



Winter 2007

The **TANGLEWOOD** Newsletter





Hello, and Happy New year to you all!

The Tanglewood Condo Board will continue on with the newsletter concept that was created by the original Board. The newsletter was developed to encourage open and transparent communication with the Tanglewood community. The newsletter will be issued each quarter to ensure the residents of Tanglewood are informed on the progress of the numerous projects the Board has undertaken and to give Tanglewood residents an opportunity to voice their concerns and opinions.

NEW BOARD MEMBERS

Your new Condo Board is made up of the following resident volunteers:

- Teresinha Cunha, Chair
- Gary Bertrand, Vice-Chair
- Jean-Claude Olivier, Treasurer
- Dione McGuinness, Secretary
- Doug Webb, Operations
- Wayne Burton, Operations
- Holly J. Wood, Communications

LETTER FROM THE CHAIR

Dear Tanglewood Residents,

I hope you have all had a safe and happy holiday season and are approaching the New Year with enthusiasm and energy.

I would like to take this opportunity to thank the previous Board for all of the projects that they undertook on behalf of the Tanglewood community. Your hard work is very evident to all of us on the new Board. The 2007 Board is very excited about the opportunities the New Year presents and has been working diligently on your behalf.

We were able to meet several times in 2006, and have developed the following vision for our community:

Tanglewood will be a highly sought after community recognized as a premiere neighborhood within the City of Calgary, and a special enclave within Tuscany.

Tanglewood will offer residents an enhanced quality of life through:

- *Preserving the natural surroundings;*
- *Maintaining access to miles of pathways and municipal reserves including Twelve Mile Coulee;*
- *Encouraging an intimate community, where neighbors know each other, socially interact and feel safe;*
- *Offering environmentally responsible programs, such as curbside recycling;*



- *Maintaining architecturally controlled and enhanced streetscapes and green space, ensuring our property values are protected, and;*
- *Providing all residents with the opportunity to be directly involved and influence the look and feel of our community.*

With this vision in mind, the Board has developed the following plan of action:

1) Address safety issues:

- Implement traffic calming measures on Tusslewood Drive to reduce traffic volume and speed.
- Implement a parking policy to accommodate residents and visitors while allowing clear and easy access for emergency vehicles.

2) Improve property and home values:

- Create a more distinctive look for the neighborhood through additional landscaping and potentially new lamp posts and community flags.
- Lobby the City of Calgary for Property Tax Reduction.
- Investigate curbside recycling.

3) Enhance communication and resident participation:

- Hold at least one social event by October, 2007.
- Send out quarterly newsletters and keep web site current.

4) Continue maintenance of community infrastructure:

- Establish a long-term plan and a structured operations schedule.
- Review the condominium management services provided.

We encourage you to please take the time to read this newsletter and additional detail on our website at www.tanglewoodestates.com

Your opinion matters and we look forward to hearing from you at: comments@tanglewoodestates.com

Sincerely,
Teresinha Cunha

TO PARK OR NOT TO PARK? THAT IS THE QUESTION

Currently, Condominium By-Laws prohibit parking on Tanglewood streets. This parking restriction was conceived in consideration of narrow street designs



that are featured in certain areas of Tanglewood, and *applies specifically to Tusslewood Heights, Tusslewood View, Tusslewood Bay and Tusslewood Grove.*

The benefit of the street design is that traffic is calmed in these areas, but presents an obvious issue to owners of more cars than garage.

To date, the Board has not proactively enforced parking restrictions, but instead addressed concerns on a case-by-case basis. However, safety issues have arisen that necessitate a re-examination of the policy.

In discussions with the Fire Department, it has become apparent that in many instances, an emergency vehicle would not make it through our narrow streets, with cars often parked on both sides of the street. Our streets are approx. 9 meters wide. The Fire Department requires 6.4 meters clearance for an emergency vehicle to safely pass.

A typical vehicle is considered to be about 2.6 meters wide. If a car is parked on only one side of the street, we just make the minimum requirement for safety. If two cars are parked opposite each other on each side of the street, an emergency vehicle cannot pass! In the winter, the situation becomes more perilous as the pile up of snow tends to narrow the streets further.

