

## **TANGLEWOOD TOWNHOMES ASSOCIATION:**

Meeting minutes January 10, 2007

Present: Steve Dickerson, Allen Ryman, Patti Wilser, Pam Berg

Absent: Margie Zahler, Tom Wilser

Budget Committee: Amy Dickerson, Ellen Pullen, Linnette Talney

Meeting called to order at 7:10 p.m.

Minutes of December meeting were approved with no corrections..

Margie has a conflict on Wednesdays and was unable to attend. Pam found out too late to change the meeting. She is free Mondays, 2<sup>nd</sup> choice would be Thursday.

### **Budget Committee Survey:**

Survey results were presented by Amy. There were 9 families that did not complete the survey, even following reminders by phone and in person.

Of the 29 surveys returned 2/3 marked an extra \$7 monthly to build up reserves, and an additional \$6 a mo. for gutters on top of a \$20 operational increase. 2/3 also wanted to take out driveways from the Association responsibility. Not quite making the 2/3 of the 29 responses received, were a \$10 a mo. fee for maintenance landscaping and a \$7 a mo. fee for replacement of common area landscaping.

In analyzing this data, the committee recommendation is a \$45.00 a mo raise.

Operational:	20
Reserve	7
Main. Landscape	7
Gutters	6
Common landscape	5

Total increase 45 monthly with no special assessment

All agreed that this would probably be a tough sell, based on former experience. Projected income/expense/reserves spread sheet, shows that TTA needs at least a \$25.00 a mo. per homeowner increase to keep up with inflation and replace monies taken from the CD. A community meeting is needed so association members can ask questions.

Pam will contact Mt Park to reserve the library for a Saturday meeting in February, probably Feb 24 at 10:00 a.m. to address homeowner questions.

Since it looks as if the consensus is to remove the driveways, this issue needs to be researched separately, so that it can be achieved conclusively this time around, with the appropriate language, correct documents recorded and signed.

Language limiting board spending also needs to be amended with additional language regarding use of new reserves and designated funds etc.

Pam thanked the committee for all their hard work.

The Williams requests on the survey have not yet been tallied. Amy said she would do this in the next week.

### **Treasurer's Report:**

Steve asked Patti to follow up on a bill we got for removal of a cut down rhododendrum ? what location and who asked for it.?

There was a bill for \$75 for work done on Dan Fessia's gutter, Bills paid in December were Grovers (still one moth behind in their billing, to be paid this month), PGE and City of Lake Oswego plus reimbursement to Ellen for stamps for the mailing of the survey. Gutter clean up bill has been received for \$900.00

End of December there was \$1649 in the checking account, \$6676 in the money market account and \$6030 in the CD for a total of liquid assets of \$14356

So far 24 people have paid their 6 monthly dues. Steve will be checking the mail box again at the end of the week.

### **Maintenance:**

No report

### **Landscaping:**

There is a problem with Tanglewood Drive. With the recent storms residents on the street there have pushed debris up out of the road and onto to the bank which was recently cleared at the residents on Bloch's expense.

Patti to contact Mt Park and ask them to remove.

Colliers annual contract has been received for insect treatment of the arbor vitae hedge. We still have not got a bid from Grovers regarding cutting access route to 21 Britten Courts back yard. Patti to investigate.

**Other Business:**

Westovers sent in a request to add another cable upstairs. Currently the cable will show, but they plan to paint the house in the Spring. Request was approved by Steve and Pam.

There have been complaints about the appearance of the satellite dish in the front of 21 Britten Court, which is very conspicuous.. Pam to write a letter to Abraham requesting that he move it to a less obvious spot ie back by his chimney.

Meeting was adjourned at 7:40 p.m.

Respectively submitted,

Pamela Berg  
Secretary

Next board meeting at 7:00 p.m. Monday Feb 12 at 9 Britten Ct

Tanglewood Townhouse Actual Expenses to date and projected from this date 2006-2007

1/31/07

YTD

	July	August	September	October	November	December	January	February	March	April	May	June	YTD	Budget	Variance
<b>Operating Expenses</b>															
Landscaping - Grover's	1,358	1,358	1,358	1,358	-	1,358	2,716	1,358	1,358	1,358	1,358	1,358	16,296	15,576	(720)
Association Insurance	-	-	-	-	-	-	-	-	-	-	-	10,800	10,800	8,500	(2,300)
Colliers, Tree care	-	140	140	140	-	-	900	-	-	-	164	-	584	584	(300)
Gutter Cleaning	-	-	-	-	-	-	65	58	50	50	50	50	598	800	202
PGE	35	40	40	47	54	104	-	-	-	-	-	143	573	700	127
Water (City of LO)	-	143	-	184	132	-	-	-	-	-	-	-	132	150	18
PO Box Fees	-	-	-	-	-	-	-	-	-	-	-	50	50	-	(50)
Taxes/Licenses	-	-	-	-	186	1,521	3,681	1,416	1,408	1,408	1,572	12,401	29,933	26,910	(3,023)
<b>Total Fixed Exp.</b>	<b>1,393</b>	<b>1,681</b>	<b>1,538</b>	<b>1,728</b>	<b>186</b>	<b>1,521</b>	<b>3,681</b>	<b>1,416</b>	<b>1,408</b>	<b>1,408</b>	<b>1,572</b>	<b>12,401</b>	<b>29,933</b>	<b>26,910</b>	<b>(3,023)</b>
<b>Variable Expenses</b>															
Additional Landscaping(1)	-	125	275	375	90	-	125	-	-	-	-	-	900	1,000	100
Add'l Tree Care	-	-	-	-	-	-	75	-	-	-	-	-	90	416	326
General Maintenance	-	205	-	-	-	-	-	-	-	-	-	-	280	500	220
Professional Fees	-	-	-	-	-	20	-	-	-	-	-	-	-	100	100
Office Supplies	-	-	23	-	-	-	-	-	-	-	-	-	43	100	57
<b>Total Operating Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>2,127</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>1,408</b>	<b>1,408</b>	<b>1,572</b>	<b>12,401</b>	<b>31,246</b>	<b>29,026</b>	<b>(2,220)</b>
<b>Capital Expenditures</b>															
Roads-paving	-	-	-	9,844	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>11,970</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>1,408</b>	<b>1,408</b>	<b>1,572</b>	<b>12,401</b>	<b>31,246</b>		
<b>Income</b>															
Dues	5,820	1,680	0	0	0	0	15120	840	0	0	0	0	23,460		
Interest	4	5	5	3	3	2	3	5	4	4	3	3	44		
<b>Total Income</b>	<b>5,824</b>	<b>1,685</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>15123</b>	<b>845</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>23,504</b>		
<b>Liquid Assets</b>															
Checking	682	2,671	859	2,107	2,054	1,649	675	-	-	-	-	-	-	-	-
Money Market	13,337	11,022	11,027	8,030	8,032	6,676	18,959	-	-	-	-	-	-	-	-
CD	15,642	15,746	15,798	6,030	6,030	6,030	6,030	-	-	-	-	-	-	-	-
<b>Total liquid assets</b>	<b>29,661</b>	<b>29,440</b>	<b>27,684</b>	<b>16,167</b>	<b>15,895</b>	<b>14,356</b>	<b>25,598</b>	<b>25,027</b>	<b>23,623</b>	<b>22,219</b>	<b>20,650</b>	<b>8,252</b>			

## TANGLEWOOD TOWNHOUSE ASSOCIATION

February 12, 2007 - Board of Directors Meeting

Present: Pam Berg, Steve Dickerson, Allen Ryman, Tom and Patti Wilser, Margi Zahler

The meeting was called to order at 7:00 P.M. by Pam Berg, President

SECRETARY'S REPORT: The January 10, 2007 minutes were approved as read.

A special meeting of the Board of Directors with the Budget Committee in attendance was held on January 29, 2007 to discuss a letter sent to all Tanglewood Townhouse Association members by Budget Committee members Ellen Pullen and Linnette Talney. The purpose of the letter was to thank those who responded to the survey as well as suggest adjustments to the current assessment based on the survey, the associations financial needs, and to set a date for the informational meeting.

