

TANGLEWOOD TIMES

FEBRUARY

2026

HOMEOWNERS'
MEETING
TUESDAY

February 18, 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



Responsibilities: CTHOA vs. Homeowner

What are the responsibilities of the HOA and what are our responsibilities as homeowners? It can be confusing at times to know what the CTHOA portion is and what we are to do. To help provide clarity, below is a general outline regarding the division of duties within our community.

Association Responsibilities

- A. Painting of all exterior surface of units, garages, Cabana, and Clubhouse, which includes—but is not limited to—the following:
1. Wood trim
 2. Fencing surrounding pools
 3. Original front doors and original garage doors
 4. Stucco
 5. Clubhouse and attached restrooms
 6. Cabana and attached restrooms
- B. Maintenance of all roofs (homes, garages, Cabana, Clubhouse)
This does not include roof supports in the attics of the homes
- C. Maintenance of Mansards
- D. Plumbing, electrical, and general repair of the Clubhouse and the Cabana
- E. Maintenance and repair of all pools
- F. One half the cost of the materials for a wood or slumpstone fence that is adjacent to a Common Area
**The project must first be approved by the CTHOA Board of Directors
- G. Maintenance of sprinkler systems
- H. Landscaping—trees, shrubs, planters, grass, and walkways within the Common Areas
- I. Maintenance of fences, concrete, and signs in Assigned Parking spaces
- J. Issuance of Assigned Parking spaces

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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!!!



Responsibilities: (continued)

Homeowner's Responsibilities

Exterior front doors, patio door leading to garage, garage door, and all thresholds including the structural integrity and maintenance of each.

- **All front doors must be painted white.
- **This excludes original garage doors, which will be painted, but not maintained by the Association
- B. Exterior door knobs and hinges
- C. Doorbells, doorbell switches, and doorbell wiring
- D. Exterior glass surfaces and window screens
- E. Interior and exterior light fixtures, outlets, and associated wiring
- F. Interior and exterior hand rails
- G. Landscaping, ground surfaces, and garage/patio walls within the patio area of a home
- H. Patio covers within the private patio area.
 - **All patio covers must be approved by the CTHOA Board of Directors
- I. Individual fencing between patios.
 - **All fences between homes must be approved by the CTHOA Board of Directors
- J. Tiled bars within the patio area
- K. Plumbing—from the water meter to the home, and throughout the home
- L. Electrical wiring of a home
- M. Interior walls, ceilings, and moldings
- N. Wall studs
- O. Air conditioners, heaters, and all duct work
- P. Floors and floor coverings
- Q. Interior doors
- R. All electrical appliances
- S. Damage to the interior of a home from water of any source
- T. Pest control inside and outside of a home.
 - **This includes termites, bees, wasps, and other flying insects
- U. Attic vents
- V. Rain gutters

Clear understanding helps prevent delays in repairs, avoids misunderstandings, and ensures our neighborhood remains well maintained and enjoyable for everyone.

FINANCIALS NOT AVAILABLE AT THE TIME OF PRINTING