

Tanglewood Lakes Community Tales

May 2009

Website: www.eotlakes.com

Email: eotlhoanews@eotlakes.com

Hello Residents!

We're now into the merry month of May. Hurricane season is just around the. Why do we live here? Oh, that's right! The other six months of the year. There are a few 2009 forecasts published on the Internet. If you wish to read up on what is coming our way, <http://www.nhc.noaa.gov/> is the National Hurricane Center website. It appears they have not yet posted their own predictions for our coming hurricane season but it is time for us to begin to get prepared.

Do you have any ideas for newsletter articles? Please feel free to be a 'field reporter' and write to the email address above. We'd be more than happy to work with you to prepare an article. Is anyone willing to contribute a 'Letter to the Editor?' Just use the email address provided above.

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. If you appreciate having the newsletter delivered to your door, we will continue to do so.

Community Maintenance

While this topic is not specific to maintenance of property, please consider this request submitted by some of our Estates of Tanglewood Lake residents. Either as a resident or a guest, please do not park in front of the mailboxes during delivery hours. The mail will not be delivered when the mailbox is blocked and the delivery vehicle does not have access. If you have any vendor supplying services and they park in front of the mailboxes, please advise them to move to a new location.

If you are interested in trying a new vendor for pressure washing at a reasonable price, call 954-562-5821 and ask for Carlos.

If you are interested in having some tree trimming done, feel free to ask your neighbors who they use. If there is a contact number that can be shared here, just email the information to the newsletter email address given above.

Resident News

Second call! 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

Last month we spoke about the economy and the toll it is taking on all of us. This month I would like to address the front entrance and exit gates and how it affects all of us. The cost of a GateSystems service call and gate arm replacement has gone up. A typical incident may cost the community in the range of \$250.00 for the

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above mentioned service. We try to do our best to capture video and then file a police report so that we may recoup our costs, but it doesn't always work out that way. I am asking our residents to assist us, if you see someone breaking the gate, get his/her tag # so that we may file a report and recoup the cost. While we do budget for vandalism, if we cannot capture the tag we must pay for the service call by raising our fees down the road. Please help us, your information will be held in strict confidence. Please call Nelly @ MMI with the information.

Thank You.

David Weber

Board meeting recap

Harry presented the latest figures for our Association and the BOD agreed to work on a draft letter for those homeowners who are less than 2 months behind in paying their monthly assessments. This is before legal action is required. The BOD is making an effort to reach out to our fellow neighbors who are facing financial distress. We want to be able to help during this difficult time.

The Architectural and Fines Committees made their respective reports. During our discussion of Old Business, the final update on the Hollybrook Golf Course errant golf balls incidents is, since the errant golf balls from Hollybrook are not affecting any EOTL owned property, it is not an Association matter.

Note: Read the complete article on the HOA website.

Treasurer's Report

There is \$20,078.03 in Checking, with \$28,032.13 in Savings for a total of \$142,951.91. For March we collected \$16.92 in extra income, \$551.03 in unexpected income and \$636.91 in reimbursement income (legal). We also earned \$190.45 in reserve interest this

month. The reserve interest is declining in proportion to the drop in interest rates. We have accounts receivables of over \$23,000.00 and this excludes violations of \$7,500.00.

We have eight properties in various stages of bank foreclosure and two are in association foreclosure. These ten lots represent approximately \$20,000.00 of the delinquency amount. This represents a \$215.00 dollar liability to the other ninety-three community units.

Regards,
Harry Stevens
Treasurer, EOTL

Note: Read the complete article on the HOA website.

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, May 18th; 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

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