An informational meeting will be held March 3, 2007 at 10:00 A.M. in the Hilltop Room at the Mountain Park Recreation Center to answer questions regarding the proposed assessment increase. A recap of the survey received will be discussed as well as current and future financial obligations. Board members will make telephone calls to the Tanglewood Townhouse Association homeowners within the week prior to the March 3 meeting to encourage their attendance.

TREASURERS REPORT: Steve Dickerson reported that all dues have been collected and all bills paid. The checking account balance is \$675.00, the Money Market balance is \$18,959, and the CD balance is \$ 6,030 for total of \$ 25,598.

LANDSCAPING REPORT: Grover Landscaping will be removing three arbivite bushes from the back of 21 Britten Court to allow space for a fence to be built to allow access to the back of the home. The homeowner, Ibrahim Hoty, will pay for the cost of the fence. Grover Landscaping will plant/repair the hole that is currently in the arbivite shrub hedge.

### OLD BUSINESS :

Ibrahim al Hoty sent a letter to the Board stating that he will change the location of his satellite.

Steve Gilmore requested by phone and e-mail the right to remove the slider door/window from his living room and replace it with a picture window. The Board approved the request.

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Pam Berg talked to an insurance agent regarding association insurance. The Board will do some checking regarding changing the C & R's in the future to allow making changes in the way the deductible is handled in event of a claim.

Pam also discussed the May annual meeting and the fact that thirty (30) days notice must be given to members. Pam will call Mountain Park Recreation Center to reserve a date as well as obtain information regarding coffee, etc.

Steve Dickerson noted that in the survey completed by homeowners, the question whether or not to allow a 16foot flagpole at 4 Britten Court did not pass. However, black was selected as a color for shutters. Pam will notify the Williams of these two decisions. The driveway alternative paving passed, but it will be tabled until after the annual meeting.

Brief discussion was held regarding who would be available for the new Board. Specifically, who is available?

Next board meeting will be March 5, 2007.

Respectively submitted,

Margi Zahler  
Secretary.



	July	August	September	October	November	December	January	February	March	April	May	June	YTD	Budget	Variance
Rating Expenses	1,358	1,358	1,358	1,358	-	1,358	2,716	1,358	1,358	1,358	1,358	1,358	16,296	15,576	(720)
Escaping - Grower's													10,800	8,500	(2,300)
yclation Insurance		140	140	140			900	584	50	50	50	50	584	600	(300)
ers, Tree care							65	58	50	50	50	143	598	800	202
er Cleaning	35	40	40	40	54	60	65	58	50	50	50	143	573	700	127
er (City of LO)		143			132	104							132	150	18
Box Fees												50	50		(50)
ss/licenses															
tal Fixed Exp.	1,393	1,681	1,538	1,728	186	1,521	3,681	1,416	1,408	1,408	1,572	12,401	29,933	26,910	(3,023)
able Expenses															
ditional Landscaping(*)		125	275	375	90		125		172				1,072	1,000	(72)
l Tree Care													90	416	326
eral Maintenance		205					75						280	500	220
essional Fees														100	100
se Supplies				23		20			34				77	100	23
il Operating Expenses	1,393	2,011	1,813	2,127	276	1,541	3,881	1,416	1,614	1,408	1,572	12,401	31,453	29,026	(2,427)
ital Expenditures															
ds-paving						9,844									
il Expenses	1,393	2,011	1,813	11,970	276	1,541	3,881	1,416	1,614	1,408	1,572	12,401	31,453		
ms	5,820	1,680	0	0	0	0	15,120	840	0	0	0	0	23,460		
s	4	5	5	3	3	2	3	48	4	4	3	3	87		
rest	5,824	1,685	5	3	3	2	15,123	888	4	4	3	3	23,547		
il Income															
ild Assets															
lking	682	2,671	856	2,107	2,054	1,649	675	616							
ey Market	13,337	11,022	11,027	8,030	8,032	6,676	18,959	18,445							
il liquid assets	15,642	15,746	15,798	6,030	6,030	6,030	6,030	6,074							
il liquid assets	29,861	29,440	27,884	16,167	15,895	14,356	25,598	25,070	23,459	22,055	20,486	8,088			

AGENDA: TTA: MONDAY APRIL 9, 2007

1. APPROVAL OF CORRECTED FEB MINUTES, AND CORRECTIONS TO MARCH MINUTES: MARGI ZALHLER
2. ✓ TREASURERS REPORT: STEVE DICKERSON
3. MAINTENANCE REPORT: ALLEN RYMAN
4. ✓ LANDSCAPING REPORT: WILSERS
5. ✓ OLD BUSINESS: INSURANCE STEVE AND PAM
6. NOMINATIONS FOR NEXT YEAR'S BOARD: LETTER TO BE SENT FOR ANNUAL MEETING/ NEEDS TO GO OUT NEXT WEEK.
7. ✓ NEW BUSINESS: LETTERS /PHONE CALLS.

Subj: **April Minutes - TTA**  
 Date: 4/11/07 12:07:36 PM Pacific Daylight Time  
 From: **HOBBY TRAIN**  
 To: [bergph@bigplanet.com](mailto:bergph@bigplanet.com)

April 9, 2007 - Board of Directors Meeting

Present: Pam Berg, Steve Dickerson, Allen Ryman, Tom and Patti Wilser, Margi Zahler

Rebecca Forbes of 8 Britten Court attended as a special guest

The meeting was called to order at <sup>7:00</sup>~~8:00~~ P.M. by Pam Berg, President

Secretary Report: The secretary will make corrections to the February 2007 minutes and distribute them to those currently receiving copies of the minutes via e-mail.

Treasurer Report: Steve Dickerson reported that as of March 31, 2007 the association has paid the following bills: \$ 60 to PGE, \$172 for additional landscaping, \$ 34 for office supplies, and \$170 to gardeners to remove the arbutus at 21 Britten Court. The association's total funds in the bank are: \$ 477 (checking), \$6,101 (CD) and \$18,277 (Money Market) for a total of \$24,855.

Landscaping Report: Janelle Willett contacted the Wilsers requesting Grovers Landscaping to remove the moss growing in her front yard. She was advised that moss removal is not a part of the Grover Landscaping contract. The south bank behind the residences on Britten Court has been cleared of blackberries. This cost was paid by the homeowners on Britten Court. Tom and Patti Wilser will contact Grovers Landscaping again to remind them to mow the grass behind 21 Britten Court (Ibrahim Al Hoty). The Wilsers will also contact Mr. Hoty again regarding the placement of the satellite dish currently located at the front of his home.

Old Business: Pam Berg is continuing to seek information through an agent for insurance coverage for the TTA association to replace the current State Farm policy. State Farm has notified the association that the cement driveway at 1 Bloch Terrace (Tom and Patti Wilser residence) must be repaired before they will renew the current policy. Steve Dickerson has asked Jay Larson to repair the driveway. It was moved and seconded that Jay do the repair work for a cost of approximately \$ 300.

New Business: Paul Torgerson and Donald Peterson have requested Board approval to install an air conditioner unit. Allen Ryman will check with Paul and Don to determine where they would plan to install the unit. Allen will use his discretion in approving the requested change.

Rebecca Forbes has been working on a group website that will be accessible to the TTA homeowners. She will be trying to arrange a specific domain for the TTA homeowners through Google. The website would eventually have information i.e. the TTA insurance policy, C & R's, as well as Treasurer report and Secretary minutes. More information will be available at a later date.

The annual meeting will be May 19, 2007 at 10:00 A.M. at the Hilltop Room at the Mt. Park Recreation Center. Information regarding the meeting will be mailed to all homeowners by April 19, 2007. The Board will have a special meeting on May 7, 2007 to discuss the upcoming annual meeting.

Respectively submitted,

Margi Zahler, Secretary

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See what's free at [AOL.com](http://AOL.com).

