

The Tanglewood Newsletter

Spring Issue, 2005

Welcome to the fourth issue of *The Tanglewood Newsletter* and the first issue of 2005. The purpose of the newsletter is to keep residents of the Tanglewood Condominium Corporation informed of what is happening in and around the neighbourhood.

Your Condo Board

Your board is made up of residents and representatives of Hopewell Residential Communities, who have volunteered their time and efforts to act on your behalf. Hopewell is represented on the Board because at the time of the last election it still owned a sizable fraction of the total number of home-site lots in our community and wanted to help mentor the condominium corporation towards a smooth transition. Members of the Board are nominated and elected at the Annual General Meeting of the Tanglewood Condominium Corporation. As required by the bylaws of the Corporation, members of the Board resign their positions at the AGM and may, or may not, choose to allow their names to stand for re-election. If you are interested in serving on the Board, you must stand for election at the AGM. For a formal statement of the conditions one must meet to be eligible for election to the Board, see your copy of the Tanglewood Bylaws. The gist of the rules is that to be eligible for election to the Board, a person must be an owner of a residence and must be of the age of majority (like *that's* an issue!). Any resident who is indebted to the Corporation for unpaid condo fees or for other reasons for more than thirty (30) days is not eligible to stand for election.

The current members of the Board, along with

their titles and duties, are as follows;

- Peter Loman (resident), Chair
- David Burrell (resident), Vice-Chair
- Linda Knight (Hopewell), Secretary
- Ron Kneebone (resident), Newsletter
- Paul Taylor (Hopewell), Treasurer
- Theresa Rodrigues (resident), Operations
- Chris Plosz, (Hopewell), member at large

The Board also thanks residents Aaron Guenter and Cindy Reeves for their assistance and advice on matters having to do with the new Carma development adjacent to our neighbourhood. Information on the Carma development follows.

Issues, Concerns, and Developments

In this issue of the Newsletter, the Board wishes to make you aware of a number of issues, concerns, and developments. The brief review of these issues provided here may prompt questions that you will like answered. Please bring those questions to the next Annual General Meeting, scheduled for this June. The exact date and place of the AGM will be mailed to you shortly.

The New Carma Development

The approval process addressing the planned Carma development (Tuscany Phase 8: file LOC2004-043) on 42 acres of land at the eastern, southern, and western borders of Tanglewood Phase 1 continues. In December of 2004 and January of this year, representatives of the Tuscany Community Association, of your board, and Alderman Dale Hodges, met a number of times to organize our communities' collective concerns regarding aspects of the development.

Subsequent to these meetings, all parties met with Bob Clarke, David Allen of Carma, and with representatives of Southwell Trapp and Associates to discuss Architectural Controls and Grading. From that meeting, Carma and Southwell Trapp agreed with our request to modify Architectural Controls to make requirements more explicit, and to adhere closer to Tanglewood's own guidelines, as well as addressed our concerns regarding drainage from the park space incorporated at the south end of Phase 1.

On January 17, 2005, board members Peter Loman and David Burrell, and Cindy Reeves, a Tanglewood resident volunteer, as well as Lucy Jacek of the Tuscany Community Association, attended the City Council Public Hearing, and spoke before Council to address our collective concerns regarding area density, traffic and transportation. Council was unmoved by our assertion that density of the planned development immediately adjacent to Tanglewood did not represent an effective implementation of the Western Scenic Acres Area Structure Plan. (A 6.8 units per acre development [maximum density] immediately next to Tanglewood, a 3.2 units per acre development).

However, Alderman Dale Hodges, acting upon joint community concerns, tabled an amendment to Carma's proposal, requiring that Carma address traffic concerns prior to City approval of Carma's proposal. Specifically, traffic originating from the Northern end of Tuscany currently transits Tusslewood Drive NW to exit the northwest end of Tuscany via 12 Mile Coulee Road. The current proposal adds significant traffic (reflected in trips per day) to the Northwest edge of Tuscany, but, due to the phased nature of overall development in Tuscany, leaves Tusslewood Drive as the only access to 12 Mile Coulee Road. Ald. Hodges' amendment (passed) requires Carma to address access to 12 Mile Coulee Road from a second

option (Tuscany Way NW, south of Tusslewood Drive on 12 Mile Coulee Road) prior to approval of the Tuscany Phase 8 development proposal.

Alderman Hodges has also been active in trying to reduce the density of the planned development. Information regarding his efforts will be presented at the AGM.

At this time (May 5, 2005), the matter of the Carma development is in the hands of the Department of Land Use and Development, and the Land Committee before it can be referred to Council at a subsequent Public Hearing.

