

Tanglewood Estates Homeowners Association Newsletter

CONNECTING OUR COMMUNITY



ANNUAL MEETING A SUCCESS!

The fall membership picnic held Sunday September 15 was a great success with 50 residents attending.

Thank you to the Clevenger's and the Pettigrew's for another outstanding meal!

The meeting minutes can be read on page two.

Financial statement Page 3

Welcome to our new members, the Helsel and the Young families!

NEXT BOARD MEETING:

OCTOBER 15, 6:30 PM

Maupin Funeral Home

TANGLEWOOD HALLOWEEN DECORATING CONTEST

ALL HOA MEMBERS ARE INVITED TO VOTE FOR THEIR FAVORITE DECORATED HOME!

SUBMIT YOUR VOTE BY OCTOBER 30TH

JULIE CLEVINGER @
CLEVENGERRJ1980@GMAIL.COM



OCTOBER EVENTS

October 7-11 City Wide Fall Cleanup-be sure to place items on the curb by Thursday evening

October 15 HOA Board Meeting 6:30 pm Maupin Funeral Home

October 30-Voting deadline for Halloween decorations. Email Julie Clevenger with the address of your favorite décor!

Clevengerrj1980@gmail.com

October 31-be sure to stop by the Clevenger's at 3307 Tanglewood Way on your Halloween route!

They will have grilled hotdogs, bottled water and the usual Halloween goodies.

Fall Meeting Minutes September 15, 2024

Call to Order

Meeting was called to order at 6:30 pm by President Steinbeck.

President began by thanking Rick and Julie Clevenger, Shawn and Casey Pettigrew, and Natalie Long for their hard work in planning and preparing the dinner.

Meeting was attended by 48 members and 5 children.

Treasurer Report:

Rick Gohring presented the financial report. Treasurer Gohring reported that the HOA has had a 100% dues collection rate for the past two years. 2024-25 annual budget was presented for approval. Motion to approve was made by Tim Steinbeck with a second by Karen Cowherd. Kent Martin inquired about what the utility cost is for and Laura reported it is for the lights and water at the entrance. Updated expenses motion to approve by Rick Gohring and second by Dennis Houchins.

Committee Reports:

Landscaping Committee Ann Clervi reported that volunteers met for spring clean up and she will be scheduling a fall clean up in October. She reported trimming twice this summer and is pleased that the mulch we installed last spring allows for low maintenance. She plans to plant mums soon for added color.

Social Committee Julie Clevenger reported that she holds game night at her home on the 2nd Tuesday of every month at 6:00 pm and everyone is welcome. Halloween Decorating contest is coming up soon and details will be forthcoming. Christmas Decorating contest will follow. The annual garage sale was a success as was the holiday gathering last December at the Steinbeck home.

Welcome Committee Cindy Windsor reported that she has taken eight welcome baskets to new families since the last picnic. Welcome baskets include a gift card to the Brick District, an HOA directory, as well as copies of the Covenants and Restrictions as well as the trash pick up schedule. She will be delivering to the Helsel family next.

Board Update

President Steinbeck introduced the new board - President Dennis Houchins, VP Derek Ebersole, new board members Tanna Real and Tommy Salmons. Those finishing existing terms include Treasurer, Rick Gohring, Secretary Kathy Groves, Board members Steve Long, John Gray and Cindy Windsor. Laura will be meeting with President Houchins to transition the records, etc. in the next few weeks.

Covenant and Restrictions update: Work has ceased on the C&R for the time being to allow the new board to finalize. Many of the required updates have been proposed and there is a redlined copy for the board to resume work.

New Business

Steve Long presented a summary of the HOA board accomplishments over the past three years

Board Accomplishments

- Achieved a 100% collection rate on annual membership dues for the past three consecutive years.
- Secured a Federal Tax ID number and began filing taxes.
- Established terms for board officers and directors.
- Reviewed and updated lot ownership details.
- Approved 13 new construction and 31 exterior improvement requests.
- Created Bylaws and Rules & Regulations.
- Installed water source and lighting at the entrance.
- Formed a Social Committee for community engagement.

