



May 17, 2026

www.tanglewood2.com

May Newsletter

HOA Insurance: Our HOA insurance premium is the communities' largest expense and issue for the Board of Directors.

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.

To help prevent and mitigate claims everyone needs to be observant and proactive with regards to home maintenance. This includes routine inspections of roofs, HVAC systems, plumbing, etc. 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. Inspect your attic.

The Board needs community ideas and thoughts on how to handle this growing problem. What are your thoughts?

Spring Inspections: The Spring inspection was completed. Overall, the community looks very good. Letters were sent to those homeowners who have deficiencies. Those deficiencies need to be corrected and Sentry notified within 30 days of receipt of the deficiency. If the corrections can not be completed within 30 days, Sentry must be notified of the expected completion date. If the deficiencies are not corrected and Sentry is not notified as to why, the homeowner will be fined.

Pavement Repairs/Seal Coating/ Restriping: This will be conducted sometime in May. We still don't have the 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 inspections were conducted on May 7 and 8. 37 units were inspected. There were several instances of roots which were corrected at the time. One unit has a problem with their cleanout which will need remediation.



Trash: Homeowners are responsible for removing any trash from the curbside that is NOT picked up on trash day. This is an example of what NOT to do. This was a glass case that had not been picked up during trash collection. If it had fallen over and broken, it could have been a significant hazard to people and pets and a mess to thoroughly clean up.

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.