

The Tanglewood Newsletter

Fall Issue, 2003

Welcome to the second issue of the Tanglewood Newsletter. I know what you're thinking: Why is the Fall 2003 issue arriving in early 2004? Because 2003 was one of those years, you know? Let's hope 2004 goes more smoothly.

Messages from Your Board

The Board of Directors held its second meeting on August 28, 2003. The Board reviewed the finances of the Tanglewood Condominium Corporation, reviewed concerns that had been raised by residents, and discussed other issues raised by members of the Board. From that meeting, the Board relates to you the following information:

- The next Annual General Meeting (AGM) of the Tanglewood Condominium Corporation will be March 25th at 7:00 pm at the Crowchild Ramada Inn. Please watch for a notice in the mail offering a further reminder.
- Responding to complaints from residents, the Board asked Hopewell to remind trades working in the community that they should be respectful of residents when it comes to parking and that they should be aware that a large number of children now live in the community. In recognition of this tradespeople were asked to slow down. This is probably good advice to residents as well.
- Phase 2 of Tanglewood is now well underway. Builders in Phase 2 are Albi Homes, AlanRidge Homes and Assured Homes. A parade of new show homes by these builders is to be constructed early in 2004.

- Residents may have noticed the construction of two large water storage areas in the neighbourhood. These areas define the Tanglewood Storm Pond. The storm pond consists of two cells. Each cell will be wet the majority of the time as it receives run-off storm water from both phases of Tanglewood and the surrounding area. The storm pond is City owned and will be maintained by the City. As the storm pond is located in close proximity to 12 Mile Coulee it is intended, once mature, to have the same natural look and feel as the coulee area. The plant material and grass mix is consistent with the plant species along 12 Mile Coulee. Hopewell endeavoured to save as many of the natural trees as possible while still accommodating a large, engineered, functioning wetland. The simple function of the storm ponds is to store water for a period of time allowing larger particles to settle out into the pond before the water is reintroduced into the river systems of Calgary. Should you have any questions about the storm ponds, contact Chris Plosz, Manager, Community Development, Hopewell Residential Communities.
- Maintenance contracts for snow removal and garbage pickup have been renewed. Should you have complaints with the service, please pass these complaints on to Doug Davies at Condominium First. You can contact Doug at 299-1806 or via his email address (doug@condominiumfirst.com).

Other Information

As was noted in the first issue, an important purpose of this newsletter is to remind residents

of some of the rules of the Association. You should have received a copy of the Tanglewood Bylaws from your builder. The Bylaws define the rules by which we have all agreed to abide in order that we might all better enjoy living in Tanglewood. Hopefully you read the Bylaws carefully before completing your purchase because as a member of our community you are bound by the conditions of those Bylaws. You will note that the Bylaws impose restrictions on things like:

- Pet ownership
- Fences, trees and shrubs
- Parking
- Noise

Please read and abide by the Bylaws. Your neighbours appreciate it.

As well as the Tanglewood Bylaws we are all, of course, subject to City of Calgary bylaws. Complaints about street parking, loud dogs, roaming cats that have somehow survived the coyotes, and other such nuisances should be directed toward the City of Calgary bylaw enforcement service. They can be reached at 268-2489. Of course, trying to resolve these problems in a neighbourly fashion is the preferred first option.

As construction in Phase One nears completion, and as frozen ground begins to (hopefully soon) turn to mud, everyone's attention turns to landscaping. Tanglewood has been designed to maintain the site's natural landforms and drainage patterns as much as possible. With careful design homesites can be landscaped with minimal disturbance to the overall landform. This will benefit all residence by preserving the natural character of the land.

Plant material can be used to enhance the architecture, define outdoor spaces, frame views and knit structures into the site. These objectives should be kept in mind both in the original site

planning, so that the best use is made of existing plants, and in designing areas of new landscaping.

Functional use of plants should be considered in planning your yard and you should keep all seasons in mind with the use of a variety of plants. Where lots are adjacent to walkways or natural parks, manicured lawns should be planted closer to the dwelling, and the landscaping must make a smooth transition to more natural conditions toward the property boundaries. The use of native species is important not only because it will maintain the valley's natural character, but also because such species will need less maintenance and will be more likely to survive.

Creative landscape designs will contribute to maintaining and rebuilding the natural landscape of Tanglewood, and is strongly encouraged. For more detailed information on the guiding principles for the community please refer to the Tanglewood Design Guidelines, a copy of which should have been provided to you by your builder.

Finally, residents are reminded that the asphalt pathways, the natural areas on either side of these pathways, Twelve Mile Coulee and the natural areas adjacent the backyards of the homes on the west side of Tusslewood Drive are all the property of the City of Calgary. The maintenance of these natural areas is the responsibility of the City. You should not, therefore, landscape or otherwise alter these areas for if you do the City will demand you return the area to its original condition.