



**FEBRUARY**

## **TANGLEWOOD ESTATES HOA NEWSLETTER**

**February 2024**

---

### **Introducing Our New Tanglewood Estates HOA Website!**

We are delighted to announce the official launch of our brand-new Tanglewood Estates Homeowners Association (HOA) website. Designed with you in mind, this digital platform serves as a central hub for all things Tanglewood, offering a seamless and accessible experience for all residents.

Now, you can easily access important information about our HOA with just a click. Whether you are a long-time resident or new to the neighborhood, the website is your go-to resource for all information you need to make the most of living in Tanglewood Estates. Here is a quick guide to where information is located:

- **HOME** - Find our Covenants & Restrictions and information about HOA dues and community/social events.
- **DOCUMENTS** - Access our Rules and Regulations, Bylaws, and Architectural Review Application Form.
- **NEWSLETTERS** - Access to the past issues of our most recent newsletters in case you lost yours.

Please be patient with us as this is a work in progress. We are continually learning more about our website capabilities and enhancing the resources we publish.

Dive in, explore, and let's continue to build a thriving community together!

**[www.TanglewoodHOAFultonMO.org](http://www.TanglewoodHOAFultonMO.org)**

## Did You Know?

This month's DYK topic is **Trash, Storage, Disposal** – Covenants & Restrictions, Section K.

Trash and recycling bins can be an eyesore. Following this restriction will ensure curb appeal is consistent within our community. Keeping bins secure in areas that limit animal access will help prevent damage, overturned cans, and quite frankly, a big mess that no one wants to clean up or see.

- Trash and recycling bins cannot be in public view. They must be completely hidden from the view of the street. For example, in your garage or behind an enclosure.
- Containers should be tightly sealed, resistant to animals and rodents, waterproof, and covered.
- Only place containers in open areas when it's time for the city to collect them, according to the rules set by the City of Fulton.
- City of Fulton ordinance requires trash and recycling bins to be removed from the street within 24 hours after pickup.

Is your trash bin beat up? Contact the Solid Waste Department at 573-592-3176 for a replacement bin. Recycling bins are currently \$2 per month.

If you don't have room in your garage, here are some examples of exterior enclosures. If you plan to install something of this type, it must be approved by the Architectural Control Committee prior to installation.



## Tanglewood HOA Board of Directors

President – Laura Steinbeck

Vice President – Shawn Pettigrew

Treasurer – Rick Gohring

Secretary – Kathy Groves

Board Members – Steve Long, Cindy Windsor, Andy March, and John Gray

Please contact any board member should you have any questions or concerns.

[hoatanglewoodstates@gmail.com](mailto:hoatanglewoodstates@gmail.com)

# Tanglewood HOA Board Meeting Minutes

## January 25, 2024

**Attending:** Laura Steinbeck, Rick Gohring, Kathy Groves, John Gray, Cindy Windsor

**Absent:** Shawn Pettigrew, Steve Long, Andy March

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

Minutes from the last meeting were approved by unanimous vote.

### Financial Report

Treasurer Gohring presented the financial report. As of September 30, 2023, Gohring reported 100% collection of dues.

Additionally, he reported he balances the account each month to the bank statement. Current Balance is \$8955

Finally, Treasurer Gohring reported the proposed committee budgets for 2024 as follows:

- Landscape Committee \$100
- Welcome Committee: \$300
- Social Committee \$300

Recommendation to approve the budgets as proposed was made by President Steinbeck with motion by Groves and second by Gohring. All in agreement, none opposed.

### Old Business

- HOA storage shed solution will be placed on hold for the present time as the HOA will incur significant expenses related to legal counsel to update covenants and restrictions and compliance issues, as well as the need for directors and officers (D&) insurance.
- President Steinbeck requested help from the City of Fulton in November regarding the continued speeding issues on Tanglewood Way and the concern for harm to pedestrians and children. She heard from them in January, with little solution beyond the HOA incurring the cost for speed bumps/humps or a speed radar sign. Flashing radar signs start at \$3,000. The City did offer to install more speed limit signs. The board discussed whether we could purchase our own additional speed limit signs for the neighborhood –particularly the western end of Tanglewood Way. Speeding and caution signs are inexpensive on Amazon. President Steinbeck will contact the City of Fulton to inquire about our options.
- Covenants and Restrictions: The HOA is registered as a not-for-profit corporation and as such, is required to review and update Covenants and Restrictions every twenty years. Our C&R expire in January 2025. Due to this and increased new compliances and HOA laws, such as the attached summary of the Federal Corporate Transparency Act (CTA), the board agreed to hire an attorney for this project. In speaking with an attorney, it is estimated to cost anywhere between \$1,500 and \$5,000. A smaller committee will review the Covenants and Restrictions in advance of presenting to legal counsel to limit legal billable hours. The board agreed to contract Riley, Stingley and Brazas as legal counsel for this project and any future needs.

### New Business

- Directors and Officers Insurance – After reviewing the attachments related to D&O Insurance for not-for-profit organizations, the board agreed that a D&O policy should be included in annual coverage for the HOA. Groves will contract a minimum of three local insurance companies for bids for annual coverage and will report back to the board within 30 days.
- Website – The board reviewed a free prototype of an HOA website and concluded the HOA should pay the monthly subscription fee for enhanced options. The cost is approximately \$10/month and will allow for exclusive domain naming, potential online payments, and access to HOA documents, forms, Covenants and Restrictions, etc. All board members agreed. President Steinbeck will proceed.

### Other Business

- Discussion about whether the Tanglewood HOA should contain a minimum square footage requirement on new homes was initiated by member Windsor and discussion ensued. The board agreed that a minimum of 2,000 square feet of finished living space should be included in HOA Covenants and Restrictions.
- Discussion of unsightly storage of items outside residences was brought on behalf of a resident. The board recognized that winter is a challenging time to address exterior maintenance issues. The March newsletter featured Maintenance and the February newsletter will Trash Receptacles. Violation letters will ensue when the weather is better to allow residents time to address any issues.

Meeting adjourned 8:15 pm