

TANGLEWOOD TIMES

APRIL

2026

HOMEOWNERS' MEETING TUESDAY

April 21, 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

CTHOA OWNER INFORMATION FORMS

The annual homeowner information forms are attached to this newsletter. Please complete the form and return it to the Clubhouse mailbox by June 15, 2026.

Alternately, you can find the form on the website under documents.

Please note that CTHOA is currently at 25% for rentals and we have 20 units on the Rental Waiting List. Unsanctioned rental of a unit will incur fines.

Rental Restrictions are as follows:

(fine assessed monthly)

\$1,000.00 first month, \$2,000.00, second month, \$3,000.00 third month.



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



**HOMEOWNERS'
MEETING**

**Tuesday,
April 21, 2026
7:30 pm**

AGENDA

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

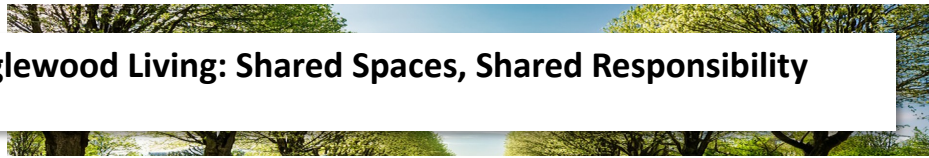
OLD BUSINESS

NEW BUSINESS

**HOMEOWNERS'
CONCERNS**

CLOSING

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



Tanglewood Living: Shared Spaces, Shared Responsibility

Living in a townhouse community like Tanglewood comes with many benefits that single-family homeowners may not experience. One of the most important is what our By-Laws refer to as “**quiet enjoyment**”, the right for every resident to peacefully enjoy their home.

The Board of Directors and the CTHOA Manager are committed to upholding the CC&Rs and By-Laws that protect the quality of life in our community.

At the same time, townhouse living comes with shared responsibilities. With common walls and shared spaces, it's important that all residents remain mindful of their neighbors. This includes being considerate when it comes to noise levels, pets, and use of community areas. Additionally, exterior elements of our homes, such as paint colors, must remain consistent to maintain the community's overall appearance.

To help ensure a safe and enjoyable environment for everyone, please review and follow these important community guidelines:

Community Guidelines

- **Leash Laws:** Dogs must always be on a leash and under the control of a responsible person. When walking your dog, please carry a bag and promptly clean up after your pet.
- **Outdoor Activities:** Outdoor games are welcome in the **Big Park only**. Common Areas are not designated for play. Organized sports practices (e.g., AYSO, Little League, Pop Warner) are not permitted in any Common Areas.
- **Private Gatherings:** Private events and gatherings are not allowed in Common Areas.
- **Tree Safety:** Climbing trees within Tanglewood is not permitted.
- **Bounce Houses & Jumpers:** These are not allowed anywhere in the community.
- **Basketball Hoops:** Hoops may not be stored in the alleys. After use, they must be returned to your garage.
- **Motorized & Recreational Devices:** Electric or motorized scooters, skateboards, and go-carts are strictly prohibited. Ramps and jumps are also not allowed anywhere in Tanglewood. No “board flipping”
- **Helmet Safety:** Per California State Law, all children riding bikes, scooters, skateboards, or skates must wear a helmet at all times.
- **Alley Use:** Riding bikes or toys and playing in the alleys is not permitted.

Enforcement & Fines

To maintain the standards of our community, violations of the CC&Rs and By-Laws by homeowners, tenants, or guests may result in fines. The Board of Directors may assess penalties ranging from **\$50 up to \$1,000 per violation**, starting with the first offense.

In addition, any damage caused by a resident or their guest will be the financial responsibility of the homeowner. All charges will be applied in accordance with the governing documents.

Working Together

By respecting these guidelines, we help preserve the beauty, safety, and peaceful atmosphere that make Tanglewood a great place to live. Thank you for doing your part to be a considerate neighbor and valued member of our community!

Cypress Tanglewood Homeowners Association
Balance Sheet
March 31, 2026
(Modified Cash Basis)

ASSETS

Operating Fund:		
Checking - Merrill Lynch	\$ 134,130.01	
Assessments Receivable	(68,762.98)	
Total Operating Funds		\$ 65,367.03
Other Current Assets:		
Undeposited Funds	\$ -	
		\$ -
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		107,813.37
Replacement Fund:		
Money Market - Merrill Lynch	1,696,172.09	
CD's - Merrill Lynch	137,000.00	
Total Replacement Fund		1,833,172.09
TOTAL ASSETS		\$ 1,940,985.46

LIABILITIES AND FUND BALANCES

Fund Balances:		
Replacement	1,786,842.09	
Total Replacement		1,786,842.09
Operating:		
Beginning of Year	156,031.35	
Current Year Increase/(Decrease)	(1,887.98)	
Total Operating Fund		154,143.37
TOTAL LIABILITIES & FUND BALANCES		\$ 1,940,985.46