



April 13, 2026

www.tanglewood2.com

April Newsletter

Spring is Here: It's great to see all the children out playing together with their parents. The yards are looking good as everyone is getting out cleaning up the remnants of winter. Enjoy!

HOA Insurance: Our HOA insurance premium is the community's largest expense. Why? Because, as everyone knows, when you make insurance claims the premium will increase. In 2025 we had several large claims. Each claim affects all of us.

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 determine our insurance rates. 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.

We suggest looking behind your utility room washer/dryer, tub and HVAC at the baseboard to see if there is any sign of water - that wall extends to all levels of the townhouse and contains the main water and sewer pipes. Also, look at the dining room and bedroom ceilings to look for water stains and peek in your attic occasionally.

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 inspection was conducted. 25 of 81 units failed to get it done. These units will receive a letter notifying them of the violation and next action.

Spring Inspections: The Spring Inspection will be conducted on April 19. The purpose of the annual inspection is to identify deficiencies on the outside of each unit including associated property. Unit owners will be notified of the deficiencies and the timeline to do repairs.

Pavement Repairs/Seal Coating/ Restriping: This will be conducted sometime in May. We have not yet received exact dates. When we receive the dates we will let the community immediately know. All vehicles in the affected areas will need to be moved. If they are not moved they will be towed at the owner's expense. If you will be away, please give your keys to a neighbor or friend so they can move your vehicle.

Sewer Inspections: Sewer lateral inspections will be conducted in the next several weeks. The only cooperation needed of the community is to please don't flush or do laundry while the inspector is at your unit. Those units where the cleanout is not accessible from outside will be notified.

Trash: Homeowners are responsible for their trash, even when left out for pickup on Tuesdays. Trash should be stored in closed containers to prevent inadvertent spreading due to animals and weather. The AA County trash guidelines are posted on our website and describes what is not picked up. On Tuesdays, after pickup, you are responsible for picking up bits and pieces that may have fallen out. Please remove your trash cans by Tuesday evening and place behind your home.

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.