Wednesday, April 11, 2007 America Online: HOBBY TRAIN

	July	August	September	October	November	December	January	February	March	April	May	June	YTD	Budget	Variance
<b>Operating Expenses</b>															
Landscaping - Grover's	1,358	1,358	1,358	1,358	-	1,358	2,716	1,358	-	2,716	1,358	1,358	16,296	15,576	(720)
Association Insurance												10,800	10,800	8,500	(2,300)
Colliers, Tree care		140	140	140									584	584	(300)
Gutter Cleaning		40	40	40	54	60	65	58	60	54	50	50	900	600	(300)
PGE	35	40	40	47	54	60	65	58	60	54	50	143	612	800	188
Water (City of LO)		143		184		104						50	573	700	127
PO Box Fees					132								132	150	18
Taxes/licenses												50	50		(50)
<b>Total Fixed Exp.</b>	<b>1,393</b>	<b>1,681</b>	<b>1,538</b>	<b>1,728</b>	<b>186</b>	<b>1,521</b>	<b>3,681</b>	<b>1,416</b>	<b>60</b>	<b>2,770</b>	<b>1,572</b>	<b>12,401</b>	<b>29,947</b>	<b>26,910</b>	<b>(3,037)</b>
<b>Variable Expenses</b>															
Additional Landscaping(1)		125	275	375			125		172	170			1,242	1,000	(242)
Add'l Tree Care					90		75						90	416	326
General Maintenance		205											280	500	220
Professional Fees						20			34					100	100
Office Supplies														100	23
<b>Total Operating Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>2,127</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>266</b>	<b>2,940</b>	<b>1,572</b>	<b>12,401</b>	<b>31,637</b>	<b>29,026</b>	<b>(2,611)</b>
<b>Capital Expenditures</b>															
Roads-paving				9,844											
<b>Total Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>11,970</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>266</b>	<b>2,940</b>	<b>1,572</b>	<b>12,401</b>	<b>31,637</b>		
<b>Income</b>															
Dues	5,820	1,680	0	0	0	0	15,120	840	0	0	0	0	23,460		
Interest	4	5	5	3	3	2	3	48	32	4	3	3	115		
<b>Total Income</b>	<b>5,824</b>	<b>1,685</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>15,123</b>	<b>888</b>	<b>32</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>23,575</b>		
<b>Liquid Assets</b>															
Checking	682	2,671	859	2,107	2,054	1,649	675	616	477						
Money Market	13,337	11,022	11,027	8,030	8,032	6,676	18,959	18,445	18,277						
CD	15,642	15,746	15,798	6,030	6,030	6,030	6,030	6,074	6,101						
<b>Total liquid assets</b>	<b>29,661</b>	<b>29,440</b>	<b>27,684</b>	<b>16,167</b>	<b>15,895</b>	<b>14,356</b>	<b>25,598</b>	<b>25,070</b>	<b>24,835</b>	<b>21,899</b>	<b>20,330</b>	<b>7,932</b>			

TANGLEWOOD TOWNHOMES ASSOCIATION  
AGENDA: ANNUAL HOA MEETING SATURDAY MAY 19, 2007

WELCOME: PAM BERG,  
INTRODUCTION BOARD MEMBERS, COMMITTEE MEMBERS. THANK YOUS

1. REVIEW OF MAY 2006 MINUTES
2. PRESIDENTS REPORT: REVIEW OF 2006-2007.
3. BUDGET REVIEW: STEVE DICKERSON
4. MAINTENANCE REPORT: ALLEN RYMAN
5. LANDSCAPING REPORT: WILSERS
6. NOMINATIONS AND ELECTIONS:  
BOARD NOMINEES:  
RON TALNEY,  
SALLY MAHEDY
7. OTHER BUSINESS
8. ADJOURNMENT

Annual meeting:

Welcome:

First I would like everyone to introduce themselves.

There have also been some changes in the board during the last year. Due to the resignation of our treasurer, Steve began acting in both positions and since we were unable to find a person willing to take on the treasurer position, I switched to being president and Steve continued as treasurer with Margi joined us late last year as secretary.

Great thanks are due not only to our board members but to the committees which did so much work this year.

The budget committee: Ellen Pullen, Amy Dickerson and Lynnette Talney

The improvement committee: Bob Westover, Mimi Williams, Nancy Hunter, Allen Ryman

Paint committee: Rebecca for getting new paint colors approved.

Tanglewood Tales: Rebecca Forbes

There are many benefits to living in Mt. Park. Aesthetically it is very pleasing, it is convenient to travel to and from, and because of the way the development was set up, no one can suddenly change its character by building a high rise or a mini mall in the middle of it.

We here at Tanglewood are extremely lucky to have such a tightly knit and co-operative community. By removing some maintenance services from association responsibility, our association has been able to keep our dues low and properties on the whole, looking pretty spiffy. We are as of now, the ONLY one of 22 associations who have not rewritten their by laws, and therefore not had to face expensive and unexpected assessments, pay for outside management and legal fees.

But literally the past couple of years the board has been robbing Peter to pay Paul and has barely had enough funds to cover operating expenses, as shown by the fact that deferred maintenance issues in two common areas were thought to be posing potential problems and two fairly major cleanups occurred with Association permission but without our monetary support. Tremendous effort was put in by those directly affected by the overgrowths on both the Tanglewood and south Britten Ct banks. With the proposed increase, your association will be able to maintain these areas in the future.

Together with the escalation of property prices, good for us all, there has been a dramatic increase in our operating budget needs, largely due to a 68% hike in our insurance and landscaping, which has suffered partly from age and partly due to very unpredictable weather. And for those of you who remember, Mt Park used to help with common area clean up without charging us until about 2002, but no longer does.

Last year I see, John de Honey reviewed architectural procedures with you all. Just a reminder that any proposed change pertaining to landscape must be presented to the board in writing prior to commencement of the project.

Objectives: What are they?

Having enough operating budget to cover all contingencies that are currently the association's responsibility. These are landscaping, roads, gutters and insurance. If the vote today to exclude driveways passes which our survey indicated was a popular consensus.

As you may recall, it was estimated that if the driveways were left in the dues would need to be raised 54.00 a month.

We want to repay the CD from which monies were taken for road repaving.

Start to build up a reserve.

Look for different insurance options. Some of this was already done this year and thus far State farm is still the best bet.

Now Steve will talk about the budget

Patti and Tom will talk about setting up a meeting with Grovers

Allen: maintenance issues

-

AGENDA: TTA: MONDAY MAY 7 2007

1. APPROVAL OF APRIL MINUTES: MARGI ZALHLER ✓
2. PRESIDENTS REPORT: ANNUAL MEETING: ASSIGNMENTS, PROXIES ETC. ·
3. TREASURERS REPORT: STEVE DICKERSON →
4. MAINTENANCE REPORT: ALLEN RYMAN
5. LANDSCAPING REPORT: WILSERS -
6. OLD BUSINESS: INSURANCE STEVE AND PAM
7. NEW BUSINESS: LETTERS /PHONE CALLS.

29 -

9 Proxies =

Does increase

Thank Budget Committee

Improvement Committee

Get attached @ 14th annual meeting :-

Check out other insurance co.

Driving fixed.

Proxy

\* Call Betty re not voting at meeting

Antta

June 1<sup>st</sup> 7<sup>th</sup>

54<sup>00a</sup> no -  
boys fix the all.

