



March 15, 2026

www.tanglewood2.com

March Newsletter

Children Playing: Spring is here and the kids are out enjoying life. Much of this enjoyment takes place on the streets and sidewalks as they play games and ride their scooters and bikes. That means not only do they have to be careful and observant but all of us drivers do too!

- Parents must appropriately supervise their children (especially young and inexperienced children) to ensure they understand they can't play near parked cars where drivers might not see them or where bikes or scooters could cause damage. Parents may ultimately be held responsible for their children's actions and any damage those children cause, even if accidental.
- Children must be observant and respectful of moving vehicles and people walking on the sidewalks.
- Electric scooters and bikes should not be used on sidewalks and ball games and other sports activities should be played in any of the community's open fields, away from vehicles.
- Drivers need to slow down and be extremely cautious of children playing in or near the road. The streets are a common area and sharing the road with pedestrians is part of living in a townhouse community.
- Adults and children should be respectful in all interactions with their neighbors. Harassing or threatening someone is a crime and should be reported to the police.

Drivers have the ultimate responsibility to ensure they drive very cautiously. This applies also to delivery vehicles. Just because it is a school day during school hours doesn't mean, for some reason, there isn't a child at home playing.

Please, everyone, be careful and respectful of your neighbors!

HOA Insurance: Our HOA insurance premium is the community's largest expense. It renews in March and it looks like it will go up by about **26%**. This means each unit will pay roughly \$778/yr or \$65/mo which is included in your monthly HOA fee.

Why? Because, as everyone knows, when you make insurance claims the premium will increase. In 2025 we had several large claims. Each claim affects us all.

Insurance companies are now requiring us to perform inspections and track the age of roofs, water heaters, HVAC systems, chimney inspections, and other major risk items as well as our claims history in order to consider insuring our buildings and determining the price we pay for insurance. This insurance is mandated by Maryland law.

To help prevent and mitigate claims everyone needs to be observant and proactive with regards to home maintenance, this includes roofs, HVAC systems, plumbing, etc. Yes, these units are aging and there will be issues which means we need to be that much more aware and consider preventative maintenance before a major event.

With regards to preventative maintenance and insurance company requirements, the HOA board is drafting changes to the By-Laws that will require, much like the annual termite and sewer inspections, routine home inspections which would include roofs, HVAC and plumbing. What are your thoughts?

Termite Inspections: The annual Termite inspections will be conducted on March 19, 20, 21. If you have not already scheduled your inspection, please do so by contacting Weir Pest Control: Call 410-551-1178 or Visit Weirpest.com and use the community scheduling tab. Remember this inspection is required by the community bylaws.

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 these decisions 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 1 member. 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 attractive, safe, clean and healthy.

Community Website: www.tanglewood2.com