

TANGLEWOOD TALES

CALENDAR

BOARD MEETINGS
are held monthly.
The next meeting is
Tuesday, March 13,
7PM in the Lupine
Rome at the
Mountain Park Rec
Center. All are
welcome to attend.

OUR BOARD

President
Craig Whitten
503-475-8686

Vice President
Al Belais
971-322-6699

Secretary
Marcia Lynch
503-697-2221

Landscape
Jim Maughn
401-487-7857

Maintenance
Lorin Dunlop
503-319-8364

Treasurer
Allen Robinson
503-675-3583

Annual Meeting

Save the date for the annual meeting on **Wednesday, May 23, 7:00 PM**, at the Mountain Park Recreation Center. Much important information will be covered. All are invited, including renters. Your participation in electing three new board members is absolutely vital.

Survey Results

Thanks to all of you who responded to our survey regarding critical issues for the management of the Tanglewood HOA. The board would also like to invite everyone to the March board meeting to learn about the survey results and the various board functions.

We have received responses from about two thirds of members. An overwhelming majority of members voting indicated their desire to continue management of the HOA without outside assistance from a professional management company.

Members also submitted many helpful suggestions and critiques regarding the HOA and specifically how to recruit and retain board members. The board will carefully consider those comments and act on them within its capabilities. Broad participation by members is necessary for the HOA to remain successful. For those who have not seen the Tanglewood bylaws, CC & R's, and all the subsequent amendments, they are posted under "Useful Documents" on the Tanglewood HOA website (<https://sites.google.com/site/ttaloor/>). Although financial reports have not been posted on the website, they are reviewed at the annual meeting and are certainly available any time by contacting any of the board members.

The ability of the HOA to continue to function on a volunteer led basis will be dependent on our ability to staff the board. While all board positions are vital, of critical importance will be having a willing and able person to serve as treasurer. Without this, we will have no choice other than to seek outside professional assistance.

HOA members (including renters) are encouraged to attend next month's board meeting to find out more about the board and

.... how it functions. The meeting will be held on March 12 at 7:00 PM at the Mountain Park Recreation Center, room TBA. We would love to see you there.

Insurance

Jim Maughn conducted a comprehensive review of our HOA insurance policy last fall. At that time, a decision regarding continuation of our State Farm policy was deferred until this spring. The insurance situation was reviewed again by the board at the February meeting. We have been covered by State Farm for many years. State Farm is a large, stable company and is highly rated by the State of Oregon Insurance Division. It appears that the HOA could realize slight savings by insuring with another company. The problems with using another company, however, are multiple. First, policies from companies with lower rates are provided by "subcarriers," which are companies not licensed in Oregon and could default in the event of a major disaster. Most Oregon insurance companies now refuse to write policies with earthquake coverage for structures built before 1980 when building codes increased earthquake resistance standards. State Farm will not write new policies for earthquake coverage but "grandfathered" in our earthquake coverage.

The board determined that the most prudent course of action at this time would be to continue coverage with State Farm, pending a new quote for coverage for the coming year. The board will monitor this issue on an ongoing basis.

HOA members should review their individual insurance policies with their insurance providers. Our HOA policy covers all "real" property less a \$5,000 deductible. Real property includes not only framing, siding and roofing but interior drywall, attached lighting and flooring. Unit owners need to have a "Unitowners Policy," referred to in the industry as an HO6 or HOW policy to provide owners with personal liability and contents coverage. Owners should not be paying for a Homeowners policy which would duplicate what is already covered under the HOA policy. Again, check with your insurance agent. A copy of our current State Farm policy is available on the TTA website (<https://sites.google.com/site/ttaloor/>).

Website

With the help of a volunteer HOA member, the board is actively looking into development of a new, and easier to use website. If any of you have experience with website design or know of a good source for website design, please let us know.

Parking

Parking continues to be an ongoing problem. Cars left on the street or hanging out into the street pose a hazard for both cars and pedestrians. Please consider the safety of children, pets, and other pedestrians.

