

Tanglewood News

Staying connected in the community

July 2010

VOL. 7 ISSUE 1

Message from the Chair

After a long hiatus I am pleased to announce the return of the Tanglewood newsletter. As in previous editions, the current sitting Board of Directors continues the tradition of keeping you informed on what's going on in the community as well as providing you with a forum to share your thoughts and creative ideas.

Volunteer – Make a difference in Tanglewood

As a volunteer board we always welcome the participation of other homeowners. Given the size of our board some community issues cannot be pursued as vigorously as we would like.

That's where you come in! If you would like to donate your time to a particular interest or have a concern that you are willing to dedicate some personal time to, we encourage your collaborative nature and enthusiasm to assist us in important activities.

Here are some areas where your volunteer muscle is needed:

- Traffic calming issues on Tuscany Springs Boulevard and Tusslewood Drive.
- Design and landscaping review and planning.
- City pathway clearing issues.

The current board is made up of five members from a cross-section of Phase 1 and Phase 2. We are homeowners just like you who care a great deal about our community and our neighbours. Along with snow removal, landscape maintenance, labour and economic swings, we also tackle the challenging issues of by-law enforcement, and manage the dynamic changes in our

community. Despite our busy lives, we do our best to serve Tanglewood and the condominium corporation. While it can be hectic at times, it is rewarding to see the positive results of our contribution to the neighbourhood.

Tanglewood's new and improved community website is up and running so keep an eye out for items that might interest you and opportunities for you to get involved!

Website and email signup

Tanglewood's new website has been spruced up. It contains all of the information you need to know about our community.

Our email campaign will keep you informed about the activities taking place in Tanglewood and in the greater community. Keep up with the latest news and sign up for our e-alerts.

Let us know what's important to you.

The website is your opportunity to provide us with your constructive feedback and imaginative ideas for ongoing improvements in Tanglewood.

Finances

Our long serving treasurer, J.C. Olivier, continues to guide the board in the ways of finance. As his report can attest to, our reserve fund, budget, and general reserves are well managed and prudently allocated by the board. What does that mean? It means NO increase in condo fees to date and we have funds available for the short and long term needs of our community. Thanks JC!



Road Maintenance

Have you ever noticed the black tar line that runs along the centre of our neighbourhood roadways? It's the centre-line drainage system that is unique to the condominium owned streets of Tanglewood.

In the past a tar-type sealant was applied to the center-line to protect the asphalt from erosion caused by running water. Unfortunately, this type of protectant easily separates from the roadway by changes in temperature, moisture saturation and vehicle traffic. The delicate nature of the tar has resulted in sealant debris left on our streets and insufficient protection for the areas of the roads that need it the most.

Tanglewood is investigating the potential of using a thin layer of additional asphalt being applied to the centre of the private roadways in order to retain the integrity of the center-line drainage system.

This technique was tested by another condominium community and has proven to be successful. As a result, Tanglewood will adopt a similar approach. A contractor will be hired to apply the additional layer of asphalt throughout selected areas in the community.

There are also two drains in the privately owned streets where the asphalt is wearing away around the concrete perimeter of the drain housing. The first drain is at the base of Tusslewood View and the second is along Tusslewood Heights. Preventative measures such as lowering the drains or patching the asphalt are being considered to address any future concerns.

Operations

Barb Walliser, James Young, and Oliver Peart have been working together on different projects to keep our community running. And what a year!

In the fall and winter months a faulty hydrant required major repairs (and an on-site board member all day) on Tusslewood Heights and fence and sign maintenance was conducted on Tusslewood View and Tusslewood Bay. We made several major repairs to infrastructure and continue to improve the aesthetics of our area. Most notable in July are the improvements to landscaping, entrance features and road repairs now underway! Thanks to Barb, James, and Oliver!

Annual General Meeting

Once the summer months pass it will be time to pack the kids off to school and enjoy the fall colours of Tanglewood. Our annual general meeting is often held in the fall shortly after financial statements are mailed to owners. This year will be no different and the AGM notice will likely go out for a late September meeting.

Consider the effort many past and present board members have made to keep the community vibrant and well managed. Think about whether you too can make a difference and consider volunteering for the board.



Watch the website for more information. As always you can reach the board at:

comments@tanglewoodstatescalgary.com

Here's to a great summer in Tanglewood!

Devin Mylrea

President and Board Chair

Landscaping

It's summer time so why not celebrate the natural beauty of the season in all of its vibrant blossoms and hardy perennials.

Tanglewood is responsible for maintaining the landscaping in four designated areas of the community. The common areas are the island on Tusslewood Grove, the entrance signs on Tuscany Springs Boulevard and Tusslewood Drive, and the playground in Tusslewood Heights.

Late in May professional landscapers pruned the shrubs and trees and replenished the soil and mulch in the flowerbeds. Enhancements include the addition of hardy trees and flowering shrubs that are indigenous to the Calgary area. Landscapers are currently maintaining the common areas throughout the neighbourhood and will do so until the end of the season.

