



Spring 2008



The **TANGLEWOOD** Newsletter





GREETINGS FROM THE CHAIR

On behalf of the Tanglewood Board of Directors, it is my pleasure to share with you a review of our 2007 efforts and activities, as well as this year's priorities.

The past year has been characterized by a series of initiatives—some which are still ongoing, and others which have been successfully carried through. Specifically, highlights from 2007 include:

- A balanced 2008 budget, with a mandate of no condominium fee increases to Tanglewood homeowners this year;
- An updated Reserve Fund Study to ensure our long term commitments will be met;
- Creation of an Operations schedule for common elements in Tanglewood. This includes maintenance of sewer lines, testing of fire hydrants, street cleaning, snow removal, park upkeep, among others;
- Development of a standardized approach for interpreting and observing landscape policies and guidelines (outlined in this newsletter). This was particularly important in ensuring a fair and consistent approach to resolving all landscaping issues, regardless of who raised them and with which Board.

That being said, while the Board is committed to continued execution of the above, two over-arching priorities have been identified for 2008:

- Development of a clear and cogent street-level parking policy in effect for Tanglewood: as many

can anticipate, parking in Tanglewood remains a much-discussed issue – specifically, where visitors and / or homeowners with multiple vehicles may park, and over what period of time. Importantly, the ambiguity around the existing parking policy has created potentially dangerous situations, particularly as it relates to emergency vehicle access. As such the Board is taking this issue extremely seriously. We are working with the Fire Marshal to create a safe policy for Tanglewood, and have agreed to implement key recommendations made by the Marshal.

- The Reserve Fund study identified funds which could be allocated toward maintaining the upkeep and / or improving the common elements in Tanglewood. For example, these will include repairs to streets, sidewalks and fencing which have been identified through a series of community walk-throughs, and the assistance of Hopewell in determining high-priority issues.

Finally, the Board encourages homeowners to continue to contact us with issues, questions and/or ideas about the community. Contact us at the following address: comments@tanglewoodestates.com

With your help, we are confident Tanglewood will continue to be an outstanding place to live.

Sincerely,

Sundeep Jairath
2007 – 2008 Board Chair

Condominium First update

As most of you know, the management company that takes care of our day-to-day financial and operational matters is Condominium First.

Our community manager at Condominium First is now Linda Grey-Martin. If you need to speak with her about fees or any other matters, she can be reached by e-mail at linda.grey-martin@condominiumfirst.com or by phone at 299-1808.

Tuscany spring clean-up

Tuscany will be holding its annual Spring Clean-Up of parks, trails and neighbourhoods on May 10.

Watch for notices in the Tuscany community newsletter or online at <http://www.tuscany-connect.com>, and “team up to clean up.”

We look forward to seeing you there!



OPERATIONS UPDATE

Tusslewood Drive traffic plan update

Community feedback on the trial traffic calming measures in place along Tusslewood Drive has been positive. In particular, residents have remarked that they were valuable in minimizing the negative impacts of detour traffic during the construction phase of Twelve Mile Coulee Road.

Recently, the City granted approval to maintain current trial traffic calming measures along Tusslewood Drive (including the posted speed limit of 40 km/hr) for a period of time following the completion of surrounding road connections (i.e. Tuscany Way, Twelve Mile Coulee Road) and subsequent normalization of traffic flow.

Maintaining the trial measures for a period of time following normalized traffic flow will encourage the use of new infrastructure as connector routes, and enable our community to:

- 1) Reassess traffic and safety issues at that time.
- 2) Determine if permanent traffic mitigations measures are warranted.
- 3) Continue dialogue with the City regarding other possible long-term solutions to traffic concerns.

The Board of Directors thanks those residents along Tusslewood Drive who have been directly impacted by the trial traffic calming measures for their input and support.

Street cleaning

In mid-April the roads in Tanglewood will undergo a thorough cleaning, removing the winter build-up of gravel, sand and salt residue. Look for notices regarding street cleaning on mailboxes, and remember to keep all vehicles off the streets to ensure a thorough cleaning.