	July	August	September	October	November	December	January	February	March	April	May	June	YTD	Budget	Variance
<b>Operating Expenses</b>															
Landscaping - Grover's	1,358	1,358	1,358	1,358	-	1,358	2,716	1,358	-	2,716	1,358	1,358	16,296	15,576	(720)
Association Insurance												10,800	10,800	8,500	(2,300)
Colliers, Tree care		140	140	140			900				164		584	600	(300)
Gutter Cleaning	35	40	40	47	54	60	65	58	60	54	45	50	607	800	193
PGE				143		104						143	573	700	127
Water (City of LO)													132	150	18
PO Box Fees					132						50		50		(50)
Taxes/licenses															
<b>Total Fixed Exp.</b>	<b>1,393</b>	<b>1,681</b>	<b>1,538</b>	<b>1,728</b>	<b>186</b>	<b>1,521</b>	<b>3,681</b>	<b>1,416</b>	<b>80</b>	<b>2,770</b>	<b>1,617</b>	<b>12,351</b>	<b>29,942</b>	<b>26,910</b>	<b>(3,032)</b>
<b>Variable Expenses</b>															
Additional Landscaping(1)		125	275	375	90		125		172	170			1,242	1,000	(242)
Add'l Tree Care							75						90	416	326
General Maintenance		205											580	500	(80)
Professional Fees				23		20			34		54		131	100	100
Office Supplies														100	(31)
<b>Total Operating Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>2,127</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>266</b>	<b>2,940</b>	<b>1,971</b>	<b>12,351</b>	<b>31,986</b>	<b>29,026</b>	<b>(2,960)</b>
<b>Capital Expenditures</b>				9,844											
Roads-paving				9,844											
<b>Total Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>11,970</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>266</b>	<b>2,940</b>	<b>1,971</b>	<b>12,351</b>	<b>31,986</b>		
<b>Income</b>															
Dues	5,820	1,680	0	0	0	0	15,120	840	0	0	0	0	23,460		
Interest	4	5	5	3	3	2	15,123	48	32	4	3	3	115		
<b>Total Income</b>	<b>5,824</b>	<b>1,685</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>15,123</b>	<b>888</b>	<b>32</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>23,575</b>		
<b>Liquid Assets</b>															
Checking	682	2,671	859	2,107	2,054	1,649	675	616	477	393					
Money Market	13,337	11,022	11,027	8,030	8,032	6,676	18,959	18,445	18,277	15,396					
CD	15,642	15,746	15,798	6,030	6,030	6,030	6,030	6,074	6,101	6,101					
<b>Total liquid assets</b>	<b>29,661</b>	<b>29,440</b>	<b>27,684</b>	<b>16,167</b>	<b>15,895</b>	<b>14,366</b>	<b>25,598</b>	<b>25,070</b>	<b>24,835</b>	<b>21,899</b>	<b>19,931</b>	<b>7,583</b>			

From [HOBBYTRAIN@aol.com](mailto:HOBBYTRAIN@aol.com)  
 Sent Monday, May 14, 2007 4:11 pm  
 To [bergph@bigplanet.com](mailto:bergph@bigplanet.com)  
 Cc [ACRym@hotmail.com](mailto:ACRym@hotmail.com)  
 Bcc  
 Subject Fwd: May Tanglewood Townhouse Minutes

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See what's free at [AOL.com](http://AOL.com).

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#### MAY 2007 - BOARD OF DIRECTORS MEETING

Present: Pam Berg, Steve Dickerson, Allen Ryman, Tom and Patti Wilser, Margi Zahler

The meeting was called to order at 7:00 P.M. by Pam Berg, President. The minutes of the April meeting were read and approved.

Pam Berg led the meeting with a discussion of the agenda for the annual meeting of the Tanglewood Townhouse Association which will be held May 19, 2007 at the Mr. Park Recreation Center. Steve Dickerson will discuss the 2007-2008 budget.

Treasurer Report: Steve Dickerson reported that the following bills were received and paid: \$50.78 to Margi Zahler for supplies and mailing of the notification to homeowners of the upcoming annual meeting, \$3.12 to Rebecca Forbes for TTA news notes, \$45.23 to PGE, \$50 to the State of Oregon for annual dues, \$300.00 to Jay Larson for driveway repairs at #1 Bloch Terrace. (The insurance company insuring the association has approved the repair work.) Funds on hand as of April 30, 2007 are: Checking account - \$393.00, Money Market Account - \$15,396, and Certificate of Deposit - \$6,101 for a total of \$21,899.

It was moved and seconded to have Grover's Landscape spray the front and back yard of #7 Britten Court to rid the area of crane flies. The cost for spraying is \$ 95.00.

Landscaping: Tom and Patti Wilser will ask Mr. Grover to attend the June 18 Board of Directors meeting to determine exactly what Mr. Grover believes are his responsibilities under the current contract with the association. (Define common areas, etc. and which lawns should or should not be mowed.) He should also meet the outgoing as well as new members of the Board.)

Maintenance: Allen Ryman had called the City of Lake Oswego to turn on the water and that will be done.

A letter was received from Anthony A. Tafuri, Attorney notifying the Board of the death of Dan Fessia. Dan's home was owned jointly with his niece, Dolores A. Tafuri. All future bills should be sent directly to Mrs. Tafuri at: 430 Walker Street, W. Babylon, New York 11704.

A letter was received from Wanda and Joe VanGulik acknowledging the good work of the Improvement Committee.

The next Board of Directors meeting will be at 7:00 P.M. on June 18, 2007.

Respectfully submitted,

TANGLEWOOD TOWNHOUSE ASSOCIATION

17 Bloch Terrace  
Lake Oswego, Oregon 97035  
April 16, 2007

NOTICE OF ANNUAL MEETING

The Board of Directors urges you to attend the Association's Annual Meeting to be held at 10:00 A. M., Saturday, May 19, 2007 at Mountain Park Recreation Center.

This is an opportunity for members of the current Board to report on activities for the year and present a budget for next year. Coffee and pastries will be served.

Two new directors will be elected by the membership to serve two years.

Candidates are:

Ron Talney

John and Sally Mahedy (as a team)

Additional candidates may be nominated from the floor at the meeting.

If you are unable to attend the meeting, please complete the enclosed proxy ballot for election of directors and authorizing the Board to act upon any other business that may be properly presented at the meeting. Proxy may be mailed in the enclosed envelope or given to any member of the Board.

TANGLEWOOD TOWNHOUSE ASSOCIATION

ANNUAL MEETING

May 19, 2007  
10:00 A.M

Mountain Park Recreation Center

I (we) \_\_\_\_\_  
owners of the Tanglewood Townhouse at \_\_\_\_\_  
designate Pamela Berg, President or Steve Dickerson, Treasurer, to cast my (our) vote at  
the annual meeting of the Association on May 19, 2007 and to act on my (our) behalf on  
any other business that may be presented at the meeting.

The Board of Directors recommends the following nominees for election to the  
Tanglewood Townhouse Association Board of Directors:

Director for two-year term: Ron Talney

Director for two-year term: John and Sally Mahedy (as a team)

If you wish, write in nominees:

\_\_\_\_\_  
\_\_\_\_\_

Dated \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

If you are unable to attend the Annual Meeting, please complete and sign this proxy and  
mail in the envelope enclosed or give to any member of the Board. The proxy will not be  
effective if the member is personally present at the meeting and withdraws the proxy.

TANGLEWOOD TOWNHOUSE ASSOCIATION

17 Bloch Terrace  
Lake Oswego, Oregon 97035  
April 16, 2007

NOTICE OF ANNUAL MEETING

The Board of Directors urges you to attend the Association's Annual Meeting to be held at 10:00 A. M., Saturday, May 19, 2007 at Mountain Park Recreation Center.

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John and Sally Mahedy (as a team)

Additional candidates may be nominated from the floor at the meeting.

If you are unable to attend the meeting, please complete the enclosed proxy ballot for election of directors and authorizing the Board to act upon any other business that may be properly presented at the meeting. Proxy may be mailed in the enclosed envelope or given to any member of the Board.

