

TANGLEWOOD TIMES

OCTOBER

2025

HOMEOWNERS' MEETING TUESDAY

October 21, 2025
7:30 pm

At the
CLUBHOUSE

MANAGER
Glenn Wirchak

714-827-7131

CTHOA4437@yahoo.com

BOARD OF DIRECTORS

Barbara Davis
President

Blaze Bhence
Vice President

Bill Bowers
Treasurer

Ann Kinsey
Secretary

Younger Lee
Member at Large



Incumbents Re-Elected

Incumbent board members **Ann Kinsey** and **Bill Bowers** were re-elected on **October 14, 2025**, following a reconvened meeting held after the Association's initial election did not reach the required quorum.

In accordance with our governing rules, the reconvened meeting allowed the election to proceed with a reduced quorum, and both incumbents were confirmed to continue serving on the Board for another term.



Electrical Panel Upgrades

Several homeowners in **Cypress Tanglewood West** have been replacing their main electrical panels to meet their **Master Policy insurance requirements**. After reviewing this matter, it was confirmed that our Association, **Cypress Tanglewood Homeowners Association**, is equipped with **GTE panels**, which **do not require replacement**. The panels identified as needing replacement are **Zinsco, Zinsco/Sylvania, GTE-Sylvania, Kearney, "Magnatrip," and Challenger**. This information was obtained from the **Tanglewood North** notice distributed to their homeowners.

Please Note: Electrical contractors have recently been canvassing throughout the Tanglewood communities, often without understanding the boundaries between the different **Tanglewood Homeowners Associations**. As a result, some **Cypress Tanglewood** homeowners have been incorrectly approached about replacing their electrical panels. Please be aware that our Association's panels **do not require replacement**, and you should always verify any contractor's claims before agreeing to any work. **CTHOA Property Manager** has contacted the contractors and advised them to focus their efforts in **Tanglewood West**, where replacements may be needed.

HOMEOWNERS' MEETING

Tuesday,
October 21, 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!!!**



Drone Flying Over the CTHOA

In recent months, several residents have reported drones flying over homes, backyards, and community common areas. While drones can be a fun and innovative hobby, their use raises important privacy and safety concerns—especially in a residential neighborhood setting.

Homeowners have expressed discomfort about drones flying close to windows, pools, and private yards. Beyond privacy, low-flying drones can also pose risks to people, pets, and property if not operated responsibly.

At present, federal law (regulated by the FAA) allows drone use under certain conditions, but homeowners associations have limited authority to regulate airspace directly. However, the HOA Board is actively researching ways to address these concerns within our community. This includes exploring potential local ordinances, HOA rule amendments, and community education to help ensure drones are used safely and respectfully.

In the meantime, the Board asks all residents and visitors to exercise courtesy when operating drones near homes or common areas. Please respect your neighbors' privacy, avoid flying over private property without permission, and follow all FAA safety guidelines.

Roof replacement

Please be advised that roofing work will begin on **Monday, October 20th**, for the building that includes addresses **10001 through 10062 Delano Lane**. The project will involve **complete roof teardown and reroofing**.

During this period, residents should expect **construction noise, dust, and falling debris**. For your safety and to help protect personal property, please take the following precautions:

- **Keep pets indoors** during construction hours to prevent injury or distress.
- **Move outdoor furniture, plants, and personal belongings** away from walls or patios. Items left outside may be damaged by falling debris.
- **Keep windows and doors closed** to reduce dust and noise.
- **Use caution when entering or exiting your home**—contractors will be working overhead.

Do not park directly adjacent to the building if possible, as debris may fall during tear-off.

We appreciate your understanding and cooperation during this project. These repairs are necessary to maintain and protect the community's property values and safety.

Cypress Tanglewood Homeowners Association

Balance Sheet

September 30, 2025

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	160,473.65	
Assessments Receivable		(49,010.48)	
Total Operating Funds			\$ 111,463.17

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			153,909.51

Replacement Fund:

Money Market - Merrill Lynch		1,644,494.81	
CD's - Merrill Lynch		137,000.00	
Total Replacement Fund			1,781,494.81

TOTAL ASSETS			\$ 1,935,404.32
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LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement		1,781,494.81	
Total Replacement			1,781,494.81

Operating:

Beginning of Year		126,233.04	
Current Year Increase/(Decrease)		27,676.47	
Total Operating Fund			153,909.51

TOTAL LIABILITIES & FUND BALANCES			\$ 1,935,404.32
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