

TANGLEWOOD TIMES

JUNE

2026

HOMEOWNERS'
MEETING
TUESDAY

JUNE 16, 2026
7:30pm

At the
CLUBHOUSE

MANAGER
Glenn Wirchak
714-827-7131

BOARD OF
DIRECTORS

President
Barbara Davis

Vice President
Blaze Bhence

Treasurer
Bill Bowers

Secretary
Ann Kinsey

Member-at-Large
Younger Lee

2026 CTHOA Elections



The 2026 Board Elections are approaching. There are two (2) open positions on the CTHOA Board. The following candidates have submitted their names for consideration and are listed in alphabetical order. Homeowners are encouraged to review each candidate's statement before casting their vote.

Andreas Grothus

I have been an owner in Tanglewood since 1988. My wife Silvina joined me here after our marriage in 2004, and three children joined us in 2005, 2008, and 2010. We have seen Tanglewood slowly evolve during that time, and I was privileged to be part of the Board during some important years in the past.

I have worked as an engineer in aerospace since college and earned a JD afterwards. I am slowly easing into retirement now by reducing my work schedule at Northrop Grumman slightly, all while ramping up my involvement at our local parish.

I love flying and learned entry-level aerobatics some years getting my pilot's license. With the children coming around I hung up my wings but am now considering taking them up again. In the summer I enjoy camping, sailing, water skiing, and the clubhouse pool.

Turn page over to read Neil Hansen's Bio!

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AGENDA

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

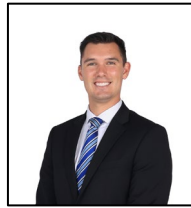
OLD BUSINESS

NEW BUSINESS

HOMEOWNERS'
CONCERNS

CLOSING

HOPE TO SEE
YOU THERE!!!



Neil Hansen

Hi, my name is Neil Hansen. I'm a Southern California real estate agent with Team Chamberlain Realty Executives and a passionate community member who brings a mix of financial expertise, construction knowledge, and hands-on leadership to everything I do. Before real estate, I worked for UBS Financial Services conducting compliance audits and risk analysis, experience that helps me make sound, responsible decisions. I've personally overseen major renovation projects and know how to protect property values and catch issues before they become costly. I'm an Eagle Scout and Oregon State University alumni, and I currently serve as Chairman of the Board of Advisors for my fraternity chapter, where I mentor students and guide organizational decisions. I'm known for staying calm under pressure, communicating clearly, and sweating the details, and I'm ready to bring that same dedication and accountability to the community I call home.

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



Cypress Tanglewood Homeowners Association

Balance Sheet

May 31, 2026

(Modified Cash Basis)

ASSETS

Operating Fund:

Checking - Merrill Lynch	\$ 164,553.70	
Assessments Receivable	(59,277.12)	
Total Operating Funds	<u>105,276.58</u>	\$ 105,276.58

Other Current Assets:

Undeposited Funds	\$ -	
	<u>-</u>	\$ -

Fixed Assets:

Playground Equipment	39,548.00	
Office Equipment	8,127.34	
Accumulated Depreciation	(5,229.00)	
Net Fixed Assets	<u>42,446.34</u>	42,446.34
Total Operating Fund		<u>147,722.92</u>

Replacement Fund:

Money Market - Merrill Lynch	1,779,446.22	
CD's - Merrill Lynch	-	
Total Replacement Fund	<u>1,779,446.22</u>	1,779,446.22

TOTAL ASSETS \$ 1,927,169.14

LIABILITIES AND FUND BALANCES

Fund Balances:

Replacement	<u>1,779,446.22</u>	
Total Replacement		1,779,446.22

Operating:

Beginning of Year	156,031.35	
Current Year Increase/(Decrease)	(8,308.43)	
Total Operating Fund	<u>147,722.92</u>	147,722.92

TOTAL LIABILITIES & FUND BALANCES \$ 1,927,169.14