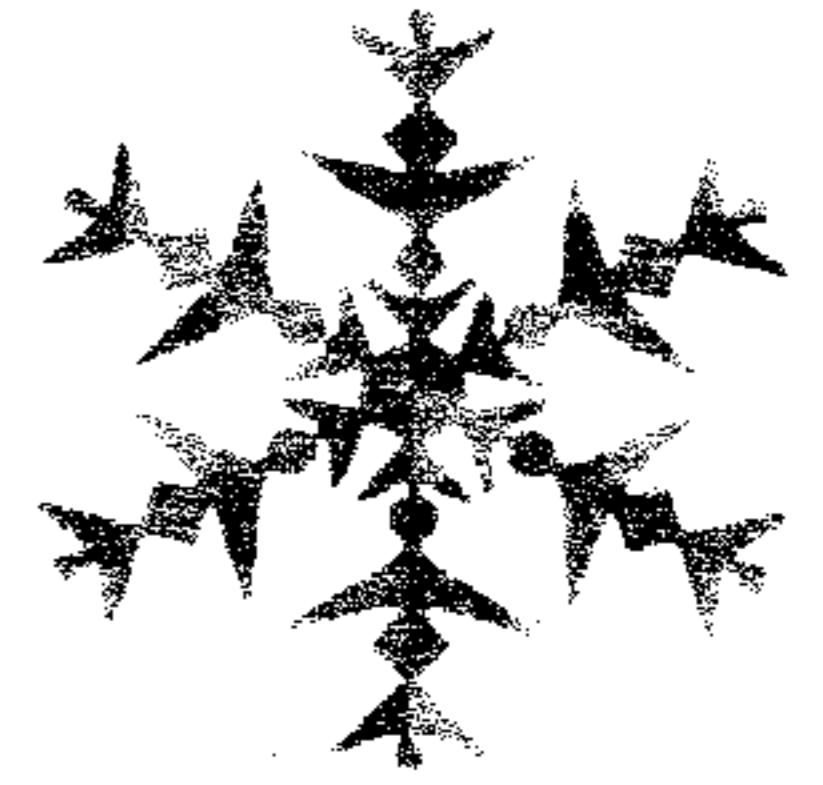




# Tanglewood Tales

## February 2014

Tanglewood Townhouse Association  
Three Monroe Parkway, Suite P-156  
Lake Oswego, OR 97035



### CALENDAR

#### **BOARD MEETINGS**

are usually held the first Monday of the month. The next meeting is 7pm, March 3, at the Andersons.  
All are welcome.

### OUR BOARD

#### **President**

Pam Berg  
503.675.2499

#### **Secretary**

Ann Anderson  
503.635.5959

#### **Landscape**

Bill and Carole  
Hitchcock  
503.744.0659

#### **Maintenance**

Priscilla Maughn  
503.344.6890

#### **Treasurer**

Allen Robinson  
503.675.3583

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

When we moved here in 2006, our dues were about 60% of what they are today. I don't mean to offend, but I must say we found tension among our neighbors because dues did not cover expenses and cash reserves were depleted. The Board was working to pass a dues increase, but it took over two years until the community approved that increase in 2007.

Thanks to leadership of the 2006-2007 Boards, today we are in a much better place. In the last two years we've redone our streets, replaced 200 feet of arbor vitae hedge including a new sprinkler system, kept both our banks well-maintained, and removed a dozen large, unhealthy trees, all in addition to our usual operating expenses. A special assessment in 2012 helped but we've also spent \$40,000 from our reserves in 2012 and 2013.

Looking ahead, there is still more to do, much due to the age of our property. We have 600 feet of very old fencing, 5 zones of "quirky" sprinkler systems, and at least a dozen more large and aging trees that will all need attention in the next few years.

Unlike 2006, we're not budget-challenged yet. Today we have \$17,000 in reserves and our operating budget covers all our usual operating expenses. However, it is now time to look ahead and prepare, so we don't find ourselves in money trouble again.

In April the Board will include a detailed 7 year budget and reserve plan with our annual meeting mailing. The plan will propose a dues increase the Board recommends we approve in 2015. **We will not take any formal action at the 2014 annual meeting, and dues in 2014 will not change.** In fact, dues cannot change without written approval from at least 2/3rds of homeowners.

We will discuss the 7 year plan at the 2014 annual meeting and we will continue with more communications and discussions through the rest of 2014. The Board's goal is having the community approve our next dues increase, our first since 2007, early in 2015.

Please watch for the 2014 Annual Meeting mailing in April. If you have questions at any time, any member of the Board will be glad to hear from you. We understand this is an important decision and want everyone fully informed. Thank you in advance for your involvement and support.

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## **Property evaluation:**

In December the Board surveyed the exterior condition of all our units. The overall results were positive; most of our units are in good condition. We did find two areas that need some focus, exterior painting and driveway maintenance. As noted in the December Tanglewood Tales, painting improvements are already being made, thank you again for that. Driveways will be the next area where we focus on improvements.

It may be more economical to do driveway repairs as a group. The first step to seeing if there are savings would be to see how many homeowners are interested. With that information we can begin discussions with a contractor. Since contractors are already filling their order books for this summer, we need to be getting organized now. If you are interested in replacing your driveway this summer, please let any board member know by mid-March. We'll put any interested homeowners in a group and have that group work with the contractor(s).

## **Rodents:**

The Board has heard reports of mice and rats around some units. Likely this is related to over-feeding the birds. If you feed, please watch that excess food does not build up on porches, decks, or the ground. Having food build up is a strong attractor to mice and rats. Sweeping up any excess daily, before dark, is a big help. In addition, any pet food left outside should also be brought in before dark. Thank you!