We cannot afford to keep the parking situation status quo. It will only take one emergency mishap for all of us to regret deeply that we did not take the parking situation more seriously. For this reason, the current Board is examining ways to address the parking situation and safety of the community, while addressing the reality that homeowners need somewhere for their visitors to park.

There are several options under consideration, each with pros and cons. Some options better address the safety and operational issues while others are easier to implement and are more convenient for visitors. In considering which direction to proceed, the Board is using the following criteria: safety; ease of implementation; and ease for visitors/residents. The four detailed options for your review are located at: www.tanglewoodstates.com/policies/parking.html and in your newsletter package.

The Board is looking for your feedback!

We need constructive input on what we have outlined above. Does the analysis make sense? Are there other options to consider? Are you comfortable with the various parking zones identified? Should we stick to the By-law and enforce no parking? Are you satisfied that the status quo must change?



The Board would like to make a decision on this matter in the February time frame. As such, your input would be greatly appreciated by January 31, 2007. Please send any comments to: parking@tanglewoodstates.com.

OPERATIONS UPDATE

Please note we have a new contact at Condominium First, our management company that takes care of the day-to-day financial and operational issues. His name is Richard Foo and he can be reached by phone at 299-1823 or by email: Richard.Foo@condominiumfirst.com

If you have any questions regarding day-to-day operations such as snow removal, garbage pick-up or accounting, please contact Richard Foo at Condominium First.

YOUR PROPERTY TAX

The current Board is investigating appealing the property taxes for the homes in Tanglewood. Alderman Dale Hodges has advised us that we will have a better chance if we work together and appeal as a group. We would therefore ask if any homeowners plan to appeal their property taxes, they advise the Condo Board first; this will enable us to coordinate our actions.

Further, we are looking for volunteers to help with this initiative. If you are planning on appealing or would like to volunteer please let us know at: comments@tanglewoodstates.com.

LANDSCAPING COMMITTEE

Why a landscape committee? What are we trying to accomplish? When are we going to start?

Both this Board and the previous Board felt it is not just a necessity to maintain the managed landscape left by Hopewell, but to enhance it.

Our goal is to provide Tanglewood with its own identity within Tuscany and to improve our parks and trail system for the enjoyment of all Tanglewood residents. If we achieve this it will also increase property values within Tanglewood.

At the AGM we showed the proposal for improvements and we are currently in the process of getting final approval from the City of Calgary and price quotes from contractors. We hope to have these in place for budget approval by January. We will start landscape enhancements in the spring. Please watch for a complete landscaping overview in the next issue of the Tanglewood Newsletter.



TRAFFIC PLAN: TUSSLEWOOD DRIVE

Many of you are aware of the increased traffic volume and speed on Tusslewood Drive. This poses serious safety risks for all residents of Tanglewood.

Tusslewood Drive is the school bus stop and the cross over for the trail system within the community.

Initiatives are underway to develop and implement a traffic plan that would slow and discourage unnecessary traffic on the portion of Tanglewood Drive that lies within Tanglewood. A community traffic committee has been established with two members of the Board of Directors and other concerned residents.

To date, consultation has occurred with:

- City of Calgary District 7 Police Services regarding the current status of traffic volume and speed on Tusslewood Drive, as well as
- Alderman Dale Hodges regarding options and process for implementing traffic calming measures within our community.

A solution for Tusslewood Drive will require community support and collaborative work with the City for the implementation of appropriate traffic calming measures.

Further consultation is planned early in the New Year with the City of Calgary Transportation Planning Department.

For further information, or if you wish to contribute to ongoing work of the traffic committee, please send your feedback to: comments@tanglewoodestates.com.

THE LAST WORD

We are blessed in the Tanglewood Community with the natural beauty of Twelve-Mile Coulee. The abundance of trees, rose bushes and foothills vegetation make it a peaceful and enjoyable walk winter or summer.

It is also an area frequented by wild life. In the last few weeks a large coyote has been spotted on a daily basis.

Please exercise extra caution with small children. Do not leave pets unattended on your property and never let your pets run off leash when using the trail system. The coyote demonstrates little or no fear and is using the trail system both day and night in search of food. Do not approach the coyote. If confronted, make noise and back away slowly. If you do experience an aggressive encounter, please notify Richard Foo at 299-1823.

We look forward to our next newsletter and hearing from all of you!