**Tanglewood Townhouse Proposed Budget 2007-2008**

	2006-2007 Budget	Projected 2006-2007 Actuals	Budget to Projected Actual Variance	2007-2008 Budget	Variance to 2006-2007 Actuals
<b>Operating Expenses</b>					
Landscaping - Grover's	15,576	16,296	(720)	16,300	4
Association Insurance	8,500	10,800	(2,300)	11,550	750
Gutter Cleaning	600	900	(300)	1,000	100
PGE	800	612	188	800	188
Water (City of LO)	700	573	127	700	127
PO Box Fees	150	132	18	175	43
Bookkeeper	-	-	-	-	-
Taxes/Licenses	-	-	-	-	-
<b>Variable Expenses</b>					
Additional Landscaping*	1,000	1,242	(242)	3,750	2,508
Tree Care	1,000	674	326	1,000	326
General Maintenance	500	280	220	500	220
Professional Fees	100	-	100	100	100
Office Supplies	100	100	-	100	-
<b>Capital Expenditures</b>					
Roads	-	9,844	(9,844)	-	(9,844)
Driveway Repair	-	-	-	-	-
Gutters	-	-	-	-	-
<b>Total Expenses</b>	<b>29,026</b>	<b>41,453</b>	<b>(12,427)</b>	<b>35,975</b>	<b>(5,478)</b>
<b>Reserves</b>					
Roads	-	-	-	1,600	1,600
Gutters	-	-	-	1,360	1,360
<b>Total Reserves</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,960</b>	<b>2,960</b>
<b>INCOME</b>					
Dues**	31,920	31,920	-	41,040	9,120
Interest Money Market	-	48	48	50	2
Interest C/D	-	100	100	200	100
<b>TOTAL INCOME</b>	<b>31,920</b>	<b>32,068</b>	<b>148</b>	<b>41,290</b>	<b>9,222</b>
<b>Bank Accounts</b>					
	June 30, 2006	Projected June 30, 2007		Projected June 30, 2008	
End Bal MM	313				-
End Bal Checking	876				-
End Bal C/D	15,642				-
<b>Total Cash</b>	<b>16,831</b>	<b>7,446</b>		<b>9,801</b>	<b>2,355</b>

\*Note - includes an additional \$1,600 in maintenance landscape and \$1,150 in common area landscape.

\*\*Note - includes dues increase of \$20 this year (total of \$90/month)

TANGLEWOOD TOWNHOMES ASSOCIATION  
AGENDA: ANNUAL HOA MEETING SATURDAY MAY 19, 2007

WELCOME: PAM BERG,  
INTRODUCTION BOARD MEMBERS, COMMITTEE MEMBERS. THANK YOU

1. REVIEW OF MAY 2006 MINUTES
2. PRESIDENTS REPORT: REVIEW OF 2006-2007.
3. BUDGET REVIEW: STEVE DICKERSON
4. MAINTENANCE REPORT: ALLEN RYMAN
5. LANDSCAPING REPORT: WILSERS
6. NOMINATIONS AND ELECTIONS:  
BOARD NOMINEES:  
RON TALNEY,  
SALLY MAHEDY
7. OTHER BUSINESS
8. ADJOURNMENT

TO: TANGLEWOOD HOMEOWNERS

RE: RESULTS OF ELECTION - MAY 2007 ANNUAL MEETING

We have tallied the results of the ballots cast for the 2007 annual election. Results are as follows:

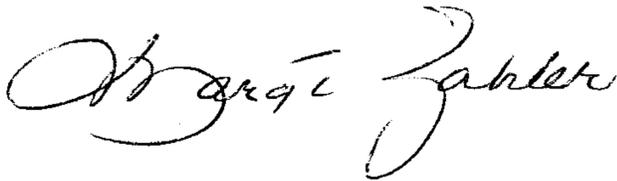
New Board Members: Ron Talney and Sally Mahedy

Vote to Approve the 2007-2008 Annual Budget: The budget was approved by a favorable vote by 35 members.

Vote to Increase the Homeowner Dues Effective July 1, 2007 - Dues increase was passed by a majority of 32 homeowners.

Vote to Remove Driveway Maintenance and Repair: Driveway maintenance and repair will be removed from the Association responsibility. A majority of 28 homeowners approved the measure.

Vote to Clean-up our CCR's and By-laws: This request was passed by a majority of 35 homeowners.



Margi Zahler, Secretary  
Tanglewood Townhouse Association

June 5, 2007

**Agenda TTA monthly Board of Directors meeting**  
**Monday June 18, 2007 7:00 p.m.**

9 Britten Court

Welcome to New Board members, Sally Mahedy and Ron Talney

Decision on position of new officers

1. Secretary's report: Margi Zahler  
Approval of May minutes
2. Treasurer's report: *Check Margi's book*
3. Maintenance: Allen Ryman
4. Landscape: The Wilsers will introduce David Grover who will be here at 7:30 p.m.
5. Old Business:
  - a) Recording of changes voted on in recent election: board expenditure limits and driveways.
  - b) What to do with old records of TTA, currently stored in Berg's garage. Last year John de Honey suggested destroying them. (they go back to early 70's)

*Refer to schedule for CPA*

- 6.. New Business:
  - a) Complaint regarding re-installation of satellite dish at 21 Britten on the side of the house, as requested by board, but in view from Rena Enloe's dining room. ✓
  - b) Driveway condition number 19 Britten. ✓
  - c) gutter problem (Steve)

*Steps/expense insurance*

---

**TANGLEWOOD TOWNHOUSE ASSOCIATION**

**June 18, 2007 - Board of Directors Meeting**

**Board Members Present: Pam Berg, Steve Dickerson, Allen Ryman, Tom and Patti Wilser, Margi Zahler**

**Homeowners Present: Paul Torgerson, Don Peterson, John Pullen, Phyllis Knight, Ron Talney, and Sally Mahedy**

The meeting was called to order at 7:00 P.M. by Pam Berg, President. The minutes of the May meeting were read and approved.

Pam welcomed new board members Sally Mahedy and Ron Talney whose term of office begins July 1. Ron will replace Steve Dickerson as Treasurer and Sally will be in charge of landscaping in place of the Wilsers. Ron will contact Marcia Madsen at the Bank of America to transfer bank signature information from Steve to Ron. Pam will advise Mt. Park of the new board members.

Steve Dickerson reported the association has \$244 in the checking account, \$15,100 in money market funds, \$6,101 in a CD. The association received an insurance bill of \$11,821 and a bill of \$2,716 from Grover Landscaping. A bill of \$95 was also received from Grover's; for crane fly spraying. Association dues are due on

	July	August	September	October	November	December	January	February	March	April	May	June	YTD	Budget	Variance
<b>Operating Expenses</b>															
Landscaping - Grover's	1,358	1,358	1,358	1,358	-	1,358	2,716	1,358	-	2,716	-	2,716	16,296	15,576	(720)
Association Insurance	-	-	-	-	-	-	-	-	-	-	-	11,821	11,821	8,500	(3,321)
Colliers, Tree care	140	140	140	140	-	-	-	-	-	-	164	-	584	584	(300)
Gutter Cleaning	35	40	40	47	54	60	65	58	60	54	45	43	900	600	(300)
PGE	-	-	-	-	-	104	65	-	-	-	-	-	600	800	200
Water (City of LO)	143	143	184	184	132	-	-	-	-	-	-	-	430	700	270
PO Box Fees	-	-	-	-	-	-	-	-	-	-	50	-	132	150	18
Taxes/Licenses	-	-	-	-	-	-	-	-	-	-	-	-	50	-	(50)
<b>Total Fixed Exp.</b>	<b>1,393</b>	<b>1,681</b>	<b>1,538</b>	<b>1,728</b>	<b>186</b>	<b>1,521</b>	<b>3,681</b>	<b>1,416</b>	<b>60</b>	<b>2,770</b>	<b>259</b>	<b>14,580</b>	<b>30,813</b>	<b>26,910</b>	<b>(3,903)</b>
<b>Variable Expenses</b>															
Additional Landscaping(1)	125	125	275	375	90	-	125	172	172	170	-	95	1,337	1,000	(337)
Add'l Tree Care	-	-	-	-	-	-	-	-	-	-	-	-	90	416	326
General Maintenance	205	205	-	-	-	-	75	-	-	-	300	-	580	500	(80)
Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	100	100
Office Supplies	-	-	23	-	-	20	-	-	34	-	54	-	131	100	(31)
<b>Total Operating Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>2,127</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>266</b>	<b>2,940</b>	<b>613</b>	<b>14,675</b>	<b>32,952</b>	<b>29,026</b>	<b>(3,926)</b>
<b>Capital Expenditures</b>															
Roads-paving	-	-	-	9,844	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>1,393</b>	<b>2,011</b>	<b>1,813</b>	<b>11,970</b>	<b>276</b>	<b>1,541</b>	<b>3,881</b>	<b>1,416</b>	<b>266</b>	<b>2,940</b>	<b>613</b>	<b>14,675</b>	<b>32,952</b>		
<b>Income</b>															
Dues	5,820	1,680	0	0	0	0	15120	840	0	0	0	2700	26,160		
Interest	4	5	5	3	3	2	3	48	32	4	4	3	116		
<b>Total Income</b>	<b>5,824</b>	<b>1,685</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>15123</b>	<b>888</b>	<b>32</b>	<b>4</b>	<b>4</b>	<b>2703</b>	<b>26,276</b>		
<b>Liquid Assets</b>															
Checking	682	2,671	859	2,107	2,054	1,649	675	616	477	393	244	-	-		
Money Market	13,337	11,022	11,027	8,030	8,032	6,676	18,959	18,445	18,277	15,396	15,100	-	-		
CD	15,642	15,746	15,798	6,030	6,030	6,030	6,030	6,074	6,101	6,101	6,101	-	-		
<b>Total liquid assets</b>	<b>29,661</b>	<b>29,440</b>	<b>27,684</b>	<b>16,167</b>	<b>16,116</b>	<b>14,355</b>	<b>25,663</b>	<b>25,135</b>	<b>24,856</b>	<b>21,890</b>	<b>21,445</b>	<b>9,473</b>			