Community Services

Residents may have noticed an improvement in the level of service we have received with respect to street sanding, snow removal – from both roads and sidewalks -- and garbage pickup. This reflects our service providers responding to complaints and suggestions for improvements. As always, if you have a complaint about matters such as these, please contact Doug Davies at *Condominium First* and he will see to it that your concerns are addressed. Doug's contact numbers are found at the end of the Newsletter.

Where Does My \$100 Condo Fee Go?

All residents of the Tanglewood Condominium Corporation are currently required to pay a \$100 per month condominium fee (common expenses). What happens to that money?

The Corporation's fiscal year runs from March to February. The fiscal year just ended therefore covered the period from March 2004 to February 2005. In what follows, we describe the various costs incurred by the Corporation and present a figure indicating how of much each contributing household's \$100 monthly common expense fee went to that cost. (A "contributing household" is one that is up-to-date in paying condo fees. When residents fail to make their monthly

payments, this reduces the number of contributing households and, of course, increases the monthly costs borne by those making their regular contributions).

The Corporation faces expenses that fall in four major categories.

Administration: This part of the budget is for management costs (the fee we pay to *Condominium First* to oversee all aspects of accounting, arranging bids for services, and day-to-day operations), the costs of the AGM, postal costs associated with the Newsletter and other information sent by mail, bank charges, and any costs incurred in enforcing condo by-laws and collecting on over-due condo fees. In fiscal year 2005, the average contributing household paid \$9 per month to cover this cost.

Operating: This part of the budget is for landscape maintenance, snow removal, cleaning of sidewalks, road sanding, and curb-side garbage collection. In fiscal year 2005, the average contributing household paid \$38 per month to cover this cost. By far the largest part of this cost, an average of \$29.50 per month, was for snow removal. Garbage collection cost an average of \$7.32 per month.

Repairs and Maintenance: This part of the budget is dedicated to replacement of dead trees, spraying, and sod replacement in the common areas, the maintenance of the asphalt pathways, street cleaning, fence maintenance, and maintenance of the main entrance. In fiscal year 2005, the average contributing household paid \$5.20 per month to cover this cost.

Replacement Reserves: This part of the budget provides for the building up of a replacement reserve. This reserve is to provide for the eventual replacement of road surfaces, playground equipment, lamp posts, exterior features (such as the bronze deer and the entry gate, playground garbage containers) and

underground service (sewers, electrical, water). The plan is for the Corporation to contribute to these Replacement Reserves each year. The budget calls for the Corporation to contribute \$32,000 per year (an amount that will increase by 3% per year to keep up with inflation) *when Tanglewood Phases I and II are fully sold*. As we are not nearly fully sold, we are currently contributing much less than \$32,000 per year to the reserve fund. In fiscal year 2005, the Corporation contributed \$13,500 to replacement reserves; an amount equal to \$16.50 per month per contributing household.

The sum of these four categories of costs is \$68.50 per month per contributing household. The remaining \$31.50 per month per contributing household has contributed to the *Net Income* of the Corporation. You can think of net income as a buffer to protect residents from unexpected expenses. The unusually heavy snowfall this winter, for example, resulted in an unbudgeted \$10,000 expense (\$148 per contributing household) for snow clearing. We were able to cover this expense thanks to positive contributions to net income in previous months of the fiscal year.

Might the Condo Fee Change in the Future?

The calculations above show that \$31.50 per month per contributing household has contributed to the Corporation's net income. During fiscal year 2004/05, net income was \$25,600. This suggests that contributions to net income were more than sufficient to cover the costs of this past year's winter maintenance. Indeed, it is tempting to think that since, in retrospect, the monthly condo fee could have been lower by \$31.50 per month during fiscal year 2004/05, the community might consider such a reduction. However, it is important to remember that to budget for too small of a net income puts the community at risk of having to issue a "cash-call" to residents to cover some unexpected cost. We must also remember that

the Corporation has had very little time to gain experience about just how large and how frequently might unbudgeted expenses arise. For both these reasons, the Board has accepted the recommendation, based on the experience of *Condominium First* and Hopewell Residential Communities, that the community wait a minimum of five years before considering any change in the monthly condominium fee. During that period we expect to gain a better understanding of the annual costs of the Corporation over the long term.

Thinking ahead, it is nonetheless the case that as the Tanglewood community grows, so too will the number of contributing households and the total value of Condo fees paid. The owners of the Trico Villas will also be contributing a \$35 per unit per month fee. Because it is anticipated that the costs of providing services will increase less quickly than revenues, the Board foresees a time when a reduction in the monthly fee can be considered and/or a community enhancement fund can be established to pay for worthwhile and widely supported initiatives. Once again, however, the time for thinking of such possibilities is at least four years down the road.

