>	
Total Operating Funds		\$ 116,013.52

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		158,459.86

Replacement Fund:

Money Market - Merrill Lynch	1,582,056.10	
CD's - Merrill Lynch	<u>137,000.00</u>	
Total Replacement Fund		<u>1,719,056.10</u>

TOTAL ASSETS		<u><u>\$ 1,877,515.96</u></u>
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LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement	<u>1,719,056.10</u>	
Total Replacement		1,719,056.10

Operating:

Beginning of Year	126,233.04	
Current Year Increase/(Decrease)	<u>32,226.82</u>	
Total Operating Fund		<u>158,459.86</u>

TOTAL LIABILITIES & FUND BALANCES		<u><u>\$ 1,877,515.96</u></u>
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