



July 14, 2025

www.tanglewood2.com

July 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. Please attend or log in.

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.

Annual Meeting/Election of Board of Directors: The September meeting is the Annual Meeting/Election of Board of Directors. The following people are up for reelection:

Wes Ray, Nelson Horine, Bruce kittinger

Anyone who would like to be on the Board of Directors should submit their names to Sentry Management.

Community Volunteers: Volunteers are always needed to assist with various tasks and small jobs around the community. Those tasks which are not done by community volunteers are ultimately hired out and as a result raise our monthly HOA fee.

Radon: Maryland has a relatively high naturally occurring level of radon. Higher than acceptable radon levels have been detected in the lower level of several of our homes. This has necessitated the installation of special ventilation systems in those units to reduce these levels. Those units with their bottom floors below grade tend to be more susceptible to higher radon levels. It is recommended that all units take advantage of the Maryland program and have their radon levels checked. See the links below to direct you to information concerning radon in Maryland. You can also go to www.tanglewood2.com to follow the links.

- http://www.mgs.md.gov/geology/geohazards/radon_and_your_home.html
- <https://health.maryland.gov/phpa/OEHFP/EH/Pages/Radon.aspx>
- <https://health.maryland.gov/phpa/OEHFP/EH/Shared%20Documents/Radon/Flyer%20Radon%20Awareness.pdf>

Landscaping:

- The retaining wall behind 1200 Brunswick has been completed.
- Bob Lester Tree Services has removed several trees and trimmed others.
- This has been a very wet spring and summer. As a result, we have numerous areas where there has been erosion due to runoff. It is very important that everyone ensure their downspouts are directed away from homes, down hills, not on top of hills and, preferably into the streets. The board will work on correcting the areas of erosion.

Home Maintenance: This has been a very wet spring and summer with numerous thunderstorms with heavy rain and wind. As a result, some residents are finding leaks. Everyone should carefully inspect their homes for indications of water entry.

Spring Inspection: The Spring Reinspection was completed. Only 13 of 59 units with deficiencies have corrected their deficiencies and/or notified Sentry as to the correction status. Those that have not corrected their deficiencies or notified Sentry as to date of correction will receive a letter requiring them to attend a board meeting to give status and/or receive a fine.

Community Website: www.tanglewood2.com

