



March 14, 2025

www.tanglewood2.com

February 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. Board meetings are available for all community members to attend either remotely or in person. 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.

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 live together in Tanglewood II and each of our actions can impact the other 80 residents. We must work together.

Sewers: The maintenance of the lateral is the responsibility of the homeowner. The lateral is that sewer line which runs from your unit to the sewer main. The community inspects these laterals every 4 years for indications of roots and breakage. This is a requirement. If the unit owner fails to get it done at this time, then they will be responsible for getting it done and bear the cost.

A letter was sent describing the process. The letter can be seen on www.tanglewood2.com. Access to the lateral is generally outside the unit through the cleanout. There are several units where the cleanout is not accessible. If that is the case, access is through the downstairs toilet. It is the responsibility of the homeowner to have the toilet removed for the inspection. During this inspection, if roots are detected they will be removed. If a break is detected, the community will repair. For the period between community inspections, it is the responsibility of the homeowner to maintain the lateral.

Termites: Once a year the community hires a pest control company to inspect all units for termites. This is a requirement! If the unit owner fails to get it done at this time, then they will be responsible for getting it done and bear the cost. The inspection will tentatively occur March 27, 28, 29. A letter will be sent to each unit so the resident can schedule the date and time for their inspection. The resident will need to be home to allow access to their unit.

Parking: This has been an ongoing problem, and it appears to be expanding. Each unit is assigned only 2 parking spaces. All other spaces are marked as 'Visitor' and MUST be shared. Ideally this can be coordinated between unit owners/renters without the Board getting involved. No one will be happy if the Board actively regulates the 'Visitor' spots. We all live here together in Tanglewood II, let's be good neighbors. Overflow parking is available along Andrew Hill Rd. and Bay Green Dr.

The parking spaces will be repainted this spring.

Projects: Currently, there is 1 major project for 2025 and that is the replacement of a retaining wall behind 1200 Brunswick Ct. The cost of this project is expected to be around \$30,000.

There are other smaller projects such as remediation of grass areas, drainage problems, relabeling parking spaces, and maintenance of common areas. Some of these costs can be reduced with community volunteers. Hint hint.