Road connecting Tanglewood phases 1 and 2 opens

For those who don't yet know it, a new road has opened up which allows easier access between Phases 1 and 2. The new road connects Tusslewood Boulevard and Tusslewood Terrace (which then becomes Tuscany Springs Boulevard).

Good news on sanitation budget

As a result of consultation between the previous Board of Directors and the City of Calgary, the City now provides our garbage collection service for a nominal fee. The good news...this resulted in a savings of 73% in our sanitation budget!

Garbage is still collected on Thursdays. Further information on garbage collection can be found on our website: <http://tanglewoodstates.com/policies/garbage.html>.

Curbside recycling a big success!

Our curbside recycling program, launched a year ago in March 2007, has been well received by Tanglewood residents.

A call from our service providers, Residential Recycling, advised us that we are achieving better than 70% community participation in curbside recycling. This is considered an excellent participation rate.

Recyclables are collected on Thursdays (the same day garbage is collected). For a refresher on the curbside recycling program, check out the website at <http://tanglewoodstates.com/policies/recycling.html>.

Kudos to Tanglewood residents for their efforts to "go green"!

Landscaping

Are you planning to embark on a landscape or fencing project this year?

To preserve our uniqueness and ensure high property values, certain guidelines are in place. Please consult the website to learn more about landscape policies and guidelines, and remember: *before you embark on your project, you must submit a landscape plan to the Board for review.* Plans can be submitted through Condominium First, or via the website at webmaster@tanglewoodstates.com.

Please note that all "permanent" structures, including fencing, gazebos and play structures, are subject to Board approval, so get your plans in early!



OPERATIONS UPDATE – cont'd

Swale maintenance – what you need to know

As you may have noticed, many of the homes in Tanglewood have swales on their property. Swales are typically located at the back of yards, and resemble shallow concrete troughs.

While they may not be the most aesthetically-pleasing landscaping feature any of us have, swales serve a very important purpose - they pool, contain and redirect water from rainstorms and snowmelts into the drains and sewers, which in turn, helps protect from flooding.

Individual homes benefit from swales, but the cumulative impact on the neighbourhood is also noteworthy. As you can imagine, when even one portion of the swale network is full or clogged with debris, this clogs the entire network, which means water accumulates and eventually overflows into properties.

Did you know...

...that swale maintenance is the responsibility of each homeowner?

Many homeowners the Board has spoken with are unaware that the swales located on their property are their responsibility. This includes periodic removal of all debris, such as dirt, rocks or garbage, as well as ensuring swale drainage is not negatively impacted by landscaping.

If you are embarking on a landscape project, please ensure your swales are free of topsoil or any other materials. Other items to keep in mind include the

following:

1. Landscape features must not obstruct the swale in any way; as such, residents may not place or build a structure or object over any part of the swales. According to the City of Calgary Drainage bylaw, "Retaining walls, terraces, gardens, play areas or sheds cannot be constructed or placed in this area."
2. Property must also be graded to ensure proper drainage, as per City of Calgary Bylaws.

Given the importance the swales play in protecting our neighbourhood, Condominium First and the Board of Directors are actively monitoring swale maintenance and responding to any complaints from neighbours about failure to maintain them.

In the event that proper maintenance is not being kept up, Condominium First will intervene and if necessary, take action to remedy the situation. Any associated costs will be billed directly to the homeowner or occupant.

By each homeowner doing their part and ensuring the swales are maintained, this will reduce the likelihood of flooding or property damage for you and your neighbours.

Let's all work together to continue to make Tanglewood a great place to live!

Information on swales can be found on our website at <http://tanglewoodestates.com/policies/drainage.html> and <http://tanglewoodestates.com/policies/drainage.html>.

Further information can also be found on the City of Calgary website at www.calgary.ca.

