

# The Tanglewood Newsletter

Spring Issue, 2003

Wait! Don't throw this out! This is the inaugural issue of The Tanglewood Newsletter!

## Message from Your Board

The first ever Annual General Meeting (AGM) of the Tanglewood Residence Association was held at the Crowchild Inn on March 27<sup>th</sup>, 2003. At that meeting the Board of Directors for 2003 was elected. The Board members are:

### **Chair:**

Lesley Conway, Hopewell Residential Communities

### **Vice Chair:**

Peter Loman, Resident

### **Treasurer:**

Paul Taylor, Hopewell Residential Communities

### **Secretary:**

Linda Knight, Hopewell Residential Communities

### **Operations Director:**

Theresa Rodrigues, Resident

### **Communications Director:**

Ron Kneebone, Resident

### **Member at Large:**

Chris Plosz, Hopewell Residential Communities

At every Board meeting there is also representation from Condominium First, the condominium management company.

The Board of Directors held its first meeting on April 8, 2003. Positions on the Board were assigned and members of the Board reviewed the finances of the Association. The next Board meeting is scheduled for August 28<sup>th</sup>.

While the duties and responsibilities of the Board are described in the Tanglewood Condominium Bylaws, a brief description might be useful.

The Chair of the Board of Directors is the Chief Executive Officer and as such is responsible for the successful operation of the community.

The Vice-Chair assumes responsibility in the absence of the Chair.

The Secretary is responsible for recording the minutes of each Board and General Meeting and distributing copies to Board members and to Condominium First.

The Treasurer is responsible for reviewing the financial statements provided by Condominium First each month and reporting to the Board. The Treasurer is responsible for monitoring expenses to ensure that the budget is adequate at all times.

The Operations Director is responsible for liaison with the Condominium First Community Manager to ensure that the level of maintenance desired by the Owners, as expressed by the Board and provided for in the budget, is carried out satisfactorily. The Director will also be asked to investigate and report to the Board on requests by Owners to make changes or additions to the exterior of their unit or privacy area.

The Communications Director is responsible to see that all of the Owners are kept informed about Corporation business. The Director should try and initiate two-way communications by providing information to the Owners and asking for comments in return.

If you have concerns or comments about day-to-day matters such as garbage pick-up, snow removal, etc, you should contact Doug Davies at Condominium First. You can contact Doug by phone (299-1806), by fax (299-1813) or by email

(doug@condominiumfirst.com). If you have concerns or issues you wish to raise with the Board that go beyond day-to-day matters, please put your concerns in writing and mail them to the following address:

Condominium First  
#810, 839 5<sup>th</sup> Avenue SW  
Calgary, Alberta  
T2P 3C8  
Attention: Doug Davies

Be sure to mention in your letter that you are referring to an issue having to do with Tanglewood. The issue(s) you raise will be addressed at the next scheduled Board meeting.

An important purpose of this newsletter is to keep residents informed of decisions made by the Board and to announce important dates (such as the date of the Annual General Meeting and the dates of Board meetings). The newsletter will also be used 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. As a member of our community you are bound by the conditions of these Bylaws. If you have not read the Bylaws or have somehow failed to commit them to memory (!) you should know that some of the Bylaws impose restrictions on things like:

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

Future Newsletters will pick a bylaw or two to highlight and discuss their rationale and implications.

Finally, what newsletter would be complete without a discussion about garbage? Garbage pickup in Tanglewood has been contracted to

Canadian Waste Services Inc. Garbage pickup occurs once per week on Thursday mornings. In order for Canadian Waste Services to successfully handle your residential collection they have compiled a general overview of the do's and don'ts of curbside waste pickup.

### **Garbage Do's**

- Garbage means normal household waste, paper, packaging materials, waste from food preparation, lawn and hedge clippings, branches, and leaves.
- Garbage must be to the curb by 7:00am
- Garbage shall be drained, securely wrapped and placed in a standard garbage can or plastic bag.
- Items that will not fit into the can or bag shall be tied into bundles, the longest dimension of which shall not exceed 4' (1.2 metres).
- Containers shall be placed at the property line or curbside.
- The maximum weight of each item should not exceed 55 lbs. (25 kgs).

### **Garbage Don'ts**

- Garbage does not include rubble and other refuse from construction or demolition, dead animals, automobiles or other machinery, waste from industrial or commercial premises, hazardous material, explosives or toxic materials.
- Cardboard boxes must be flattened and bundled.
- No furniture please.

Should you have any questions or require clarification about garbage do's and don'ts, please contact Doug Davies.