TANGLEWOOD TOWNHOUSE 2007 ANNUAL MEETING  
VOTING BALLOT

Please write in address only: \_\_\_\_\_

PLEASE BRING THIS BALLOT WITH YOU TO THE 2007 ANNUAL MEETING ON  
MAY 19, 2007 AT 10:00 A.M.

IMPORTANT: If you will be unable to attend the annual meeting, please return ballot to  
Tanglewood Townhouse Association, 3 Monroe Parkway, P-156  
Lake Oswego, Oregon 97035 by May 13, 2007.

New Members (Two-year Term)

Ron Talney	Yes _____	No _____
John and Sally Mahedy (team)	Yes _____	No _____

Write-in Candidate \_\_\_\_\_

Budget (2007-2008 Fiscal Year Enclosed)

Approved	Yes _____	No _____
----------	-----------	----------

Dues Increase of \$20.00 effective July 1, 2007 followed by \$10.00 increases in 2008,  
2009, 2010.

Approved	Yes _____	No _____
----------	-----------	----------

Maintenance and Repair: Driveways should be removed from Association responsibility

Approved	Yes _____	No _____
----------	-----------	----------

Clean-up our By-laws and CCRs and record the amendment passed in 2003 that read as follows: no less than 30 days prior to each annual meeting, the Board of Directors will provide the members of the Association a proposed budget for the upcoming fiscal year and a certified statement by the Treasurer of the Associations current financial condition. The proposed budget will be voted on by the members at the annual meeting, with a simple majority needed for approval. Once approved, no budget line item of \$1,000 or more may be exceeded by more than 50% and no budget line item of less than \$1,000 may be exceeded by more than \$500.00 without a vote of a majority of the members specifically authorizing such expenditure. However, an expenditure exceeding the limit contained in this amendment is permitted if the Board of Directors votes unanimously that the expenditure is required to meet an emergency in which case the Board of Directors will notify the members of such expenditure within 14 days.

Approved	Yes _____	No _____
----------	-----------	----------

Mountain  
Park  
Home  
Owners  
Association



2 MT. JEFFERSON TERRACE  
LAKE OSWEGO, OREGON 97035  
PHONE: 503-635-3561  
FAX: 503-635-0971  
WWW.MOUNTAINPARKHOA.COM

May 14, 2007

Lake Oswego, OR 97035

Dear Condominium Contact/Apartment Manager

The Mountain Park Home Owners Association is sponsoring the annual Mountain Park Community Garage Sale on Saturday, July 7 and Sunday, July 8, 2007. We are asking your condo/townhouse Board to help spread the word to the homeowners within your association. We encourage your association to sign up as a group and are offering a special rate of \$35.00 for the group rather than having to sign up individually at \$20.00 each. Here's how it will work:

1. The MPHOA garage sale will take place Saturday, July 7 from 8:00 a.m. to 5:00 p.m. and Sunday, July 8 from 10:00 a.m. to 4:00 p.m.
2. Residents wanting to participate in the community garage sale must **return their registration form and payment on or before Tuesday, June 19, 2007**. Registration forms are available at the front desk of the Mountain Park Recreation Center or on our website at [www.mountainparkhoa.com](http://www.mountainparkhoa.com).
3. MPHOA will cover all costs for advertising in *The Oregonian*, *Lake Oswego Review* and several other neighborhood newspapers. Advertising will include information on where to pick up a map of the neighborhood.
4. MPHOA will cover all costs for the printing of maps. Maps will include addresses of participants as well as descriptions of the items for sale.
5. Participants may choose to offer snacks and refreshments for purchase. *The Splash* (a coffee café and snack bar located inside the Mountain Park Recreation Center) will also be open during sale times. Restrooms will be available at the Recreation Center. The maps will indicate where food and beverages are being sold and where the restrooms are located.
6. Maps will be available at the Mountain Park Recreation Center and at one or two additional locations. Maps will also be available for download from our website at [www.mountainparkhoa.com](http://www.mountainparkhoa.com) approximately one week prior to the sale.

Please call Patty Johnson at 503-635-3561 if you need additional information.

Sincerely,

Patty Johnson  
Operations & Gallery Coordinator

PJ:pl

DISCUSS @  
JUNE 18  
meeting

consider  
Board will ~~not~~ sponsor  
~~the~~ but people  
could group together for  
the fee of \$35.  
Under Taylorwood name

**From:** "Rebecca Forbes" <rebecca@pixelegacy.com>  
**To:** "Pamela Berg" <bergp@ohsu.edu>  
**Date:** 6/12/2007 9:31:13 PM  
**Subject:** Mon night

Sorry to say that I need to drive to Newport Mon night to teach a class on Tues am, so will have to miss the meeting.

Re: the website - I need info to put up there as discussed @ the last meeting - ccr's, meeting minutes etc. After that, I'll enter all the names we have on the roster the same way I did you and get them up to speed. From there, maybe Allen can make calls to folks that we don't have email addresses for, and I'll enter those in and get them going.

Newsletters in mailboxes.

Rebecca

Rebecca Forbes

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Subj: **July 16, 2007 - Corrected TTA minutes**  
Date: 8/9/07 10:07:25 PM Pacific Daylight Time  
From: **HOBBY TRAIN**  
To: [bergph@bigplanet.com](mailto:bergph@bigplanet.com)  
CC: [ACRym@hotmail.com](mailto:ACRym@hotmail.com)

Corrected Minutes

**TANGLEWOOD TOWNHOUSE ASSOCIATION**

July 16, 2007 - Board of Directors Meeting

Board Members Present: Pam Berg, Sally Mahedy, Ron Talney and Margi Zahler

The meeting was called to order at 7:00 P.M. by President Pam Berg. The minutes of the June meeting were approved.

Ron Talney gave the Treasurer report. The current money market balance is \$12,613 and there is \$495.57 in the checking account. The following bills were paid during the cycle: \$7.30 to Margi Zahler for office supplies, \$44.46 to PGE, \$147.00 to Collier and \$1,358 to Grover Landscaping. Total paid charges were \$1,557.26. Twenty-six homeowners have paid the July 2007 association dues.