Handyman (or woman) needed

Looking to earn a little extra money? The Board is looking for a skilled handyman or handywoman to perform general maintenance duties on a casual part-time basis.

Qualified individuals may e-mail their resume to webmaster@tanglewoodestates.com, or contact Condominium First (Phone (403) 299-1810 / Email condos@condominiumfirst.com).

Upcoming AGM

As summer approaches, so does Tanglewood's Annual General Meeting. This year's AGM will be held in September.

Meeting notices will be mailed out this summer. Watch for a copy in your mailbox and start thinking about whether or not you'd like to share your areas of expertise by joining the board.



BUDGET UPDATE

2008 Budget Approved

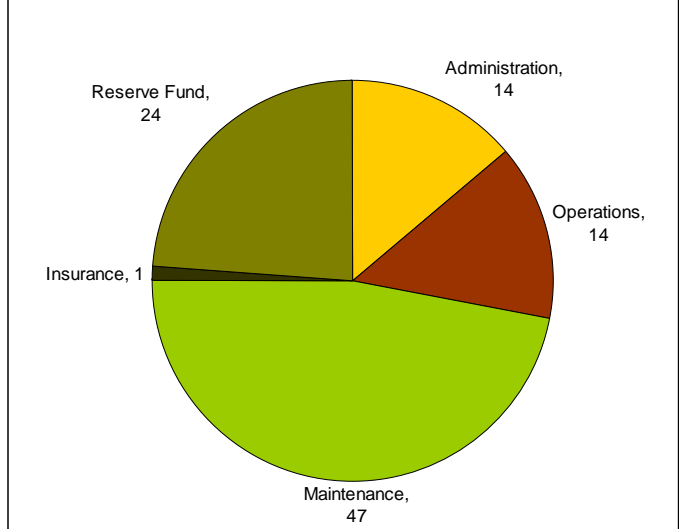
The Board has wrapped up its budgeting process for the year, and the great news is that we have agreed to keep condominium fees at the current level of \$100 per month.

This is possible due to the greater level of occupancy in 2007, and hence a larger number of people paying fees.

Fees are broken down roughly as follows:

- \$24 Reserve fund (e.g. asphalt repair)
- \$47 Repairs & maintenance (e.g. park maintenance)
- \$14 Operations (e.g. snow removal, recycling)
- \$14 Administration (e.g. Condo First fees, printing)
- \$1 Insurance for the condominium corporation

Breakdown of Condo Fees



BYLAW UPDATE

Bylaw 52 Review

As a bare land condominium association we are governed by a set of bylaws. In general, the intent of these bylaws is to ensure the vision of the community endures. They provide a common set of rules by which we live together, to ensure the mutual enjoyment of our community while maintaining our property values.

The Board is charged with the responsibility of interpretation of our bylaws. Enforcement of our bylaws is accomplished via our condominium management company, Condominium First, and penalties can range from letters to fines to liens against title. As a general rule first instances of perceived bylaw infractions are dealt with via a letter reminding residents of the relevant bylaw.

Even a cursory examination of these bylaws, however, reveals difficulties. Each of the previous Boards have dealt with difficulties of interpretation and enforcement of these bylaws. Nowhere is this more evident than in Bylaw 52.

The original intent of bylaw 52 was to ensure an open type of community by closely regulating any obstructions on or "near" the property lines of adjacent units. Unfortunately, the resultant bylaw would have the board approving any plant, flower, or tree on or near the property line. Clearly, a "letter of the law" approach would not encourage the kind of situation too many of us would want to live in.

The current Board undertook the development of a guideline to the interpretation and enforcement of Bylaw 52. This guideline attempts to balance the spirit of the bylaw in fostering an open style of community with the need for well delineated personal space and personal tastes in landscaping. It also clearly outlines the role of neighbour approval (which is not a requirement of our Bylaws), the approval process, how infractions are dealt with as well as a proposed appeals process.

A copy of this guideline can be obtained from the Board (for contact information, access the website at <http://tanglewoodstates.com/contacts/index.html>).