

Tanglewood Lakes Community Tales

Website: www.eotlakes.com

Email: eotlhoanews@eotlakes.com

Hello Residents! It's now spring!

Are you interested in a networking event? Some of you may be out of work or feel that losing your job is around the corner. What about our residents who are working and feel they can help a neighbor? If you're interested, please email the newsletter at the address given above. Once we get a feel for the level of interest, we can work toward finding a means to getting everyone in touch with one another.

This issue holds communications from the Architectural and Fines committees. Your Home Owners Association (HOA) committee members want to work with the residents in a spirit of cooperation. Please take note of their messages.

Remember, if you wish to read the newsletter via the Home Owners' Association website, please write to the above email address and the paper copy will no longer be delivered to you.

Community Maintenance

The areas around the new mailboxes are being looked at by contractors for a suitable solution. Possible solution is iron grating. If you have ideas about the area around the mailboxes, please contact any board member or attend the next Home Owners Association (HOA) meeting of the Board on April 20th.

Contractors are coming through the neighborhood to assess fixing our broken concrete in the sidewalks.

A homeowner wrote the newsletter after our first issue. He asked about interest from other homeowners about possible planting of fruit trees to attract more wild life. He is also interested in sharing resources for tree trimming, roof cleaning, etc. If you have an interest in these topics, please email the newsletter.

Resident News

We have new residents at 740 on 94th Ave., Please be sure to wave if you see this new family outside their home.

Can we get a few residents to volunteer to work on a community picnic? The timing and venue are both up in the air. Right now, this is just a great idea. Which of you would be willing to take this event on and

organize it? Please contact any board member or write to the newsletter email address.

Do you have a memorable event coming up? Is there a birthday, a graduation, a birth, or a special need in your family? Are you a new resident? Introduce yourselves! Send the information to the newsletter email address found above.

President's Message

This may be a sensitive issue with some of our home owners but it is one that should be discussed. All of us are feeling the effect of our economy, and as such we may be finding it more difficult to meet our daily and monthly financial responsibilities. If you are having a difficult time with your monthly assessment please contact Miami Management, Inc. It is better to bring it to our attention before it drags on and the costs skyrocket. The Association relies on our monthly income to satisfy our financial responsibilities to our vendors and utilities. We should be able to work together until better times are upon us once again. Thank you. David Weber

Board meeting recap

EOTL March BOD Meeting Highlights

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March's meeting was relatively calm with one of the highlights being Harry's financial reports for December, January and February. With his usual panache, Harry brought us up to speed as to where we stand in these uncertain economic times. Harry also suggested an alternate plan idea for delinquent accounts. Right now, the idea is in its infancy and nothing has been voted on by the BOD yet. As soon as something new happens, you'll be the first to know!

Jose spoke with our lawyers and they suggested a meeting be scheduled for the parties concerned to speak on the Hollybrook Association errant golf ball issues. More details will follow.

Harry happily reported the Gate house rehabilitation is done! A big "Thank you!" goes to Carol for donating a kitchen cabinet. Although some interior cleaning needs to be done and the floor needs to be finished, we're excited to be able to have a newly refurbished Gate house.

The idea of dividers being installed at the front gate to separate guests and residents still continues to be discussed. We are awaiting more information on the feasibility of the project.

In an effort to trim costs, the Manager's report will be emailed to the BOD members and instead of paying our management company to print 7 copies, only 1 hard copy will be printed. The rest of the BOD will print off the pages they need.

Harry's attendance at seminars concerning Homeowners Associations brought several ideas to our BOD. Harry reported we are way ahead of the curve with regards to how we run our community. Harry has also gathered enough data to predict what future assessments would be, based on the figures

from the previous three years. We can use this model to help formulate what the assessment would be for the 2010-2011 year. We might even be able to reduce the assessment amount for future years. Of course, this is all contingent upon future financial situations, coupled with the fact that some homes in the community are possibly facing foreclosure.

We want to make sure we have accurate information in our Gate system with regard to gate cards and gate clickers. When we upgraded to the new box, some of the old information was restored. The BOD wants to make sure gate cards and clickers are assigned to the correct addresses.

As part of our Long Range Objectives for our community, Harry will be meeting with Beautiful Mailboxes, Inc. to ask about giving us some ideas and costs on replacing street signs, entrance & stop signs and other community signage in an effort to make them more consistent throughout the community.

Our next meeting will be held on April 20, 2009 at 7:00pm at the Florida Bible School.

Treasurer's Report

Year End 2008 - For this year, we have collected an extra \$6557.53 in income this year from interest (assessment and checking), violations, misc, and gate keys income. We also earned an extra \$3799.79 in interest for the reserve account in 2008. We did OK for the year but still have our challenges.

Feb - There is \$15,487.95 in checking and \$23,782.66 in savings and a total of \$140,760.56 for the reserve accounts. For Feb we collected extra income of \$1.32, unexpected income of \$2280.11 and reimbursement income (legal) of \$590.72. We also earned \$253.59 in reserve interest in Feb. We have accounts receivables

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(money owed) of over 20K and this excludes violations of 8.5K. I urge homeowners that are struggling to take full advantage of any and all government programs that are available to help them though this tough economic time. Regards, Harry

Fines Committee Message:

If you receive a letter from the management company to meet with the Fines Committee, please come. We are willing to listen to your side of the story regarding the notices you received. In the past, suggestions given by the homeowners to the Fines Committee have resulted in a change to the association by-laws and have made us a more "homeowner friendly" community. Our goal is not to impose fines but rather to assist our homeowners in maintaining the property values of their homes.

Architectural Committee Message

Please remember to obtain approval before commencing with exterior improvements to your residence. You will hear from the committee within 30 days whether the request is approved or not. If you go ahead without approval, it is possible you may end up paying for removal. Please factor in the time for approval prior to having the work begin. Forms for making your application for the exterior changes are

available the HOA website; www.eotlakes.com. You can also obtain the forms by contacting Nelly at our management company, Miami Management Inc. The address is given at the end of this newsletter.

The Home Owners Association Board

meets on the third Monday of the month. All homeowners are invited to attend. The next meeting will be held Monday, April 20th, at:

Florida Bible School
9300 Pembroke Road
Miramar

The meeting is held in the cafeteria located on the west side of the school grounds

Your Home Owners Association (HOA)

Board members:

Dave Weber, President
Jose Ockerman, Vice-President
Harry Stevens, Treasurer
Audrey Carballo, Secretary
John Napoli, Member at Large
Linda Elizalde, Member at Large

Property Management company:

Miami Management, Inc. (MMI)
1145 Sawgrass Corporate Parkway
Sunrise, Florida 33323
Nelly Gordillo, CAM
Email: Ngordillo@miamimanagement.com