Sally Mahedy, Allen Ryman and David Grover will walk through the Tanglewood Townhouse Association properties on Wednesday, July 17 to discuss what landscaping is the contractual responsibility of Grover Landscaping. (The contract with Grover Landscaping expired April 2007.) Williams will trim and maintain plantings at #4 Britten and surrounding common area. Grover's Landscape shall continue all other services including pine needle and birch leaf removal. The expired contract with Mr. Grover had provided services for both the Willis and Williams homes but these services were declined by the homeowners. Sally will advise Mr. Grover that the backyard of Mr. Al Hoty (#21 Britten Court) should be mowed by Grover Landscaping.

There is an ongoing problem with landscaping at #21 Britten and also at #14 Britten Court. The Board will send a letter to Pamela Wilcox (#14 Britten Court) regarding her plans for landscaping at the front of her home.

A letter was received from Bob Westover requesting permission to remove clematis vines, volunteer saplings and dead tree limbs from the property behind his residence. Bob will pay the charges. His request was approved by the Board.

Maintenance/clean-up of the Tanglewood and Britten banks will be done on alternate years.

Lynette Talney, Ellen Pullen, Della Perrin and Jackie Andrews are planning the August picnic. Ron Talney will check on the procedure to reword and record the revised CCR's that were approved by the association members at the May 2007 meeting.

The next Board of Directors meeting will be August 13 at 7:00 P.M. at Pam Berg's home

Respectfully submitted,

Margi Zahler, Secretary

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Thursday, August 09, 2007 America Online: HOBBY TRAIN

**Pamela Berg**

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**From:** <HOBBYTRAIN@aol.com>  
**To:** <bergph@bigplanet.com>  
**Cc:** <ACRym@hotmail.com>  
**Sent:** Thursday, August 09, 2007 10:07 PM  
**Subject:** July 16, 2007 - Corrected TTA minutes

Corrected Minutes

**TANGLEWOOD TOWNHOUSE ASSOCIATION**

July 16, 2007 - Board of Directors Meeting

Board Members Present: Pam Berg, Sally Mahedy, Ron Talney and Margi Zahler

The meeting was called to order at 7:00 P.M. by President Pam Berg. The minutes of the June meeting were approved.

Ron Talney gave the Treasurer report. The current money market balance is \$12,613 and there is \$495.57 in the checking account. The following bills were paid during the cycle: \$7.30 to Margi Zahler for office supplies, \$44.46 to PGE, \$147.00 to Collier and \$1,358 to Grover Landscaping. Total paid charges were \$1,557.26. Twenty-six homeowners have paid the July 2007 association dues.

Sally Mahedy, Allen Ryman and David Grover will walk through the Tanglewood Townhouse Association properties on Wednesday, July 17 to discuss what landscaping is the contractual responsibility of Grover Landscaping. (The contract with Grover Landscaping expired April 2007.) Williams will trim and maintain plantings at #4 Britten and surrounding common area. Grover's Landscape shall continue all other services including pine needle and birch leaf removal. The expired contract with Mr. Grover had provided services for both the Willis and Williams homes but these services were declined by the homeowners. Sally will advise Mr. Grover that the backyard of Mr. Al Hoty (#21 Britten Court) should be mowed by Grover Landscaping.

There is an ongoing problem with landscaping at #21 Britten and also at #14 Britten Court. The Board will send a letter to Pamela Wilcox (#14 Britten Court) regarding her plans for landscaping at the front of her home.

A letter was received from Bob Westover requesting permission to remove clematis vines, volunteer saplings and dead tree limbs from the property behind his residence. Bob will pay the charges. His request was approved by the Board.

Maintenance/clean-up of the Tanglewood and Britten banks will be done on alternate years.

Lynette Talney, Ellen Pullen, Della Perrin and Jackie Andrews are planning the August picnic. Ron Talney will check on the procedure to reword and record the revised CCR's that were approved by the association members at the May 2007 meeting.

The next Board of Directors meeting will be August 13 at 7:00 P.M. at Pam Berg's home

Respectfully submitted,

Margi Zahler, Secretary

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8/10/2007

July 1, 2007.

Allen Ryman received notice from Mr. Al Hoty that the gutter at his home was leaking. There was also some discussion regarding the current landscaping problem at Mr. Al Hoty's. The board will discuss this ongoing problem with Mr. Grover. (Mr. Grover was invited to the June board meeting but he did not come.) Allen also contacted Rena Enloe regarding her complaint about the placement of two satellite discs at Mr. Al Hoty's residence. Mr. Al Hoty has the legal right to have and place the discs at his home. Allen will ask Jay or someone else to fix the leaking gutter.

The changes in the CCR's that were recently approved by the association members must be recorded. Resolutions must be drawn and then those that voted "yes" must sign. Ron will write the new verbage for the changes and Margi will obtain the necessary signatures of those that voted in the affirmative. The form must be notarized.

Pam and Sally have many old association records in their homes that date back to the 1970's. It was decided to leave the records "as is" for the present. The subject can be discussed again in a couple of years.

Allen will follow-up on a problem regarding Jackie Andrews drive-way. He will ask Jay Larson to see if he can make any needed repairs. Ron pointed out that after July 1, 2007, each homeowner must repair their own driveways or be subject to a lien.

John Pullen noted that the Williams and the Willis's do not use Grover Landscaping at their residences. Grover's do the front yard of Mr. Al Hoty but not his backyard. This is part of the reason Mr. Grover was invited to the June board meeting. Clarification of the contract with Mr. Grover should be done relative to his landscaping obligations to the association.

Bob Westover resigned as chairman of the Improvement Committee. Allen will call Mimi Williams for ideas on landscaping as there are areas that need updating and/or improvements.

The next meeting will be Monday, July 16, 2007 at 7:00 P.M.

Respectfully submitted,

Margi Zahler

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## TANGLEWOOD TOWNHOUSE ASSOCIATION

Board of Directors Meeting – 7:00 P.M. – August 6, 2007

Board Members Present: Pam Berg, Allen Ryman, Sally Mahedy, Ron Talney, Margi Zahler

The meeting was called to order by Pam Berg, President. The minutes of the July meeting were approved after correction.

Ron Talney gave the Treasurer's report. The current money market balance is \$15,035 and the checking account balance is \$ 495.57. Bills paid during this cycle: \$1,358 to Grover's Landscaping. There are five homeowners who have not paid the July 1, 2007 assessment. A letter will be sent to them requesting the overdue payment.

Ron discussed ratification of the new by-laws relating to the CCR's. At the 2007 annual meeting, homeowners approved the clean-up of our bylaws and CCR's and the recording of the amendment that was passed in 2003. Pam will get the ballots from the May 2003 election so Ron can complete the project. By voter approval at the 2007 annual meeting, driveways will be removed from the association responsibility. Ron will do the legal paperwork to make this change in the association rules.

On July 16, 2007, Sally Mahedy, Allen Ryman and David Grover did a "walk-through" of the Tanglewood Townhouse grounds to determine which landscape areas are under contract with Grover's Landscaping and also to note improvements that should be made. Concerns such as the condition of trees, control of invasive plants, etc. were discussed. Sally gave the Board her notes of the walk-through. David Grover submitted a contract to the Board for services for the period October 1, 2007 through September 30, 2008 which was approved at the meeting. The signed contract will be returned to David Grover. The new contract includes the mowing of the backyard lawn at 21 Britten Court.

Crane fly spraying is not a part of the Grover contract. There would be an extra charge to the homeowner if Grover does the spraying. If a homeowner wants to hire someone to do any work on their property, they should have liability insurance to cover the worker. David Grover feels there is a need to hire an arborist to check the condition of several trees in the neighborhood as some need pruning or removal. Sally will get some bids for tree limb cutting. Mr. Grover will also get rid of the morning glory plants that are growing over the hedge at 21 Britten Court.

The Board will ask Grover Landscaping to remove the laurels and fir tree at 14 Britten Court and to find a replacement plant or shrub that can be pruned and yet provide some privacy for the homeowner. The Board will take the responsibility since there has been miscommunication in the past.

The next Board meeting will be September 10, 2007 at 7:00 P.M. at the home of Pam Berg.