Tanglewood supports the low-water landscaping concept which focuses on the use of native plants that thrive naturally in the environment.



Not only is this approach water efficient, it also preserves the local plant species and showcases the natural splendor of the community.

A commitment to good landscaping increases the community's aesthetic appeal and provides residents a welcome contrast to the noise and activity that comes with everyday living.



We want to hear from you! We are constantly looking for new ways to improve our community.

Tell us what you think of this season's landscaping.

comments@tanglewoodestatescalgary.com



Swale Maintenance

It can sometimes be a messy job, but clearing swales of debris such as leaves, soil, rocks and garbage is essential to the drainage flow of the neighbourhood. Swales are concrete surface drainage structures that run along the back or side of residential property. Regular swale maintenance is important, most especially during the spring run-off and to manage the surge of heavy rainstorms.

Homeowners are responsible for keeping swales located on their property clear of obstructions. Any blockage in the drainage network can cause flooding in yards and possible property damage to residents and their next door neighbours. Obstructions may also include landscaping designs and features like play areas, gardens and retaining walls.

The Tanglewood Board of Directors along with Condominium First frequently monitors the maintenance of swales throughout the neighbourhood. Appropriate action will be taken against residents who are not compliant with the Swales and Drainage Policy and the City of Calgary's Drainage By-law. Residents are encouraged to work together to keep the community's main arteries clear resulting in Tanglewood's wellness from the inside out.



Finance Facts

Did you know that the monthly fee of \$100 paid by all homeowners in Tanglewood is used to support the operation of the bare-land condominium community?

The three main areas include:

Reserve Fund

A reserve fund is a mandatory requirement of the Alberta's Condominium Act. It is Tanglewood's financial responsibility to set aside a certain amount of funds to meet unexpected costs that may arise in the future such as repairs to the common areas in the community.

Management Company

The role of the property management company is to oversee the running of the condominium corporation according to the Condominium Property Act and Regulation, which means directing activities relating to the maintenance of all common areas, preparing legal documents and acting as a liaison between Tanglewood's Board of Directors and individual homeowners.

Snow Removal and Landscape Maintenance

Proper maintenance of the community makes for a safer and more pleasant place to live.

Financial Status

- At the end of the first quarter, Tanglewood's finances are in good shape.
- Outstanding dues are at a minimum.
- The operating budget is balanced and the reserve fund is robust.

Did you know?

Condominium First is the management company that takes care of Tanglewood's day-to-day financial and operational matters.

Snow Removal

Winter may be a distant memory, but the matter of snow removal is a year round topic of discussion for the Tanglewood Board of Directors.

This year, the following decisions were made regarding snow removal:

1. Continue to clear snow from the city streets as well as private streets to provide equivalent service to all residents in Tanglewood.
2. Continue to clear sidewalks from all sidewalks in Tanglewood.
3. Discontinue the clearing of the **public** pathways for the following reasons:
 - a. potential liability issues
 - b. many owners do not use the paths
 - c. many owners do not have close proximity to the path systems
 - d. would require condominium fee increases

A review was conducted in the latter part of 2009 to investigate the costs for the level of service and the liability associated with clearing the public streets and pathways.



The table illustrates the costs of the snow removal for each entity per season:

	2006-2007	2008-2009
Sweep Sidewalks	\$5,400	\$10,800
Sweep Pathways	\$5,100	\$11,400
Plow Streets	\$5,775	\$9,450
Sand Streets	\$4,400	\$9,900
Total Costs	\$20,675	\$41,550

*Not all invoices for the 2007-2008 season could be located, but it is expected that total costs were somewhat similar to the 2006-2007 season

In the past the Tanglewood Condominium Corporation, which translates to resident annual fees, has paid to clear the snow from its privately owned streets as well as the public streets that run through the neighbourhood. This includes the sidewalks within the area, the public pathway system between Tusslewood Drive and Tusslewood Heights and the public pathway system in the environmental reserve between the north and south portions of the community.

The investigation of the liability issue revealed that the City of Calgary can impose fines of up to \$10,000 for snow clearing on public streets and pathways.

Discussions with Tanglewood's insurance company revealed that any damage caused to City owned property by a contractor hired by the condominium corporation to clear snow accumulation would likely be covered by Tanglewood's insurance, if not by the service provider's, but the fine would most likely be the responsibility of the condominium corporation and not the service provider.

The significant costs associated with snow removal require close scrutiny by the board. This ensures that funds are allocated appropriately, the community is removed from any potential risk or liability, and that residents are receiving the full benefits of the service that is being provided.

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Fencing Policy Update

Check before you build. The fencing policy has recently been updated based on the Tanglewood by-laws and architectural guidelines. All fencing projects must be approved by the board.

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Stay connected:

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