

TANGLEWOOD TIMES

DECEMBER

2025

**NEXT
HOMEOWNERS'
MEETING
TUESDAY**

**January 20, 2026
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

Light Up Tanglewood

It was an amazing walk last night, December 16, 2025. The number of homes that participated was incredible! We saw dinosaurs, elves, snowmen of all kinds, a couple of beautiful nativities, and a true menagerie of holiday icons. We encourage everyone to take their own walk through our cheerfully lit neighborhood this holiday season.

A hearty thank you to Neil and Kylee Hansen for generously providing the prizes this year—your support made this fun little contest possible!

Thank you to everyone who decorated and helped make the evening so special for our community.

1st Place 4163 Elizabeth Court



2nd Place 4451 Larwin Ave

3rd Place 4370 Larwin Ave



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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!!!**



Pumpkins on your Porch?

Please have them removed and placed in your trash as soon as possible.

We understand that you may not have requested a pumpkin, or may not even be aware that one is on your porch.

However, it is important that all pumpkins be removed following the Halloween and Thanksgiving holidays.

Thank you for your cooperation,
CTHOA

REMINDER

Next meeting

January 20th 2026



PAY HOA DUES AND FEES ONLINE

Would you like to pay your HOA dues online?

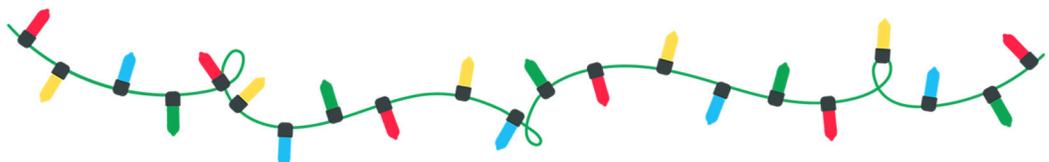
Please email cthoa4437@yahoo.com with the Subject:

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

November 30, 2025

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$	148,720.59	
Assessments Receivable		<u>(33,662.48)</u>	
Total Operating Funds	\$		115,058.11

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>157,504.45</u>

Replacement Fund:

Money Market - Merrill Lynch		1,627,093.46	
CD's - Merrill Lynch		<u>137,000.00</u>	
Total Replacement Fund			<u>1,764,093.46</u>

TOTAL ASSETS

\$ 1,921,597.91

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement		<u>1,764,093.46</u>	
Total Replacement			1,764,093.46

Operating:

Beginning of Year		126,233.04	
Current Year Increase/(Decrease)		<u>31,271.41</u>	
Total Operating Fund			<u>157,504.45</u>

TOTAL LIABILITIES & FUND BALANCES

\$ 1,921,597.91