Respectively submitted,

Margi Zahler, Secretary

**Pamela Berg**

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**From:** <HOBBYTRAIN@aol.com>  
**To:** <bergph@bigplanet.com>  
**Cc:** <jmahedy@aracnet.com>; <ron.talney@gte.bigplanet.com>  
**Sent:** Friday, September 21, 2007 4:15 PM  
**Subject:** TTA September 2007 minutes

**TANGLEWOOD TOWNHOUSE ASSOCIATION**

Board of Directors Meeting – September 10, 2007

Board Members Present: Pam Berg, Allen Ryman, Ron Talney, Sally Mahedy, Margi Zahler

The meeting was called to order by Pam Berg, President. The August minutes were approved with a minor correction.

Ron Talney, Treasurer, reported all July 1, 2007 dues have been paid. The Money Market account balance is \$16,615 and the checking account balance is \$1,375.71. There is \$6,162 in the CD which will mature in February 2008. Ron had paid Collier Arbor Care \$147.00 and PGE \$ 52.86.

Regarding the driveway ratification, Sally Mahedy will obtain signatures of those who voted in favor for deletion of driveway association responsibility at the May 2007 annual meeting.

Allen Ryman contacted a couple of gutter cleaning companies and the best bid received was from Clearly Amazing. Their bid is \$25 per unit and \$50 per unit to blow off leaves. Gutter cleaning will probably be done about the first week of December. Water in the landscaped islands probably will not be turned off until November.

Sally gave Pam a signed copy of the new Grover contract which states the terms and exclusions of his services for the association. His fees were presented in letter form. Grover Landscaping will start maintenance landscaping on Mr. Hoty's unit as of October 1, 2007. Sally will ask Mr. Hoty to submit a plan for a gate by his backyard and when he anticipates the project will be completed. The Board and Pam Wilcox have been discussing the landscape at the front of Pam's home. Sally will contact Mr. Grover to discuss what landscaping could be done to enhance the front of the property.

Sally asked for Board approval to remove a bush by their garage and the request was granted..

Mr. Chrisman, arborist, has quoted a cost of \$1,900 to remove the tree branches hanging over #17 and #19 Bloch Terrace and this bid has been approved. The bid will also include the removal of a fir tree next to Pam Wilcox's home. There is a tree between #10 and #12 Britten Court that has worms. The tree will be checked to see if it can be trimmed rather than taken down.

Renaud Kauffmann has agreed to help Rebecca with our Tanglewood Tales and to work on the development of a website.

The next Board Meeting will be October 8, 2007 at the home of Pam Berg.

Respectively submitted,

Margi Zahler, Secretary

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9/22/2007

**Pamela Berg**

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**From:** <HOBBYTRAIN@aol.com>  
**To:** <bergph@bigplanet.com>  
**Cc:** <Jmahedy@aracnet.com - rontalney@gte.net>; <pullenje@comcast.net>; <MWillfish@aol.com>;  
 <Nadynewillis@spiretech.com>; <WVangulik@aol.com>; <ACRym@hotmail.com>  
**Sent:** Saturday, October 13, 2007 2:45 PM  
**Subject:** October TTA Minutes

**TANGLEWOOD TOWNHOUSE ASSOCIATION**

Board of Directors Meeting - - - October 8, 2007

Board Members Present: Pam Berg, Ron Talney and Margi Zahler

The meeting was called to order by Pam Berg, President. The minutes of the September meeting were approved.

Ron Talney, Treasurer, reported: \$16,637.29 (Money Market Account), \$1,162.26 (Checking Account) and a CD of \$6,162.22 at maturity. Bills paid during the cycle: Grover Landscaping - \$1,358 and A. B. Chrisman Logging and Tree Service - \$1,900.

Landscaping:

Mimi Williams has suggested that the Board request bids from Steve Young Tree Service for any future arborist jobs. The Williams had a positive experience with this company on work done at their home. Mimi also suggested contacting Ed Howard (503-866-2423) for future cleaning of gutters and windows.

Sally Mahedy sent a letter to Mr. Al Hoty on September 29, 2007 requesting him to submit a plan for a gate to his backyard. A reply has not been received. Pam will follow-up with a call to Mr. Al Hoty.

Hedges Landscape Maintenance and Grover Landscape Services have submitted drawings and proposals to Sally Mahedy for landscape work to be done at # 14 Britten. Questions evolved regarding who will pay for the work and who will obtain a permit to remove the spruce tree on the property. The Board will ask Sally to look into this matter.

Sally submitted a list to the Board indicating tree work that needs to be done. The list is by numerical house order rather than by priority. The suggestion was made that the Board review the listings and try to prioritize the jobs. The budget of the association will be taken into consideration and another "walk through" will be done as well. Steve Young will be contacted to submit a bid on the work to be done.

Jacque Andrews - # 19 Britten Court - wishes to start work on her front garden. She is working with a landscape designer. The Board has requested she send a sketch or plan to Pam Berg when it is available.

Old Business: Sally has been working on the driveway vote tabulation and has only a few signatures yet to be obtained.

The next meeting will be November 12 at the home of Pam Berg.

Respectfully submitted,

Margi Zahler, Secretary

10/13/2007

# TANGLEWOOD TOWNHOUSE ASSOCIATION

November 15, 2007

## Board of Directors Meeting

Board Members Present: Pam Berg, Sally Mahedy, Allen Ryman, Margi Zahler

Board Member Absent: Ron Talney

Non-Board Member Present: Renaud Kauffmann

The meeting was called to order by Pam Berg, President, at 7:00 P.M. The October minutes were approved as written. It was decided not to e-mail minutes to non-board members until they have been approved by the Board.

Ron Talney, Treasurer, submitted the treasury report for the cycle ending November 15. Current association funds are as follows: Money Market - \$ 12,021.29, Checking Account Balance - \$ 731.57, and Certificate of Deposit - \$6,162.22. Bills paid during the cycle – Grover Landscaping Service - \$1,358.00, Steve Young Tree Service - \$550.00, PGE, and Lake Oswego water.

Landscape – Sally Mahedy discussed the landscaping problems of #14 Britten Court. Pam Wilcox has cut off the lower branches of the blue spruce at #14 Britten Court. The spruce tree is on common property and will be removed. Hedges has bid \$1,895 to do the labor and purchase shrubbery for the front of Pam Wilcox's home. The cost of removing the spruce tree is also included in the bid. Pam Berg will ask Pam Wilcox to pay 50% of the charges.

Mr. Al Hoty has not responded to several Board requests to install a gate to his back yard. Earlier several shrubs were removed to allow Grover Landscaping entrance to the back yard for mowing of the lawn and to do maintenance on the arbivite shrubs at the rear of the yard. Pam Berg will send a letter telling Mr. Al Hoty that the Board will take necessary action to install a gate and submit the bill to him for payment if he does not comply with the original agreement made over a year ago.

Discussion followed regarding which trees need to be trimmed or removed in the future based on urgency. Sally will call Mt. Park Landscaping crew regarding leaves and ivy hanging over the road by the Wilser home.

Maintenance – Allen Ryman reported that gutter clean-up will begin on December 3, 2007 and will be done over a one week period. Allen also mentioned that the water in the "islands" and the two large common areas has been turned off.

Amy and Steve Dickerson have moved, however, the house not yet been rented. Rebecca Forbes has also moved.

Old Business - A two-thirds vote was needed to ratify the drive-way vote. Sally will contact the remaining six homeowners who had voted for the change, but not yet signed the necessary form, for their signatures. This is a follow-up to the May 2007 annual meeting at which time the decision was made to have homeowners responsible for their own driveway repairs.

New Business – Renaud Kauffman will be preparing and sending the Tanglewood Townhouse Tales. He is also working on having monthly minutes, insurance info, etc. available on the computer using Google. A list of reliable vendors will also appear.

The next Board meeting will be December 10, 2007 at Pam Berg's home.

Respectfully submitted,

Margi Zahler