



April 21, 2025

www.tanglewood2.com

April Newsletter

Purpose: The purpose of the Monthly Newsletter is to keep all Community Members, owners and renters, up to date on what's going on in Tanglewood II.

The HOA Board meets once per month and makes decisions which affect all of us. The Board makes decisions based on the information they have and input from community members. These decisions concern insurance, maintenance, vendor contracts, HOA fees, future projects, etc. and affect us all. It is very important that community members voice their thoughts and ideas to The Board before decisions are made. Board meetings are available for all community members to attend either remotely or in person. The time and location of the meetings are listed on the community website.

The HOA Board is comprised of volunteers. Currently, they are short 3 members. Anyone who so desires should seek to be a Board member.

We all live together in Tanglewood II. We are all responsible for what happens. Our individual actions can have an impact on the other 80 residents. We must work together to keep our community safe, clean and, healthy.

Sewer Inspection Results: The yearly sewer inspection is complete. 33 units were inspected along with 3 mains. Significant root issues were found in the laterals for 4 units. These roots were removed and the owners notified that they should use a root killing chemical routinely. The inspection team and The Board would like to thank everyone for their help and support for this inspection.

Termite Inspection Results: The yearly termite inspection is complete and there were no signs of termites in any units inspected. The downside is that 15 units failed to get the inspection performed. This is unacceptable. Termites can and have affected neighboring units. It is the responsibility of all homeowners to get the inspection done. The Board would like to thank all those residents who had the inspection for their support.

HOA Insurance Cost: The annual cost of the HOA insurance policy is climbing rapidly. This year we will pay \$52k which is roughly \$642/unit. One estimate we received was \$80k which approaches \$1000/unit. It is essential that ALL community members take care of their property through preventative maintenance. Any unexpected damage can be costly, not only for the repair but future insurance rates. Any claims will increase our premiums and thus increase our HOA dues.

Landscaping: Landscaping service is one of the most expensive costs for our community. The more we ask the contractor to do, the more we pay. The more we pay the contractor, the more we each pay for our HOA monthly dues. Please help take care of not only the property directly associated with your unit but around the whole community. This includes things like trimming hedges/bushes around your home, mulching your own yard, picking up trash and branches.

Spring Inspection: It's springtime and time for all residents to inspect the outside of their homes and correct any winter damage. The items to look for include but not limited to: Loose shingles, painted areas that need repainting or repair for rot, damaged gutters, damaged fences, damaged steps and railings, debris. Some units may have the same deficiency. Therefore, it might be cheaper to work together and hire the same contractor. A list of contractors is listed on the community website. The Board will conduct their annual Spring Inspection looking for the same type of items. The results of the inspection will be sent to homeowners with an expected time frame to be fixed.

Trash Cans: Trash cans should be removed from the street as soon as possible after collection. Also, any trash not picked up should also be removed. The trash not picked up will not automatically disappear. Please don't assume that you can put anything out on the street and expect it to be picked up. If you have a question as to what will be picked up, please go to: <https://www.aacounty.org/public-works/waste-management>

Children's Belongings: Warm weather brings our children outside and with them their belongings. Please, at the end of the day, pick up their toys, bicycles, balls, etc. Thank you.

Community Website: www.tanglewood2.com