

TANGLEWOOD TIMES

SEPTEMBER

2025

HOMEOWNERS' MEETING TUESDAY

September 16,
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

Join us September 30th

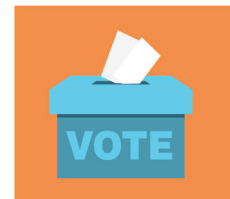
We encourage all homeowners to attend the meeting and participate in the voting process. Your involvement is crucial in shaping the future of our community.

Meeting Details: September 30, 2025 at 7:30pm

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

Candidates for the election are:

- Incumbent: Ann Kinsey
- Incumbent: Bill Bowers



Parking in the alleyways

As a reminder to all residents, proper parking is essential to keeping our community safe, accessible, and in compliance with city and fire codes. Unfortunately, we have continued to see violations, especially with vehicles being parked:

- **Behind garages in alleyways for extended periods of time**
- **In designated fire lanes**



These areas **must remain clear at all times** for emergency vehicles, safe traffic flow, and access for all residents. Parking in these locations not only inconveniences your neighbors, but it also creates a serious safety hazard.

Important Notice

Moving forward, if a vehicle is reported or observed in violation of these rules:

- The **local police department may be notified**
- Vehicles are subject to **ticketing and/or towing at the owner's expense**

Please be aware that the HOA is not responsible for any costs related to fines or towing.

We ask that all residents and their guests remain mindful of parking rules so that our community stays safe, orderly, and accessible for everyone. Your cooperation makes a difference.

HOMEOWNERS' MEETING

Tuesday,
September 16,
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!!!



Pool Heaters to be turned off 10/31/25

As we move into the fall season, we want to remind all residents that the **pool heaters will be turned off for the season on October 31st**. This is part of our regular seasonal maintenance schedule and helps us conserve energy and reduce unnecessary costs as temperatures begin to drop.

With the current warm weather still in our favor, now is the perfect time to take full advantage of the pool facilities! Whether you're swimming laps, relaxing poolside, or enjoying time with family and friends, we encourage you to soak up the sun while it lasts.

A Friendly Reminder About Pool Etiquette:

While you're enjoying the pool, we ask that you please be considerate of your neighbors and follow the **community pool rules**. This includes maintaining appropriate noise levels, cleaning up after yourself, and respecting the space and privacy of residents living adjacent to the pool. By doing so, we ensure that everyone has a pleasant and enjoyable experience.

Please remember that while the heaters will be off after October, the pool will remain open for use as long as conditions permit. We appreciate your understanding and cooperation as we prepare for the cooler months ahead.

If you have any questions or concerns, feel free to contact the HOA office.



Clubhouse Reminder

We would like to take a moment to remind everyone of an important policy regarding the use of our community **clubhouse**.

The clubhouse is a wonderful amenity available to all residents for **personal, private events**—such as birthday parties, baby showers, holiday gatherings, or other celebrations with family and friends.

However, **please note that the clubhouse may *not* be used for any for-profit, business-related, or commercial activities**. This includes (but is not limited to):

- Events where **tickets are sold or admission is charged**
- Workshops, classes, or seminars where **participants pay a fee**
- **Product demonstrations or sales parties** (e.g., cosmetics, kitchenware, or other direct sales)
- Any event intended to **generate profit or promote a business**

This policy is in place to ensure the clubhouse remains a space for community and personal enjoyment—not a commercial venue.

If you're unsure whether your event qualifies under these guidelines, please feel free to reach out to the HOA office or the clubhouse coordinator for clarification.

Thank you for your cooperation and for helping us keep the clubhouse a welcoming and enjoyable space for all residents.

Cypress Tanglewood Homeowners Association

Balance Sheet

August 31, 2025

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	158,374.83	
Assessments Receivable		(41,940.48)	
Total Operating Funds			\$ 116,434.35

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		158,880.69

Replacement Fund:

Money Market - Merrill Lynch	1,619,938.63	
CD's - Merrill Lynch	137,000.00	
Total Replacement Fund		1,756,938.63
TOTAL ASSETS		\$ 1,915,819.32

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement	1,756,938.63	
Total Replacement		1,756,938.63
Operating:		
Beginning of Year	126,183.04	
Current Year Increase/(Decrease)	32,697.65	
Total Operating Fund		158,880.69
TOTAL LIABILITIES & FUND BALANCES		\$ 1,915,819.32