What was the Idea Behind Making Tanglewood a Bareland Condominium?

Something else that residents in Tanglewood receive in return for their Condo fee is more difficult to quantify. Some of the aspects that make Tanglewood a special enclave within the community of Tuscany are the very reasons that Tanglewood needed to be created as a private community. The City of Calgary has certain building standards that must be met in order for the city to accept transfer of public areas of a community. Meeting these minimum standards would have drastically altered the natural and intimate appeal of our community which was achieved through:

- Narrower roadways allowing for more intimate, quieter, streets.

- More vegetation and existing trees were saved rather than being clear-cut and grading the entire community. In order to do this, it was necessary to have steeper streets, different storm water management (i.e. centre line drainage) than would have been allowed had Tanglewood not been created as a private community.
- Less fencing. Normally fences would have been required along all municipal reserve areas. In lieu of fencing, wooden posts were approved in many areas of phase 1 to increase the volume of undisturbed trees and natural vegetation and allow for a more rural feeling in areas through out the community.
- Fewer concrete swales were required along with fewer overland drainage control structures, and more natural trap lows were permitted allowing for native vegetation to remain.

The advantage to being a private community is also evident in our ability to provide sidewalk snow removal as well as snow removal and sanding of the private streets within our community more frequently than is available from City services. Because the residents of Tanglewood are organized as a Corporation we can in future negotiate with the City for further enhancements of the open spaces and parks within our community through an Enhanced Landscape Maintenance agreement. The Board has in fact recently entered into such an agreement. Tanglewood Condominium Corporation has entered into a cost-effective agreement with the Tuscany Residents Association to participate in the enhanced landscape program established there. Details will be provided at the up-coming AGM.

Enforcing and Changing Bylaws

The Corporation is governed by bylaws. The *Condominium Act* requires our bylaws satisfy certain requirements and specify certain conditions. Adjustments to the bylaws require a special resolution and the approval of 75% of

residents attending the annual or special general meeting and eligible to vote. See your copy of the Bylaws for details. While the community may in future want to consider changes to the bylaws, it seems sensible to gain some experience living with the current bylaws before considering such changes.

There are a number of bylaws written specifically for Tanglewood that reflect the fact ours is a bare-land condominium. Architectural controls, for example, place limitations on what residents can and cannot do to their homes. These controls are intended to protect our investments in our homes by maintaining the look and feel that makes our community unique. At the upcoming AGM the Board will discuss steps that have been taken to provide a process by which approval can be obtained for adjustments, changes, or additions to homes so as to ensure that they do not conflict with the architectural controls that are in place for our community.

Another example of a bylaw which is written specifically for Tanglewood is the prohibition on street parking. The need for this bylaw reflects the fact our streets are narrower than is usual and must be kept clear for efficient and cost-efficient snow clearing and grit removal. It is also a safety issue to protect playing children.

While we would hope that residents will make themselves aware of, and abide by, the Corporation's bylaws, there will likely be cases in the future, as there are sometimes now, in which residents are unwittingly violating, or choosing to ignore, the Corporation's bylaws. At the next AGM, the Board will solicit your input into what you think is the appropriate manner by which the Corporation should ask *Condominium First* to enforce the Corporation's bylaws.

Transfer of Streets from the City

The Board recently accepted, on behalf of the Corporation, ownership and responsibility for certain streets and other lands from the developer. Included with this Newsletter is a map of our community. The map shows the Corporation's areas of responsibility (in pink and blue) and the City of Calgary's areas of responsibility (in yellow). The implications of these areas of responsibility can be discussed more fully at the up-coming AGM (bring your questions!) but broadly speaking the Corporation is responsible for the maintenance of roads, curbs, street lighting, the tot-lot in phase 1, etc, in the pink areas and the fencing outlined in blue. The residents, through their board of directors, will have control over snow removal and street sweeping, additional trees, shrubs and flowers planting and more frequent mowing if desired.

Odds and Ends

The temporary road joining Tusslewood Drive to Tuscany Springs Boulevard is now closed. The area is currently being rehabilitated.

The orange snow fences that have been erected at several locations in the community are meant to guard vegetation from construction and other vehicles which might otherwise damage these areas. The fences will be removed when they are no longer needed for that purpose.

Finally

The day-to-day operations with respect to accounting, snow clearing, street sweeping, garbage pickup, etc. have been contracted to *Condominium First*, a condominium management company. If you have complaints or concerns about garbage, snow removal, etc, please contact Doug Davies at *Condominium First*. You can contact Doug at 299-1806 or via his email address doug@condominiumfirst.com).