



March 14, 2025

www.tanglewood2.com

March 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. Don't wait until a decision has been made and then complain.

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.

The inspection will be performed on April 1st and 2nd. The letter describing the process was placed in each resident's mailbox. If you do not have the letter, it can be seen on the community website: www.tanglewood2.com.

Access to the lateral is generally outside the unit through the cleanout. There are 8 units where the cleanout is not accessible from outside. If you are one of the units, access will be through the downstairs toilet. It is the responsibility of the homeowner to have the toilet removed for the inspection and be available on inspection day for inspector access.

Termites: Time for the free annual termite inspection. **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 inspections will be performed by Weir Pest Services on March 27, 28, 29. The letter with instructions on scheduling was left in each resident's mailbox. If you did not receive it, the letter is available on our website: www.tanglewood2.com.

Trash: Trash is picked up by an Anne Arundel County contractor each Tuesday morning. What they will and won't pick up is shown on our community website: www.tanglewood2.com. The homeowner/renter is responsible for their trash, and this includes removal of pieces that are not picked up and debris scattered around after pickup. Please remove empty trash cans as soon as possible. If your townhouse has a fenced in backyard, the trash cans are to be kept within the fence. If you do not have a fenced in backyard then the trash cans are to be kept within your side fenced area.

Community Maintenance: Maintenance of Tanglewood II is the responsibility of everyone living here. This includes not only your home and the front and back yards but also the common areas. This includes picking up bits of trash, twigs, balls, toys, bicycles, etc. The monetary and aesthetic value of our community depend on this. You cannot rely on HOA contractors to do it all.

Front Sign: The landscaping at the Tanglewood II sign on the corner of Brunswick and Bay Green is being destroyed ... again. The damage is probably related to dogs, but the people handling the dogs are primarily at fault. This area has been planted and maintained through the effort of a couple of community volunteers.

If the maintenance of this area moves to a contractor, guess what happens to our HOA fee. Please be vigilant and if you see anyone or their dog doing damage, please ask them to stop, get a picture, let the HOA know.

Dogs: Dogs are wonderful pets. But it requires owners to help maintain the property upon which they walk their dogs cleaning up after them and not allowing them to dig into planted areas and grassy areas. Our community is DOG CENTRAL. Take a walk around Tanglewood I and Colonial Ridge, their properties are barely touched. Look across Bay Green and compare how Tanglewood I looks compared to our frontage on Bay Green.

Unauthorized Use of Property: Recently, a cement truck was parked at 1201 Brunswick to deliver cement down to 403 Golf Course Ct. Tanglewood II is private property and should not be used for other community's purposes. Our insurance would not cover any physical damages or injuries which might occur. If anyone ever sees this type of activity, please notify the Board immediately.