- Implemented Welcome Committee policies and procedures, welcome letter, a consistent and affordable welcome gift, and community information packets.
- Collaborated with the City to repair Tanglewood Way, including curb and weed cleanup.
- Reviewed and edited Covenants & Restrictions expiring in 2025.
- Worked with the City to address speeding by installing additional speed limit signs and a radar sign.
- Developed the Architectural Control Committee application to ensure all necessary information is collected and on file.
- Transitioned Architectural Control approvals from a single person to the entire board.
- Published monthly newsletters and the “Did You Know” series to educate residents on Covenants & Restrictions.
- Created an association website and email account.
- Purchased D&O Insurance.
- Reduced expenses by creating a landscaping committee.
- Addressed resident issues, complaints, and concerns.

The board then presented a gift to President Steinbeck in appreciation of her hard work and many accomplishments over the past years.

Motion to adjourn by Mary Gray
Second by Tim Steinbeck
Board Adjourned 7:00

2024-2025 Tanglewood HOA Board of Directors

President - Dennis Houchins

Vice President - Derek Ebersole

Treasurer - Rick Gohring

Secretary - Kathy Groves

Board Members - Steve Long, Cindy Windsor, John Gray , Tommy Salmons, and Tana Real

Please contact any board member should you have any questions or concerns. hoatanglewoodstates@gmail.com

Website: www.TanglewoodHOAFultonMO.org

Financial Report

Tanglewood Estates Homeowners Association Annual Membership Meeting 9/15/2024

		9/01/20 to 8/31/21	9/01/21 to 8/31/22	9/01/22 to 8/31/23	9/01/23 to 8/31/2024	Approved Budget Requests as Ammended
Beginning Checking Balance		\$4,881.08	\$4,628.94	\$6,682.87	\$5,730.33	
Revenues	Dues Collected	\$810.00	\$4,110.00	\$3,416.00	\$7,760.00	
Total Checking plus Dues Collected		\$5,691.08	\$8,738.94	\$10,098.87	\$13,490.33	
Expenses	City of Fulton - Utilities	\$363.28	\$264.91	-\$288.03	-\$453.06	
	Maintenance - Entrance	\$250.00	\$1,124.99	-\$1,365.26	-\$386.25	
	Welcome Committee	\$338.36	\$150.83	-\$509.43	-\$283.93	\$300.00
	Social Activities / Supplies	\$0.00	\$0.00	-\$49.83	-\$79.96	\$300.00
	Annual Meeting / Picnic	\$0.00	\$363.67	-\$654.91	-\$426.02	
	Printing	\$0.00	\$0.00	\$0.00	-\$6.00	
	State Registration	\$10.50	\$11.25	-\$10.50	\$0.00	
	Postage	\$0.00	\$75.40	-\$88.04	-\$99.20	
	Holiday Contests	\$50.00	\$50.00	-\$50.00	-\$54.50	
	Supplies	\$0.00	\$15.02	-\$40.79	-\$27.85	
	Benevolent Fund	\$0.00	\$0.00	-\$250.00	\$0.00	
	Landscaping Committee	\$0.00	\$0.00	-\$1,061.75	-\$6.56	\$100.00
	Return Deposit / Fee	\$0.00	\$0.00	\$0.00	-\$58.00	
	Website	\$0.00	\$0.00	\$0.00	-\$81.00	
	Legal Fees	\$0.00	\$0.00	\$0.00	-\$2,900.00	
	D & O Insurance	\$0.00	\$0.00	\$0.00	-\$1,623.00	
Total Expenses		-\$1,062.14	-\$2,056.07	-\$4,368.54	-\$6,485.33	
Ending Checking Balance		\$4,628.94	\$6,682.87	\$5,730.33	\$7,005.00	

1) As of 8/31/2024 the HOA's dues collection rate was 54%

2) Dues paid for 24-25 received before 8/31/2024 totaled \$3,085 and are included in thr Revenues line item.

Financials Continued:

2024-25 Proposed Budget**Income**

Regular Assessments	\$5,700
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Expenses

Utilities	\$480
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Welcome	\$300
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Landscaping	\$100
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Annual Mtg	\$450
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State Reg.	\$11
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Holiday Contests	\$55
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Postage	\$150
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Website	\$150
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D&O Insurance	\$1,650
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Total Expenses	\$3,596
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Remaining Balance	\$2,104
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SAVE THE DATE! Tanglewood Holiday Gathering
Sunday, December 15, 2024

2:00-4:00 pm

The Steinbecks 3213 Tanglewood Way