

## Board News

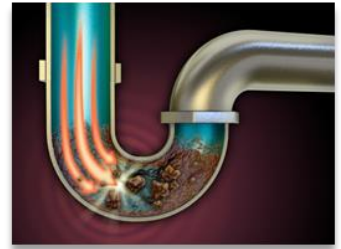
Welcome to the dog days of summer! It's great to have our construction work complete and the community looking crisp and appealing. Now, we need your help to maintain our investment as we move forward with work to clean up and restore areas.

### Parking Spaces

Our first post-construction project is repaving our parking areas. The weather is perfect to get this work completed. We have bids under consideration. Our hope is to start this project in August. As you can imagine, it's going to be an effort. We will stage the repaving, so we complete an area at a time. We will work with you to limit the inconvenience. Please start planning for how you will accommodate this work. If you have concerns or questions, please send your inquiries to our Community Association Manager, Sara Cole. Stay tuned for future communication as we finalize the details.

### Those Pesky Drains

We are paying plumbing bills to clean out our lines. Remember, we have old, interconnected pipes and they're not able to handle the materials that you are flushing through your sinks and toilets. Although, you may be using products that state they're safe for usage, that **doesn't apply to our piping**. You can help control costs by placing your wastes in your garbage.



If you're experiencing clogged drains, most of the time you can fix the problem yourself if you have the right tools, learn the technique, and are willing to roll up your sleeves and give it a try! Remember that after a few attempts if you can't loosen the clog, call a professional plumber.

Here are a few tips on to do your own repairs:

When the water stops draining, use a plunger. This can work on sinks, tubs, and toilets. Clogs that are located deeper into the plumbing may require that you use a snake, a long flexible steel cable that is wound on a spool with a hand crank. A 25-foot model should do the trick for most household jobs. There is also a closet auger, which is like a snake, but it is built especially for toilets. This tool doesn't have a spool, but a rigid shaft bent at the correct angles to go through a toilet trap.

You can also unclog and freshen drains using baking soda. There are two options:

**Option 1** – pour 1 cup of baking soda down the drain and then follow with 1 cup of hot vinegar. Wait 5 minutes before flushing the drain with 2 quarts of hot water. Repeat this process a few times, if necessary.

**Option 2** – pour 1 cup of baking soda and ½ cup of salt down the drain. Let this mixture sit in the drain for several hours, overnight is best, then flush the drain with 2 cups of boiling water.

Using baking soda that has been used in the refrigerator or freezer not only helps to clean the drains, but it also extends the use of something that you would have thrown away. You can use the same options to clean and freshen your garbage disposal. Try cutting the amounts in half.

Consider putting baking soda down the drain without rinsing when you are going on vacation or even just a weekend trip. It helps to reduce odors that may develop while you are gone. When you return, flush the baking soda out of the drain with hot water or hot vinegar followed by hot water.



## Disposal Maintenance

Always use cold water when operating the disposal to solidify fatty and greasy waste so it will chop up and flush down the drain. Don't put uncooked fat off meat into your disposal as it may clog. Also, don't pour liquid fats down the line; instead pour the liquid into an empty tin can. Use a strong flow of cold water and keep the garbage disposal running at least 30 seconds after noise of grinding has stopped to flush all food particles through the drain line. Periodically, purge the drain line by filling the sink with two or three inches of cold water. Turn on the disposal and allow this water to run through with no waste added. You can remove odors by running orange, lemon peels or ice cubes through the disposal. Please help keep our plumbing in good order by paying attention to your use of your garbage disposals. Take a few minutes to review these handy tips on garbage disposal maintenance at <https://www.thespruce.com/garbage-disposal-maintenance-5222594>

## It's Grilling Season

Barbecue grills are permitted on decks. Homeowners must ensure that the grills are properly stored, covered and maintained. Gas grills have a higher risk of fire than charcoal grills. Check that your hoses don't show signs of cracking, leaking, or brittleness. Store your propane containers upright in a cool space. Turkey fryers, smoker grills, open flame pits or containers and any other unsafe cooking surface are not permitted. Dumping spent charcoal or other debris in the common area is forbidden. Hot charcoal is a fire hazard, so please make sure that all such materials are properly cooled before disposal. Douse your hot coals with plenty of water, stir them, and then douse again to ensure the fire is completely extinguished. A fire extinguisher placed within easy reach is required for all decks and patios that have a barbecue. Position your grill well away from siding and deck railings. If you have children, declare a safety zone around the grill. Any damage done to the deck surface or siding will be charged to the homeowner.

## Fun in the Summertime

There are a few things to remember during pool season:

- You will need a key to access the pool area. Keys are available through the property management company.
- Shower before entering the pool
- No glass containers or cooking allowed in the pool area
- No pets allowed in the pool area or in the water
- Children under 14 must be supervised by an adult
- You are allowed four guests only at one time and you must stay with your guests while they are using the pool



Your fees pay for use and enjoyment by owners, residents and our guests. Non-residents are not allowed to enter the gate and use the pool. It's not big enough for the whole neighborhood! Enjoy the pool for your summer fun but remember to clean up before you leave and treat the pool furniture with respect.



## Meet the HOA Board Members

**THANK YOU** to our departing members for your work on our behalf. We appreciate your investment and commitment to our community.

Welcome to our current board members:

### Steve Newport

Steve Newport has a rich background in healthcare having served in the field for the last 20 years. Steve was a board member and president of two previous HOAs and brought this experience to his role as our Board President for the last two years. Renewing his role as Board President, Steve's interests include leading us through our next body of work, which includes parking lot repairs, striping, and landscaping. In addition, he's already planning for future efforts, which include plumbing and roofing. He enjoys being on a team that works together to make things better.

### Suzanne Farrell

Suzanne Farrell, like Steve brings an extensive background in healthcare having served as a nurse for most of her career. She worked with the Multnomah Education School District (MESD) for 12 years. Suzanne is a long-term member of our Tanglewood community. She knows our property history having purchased her condo when the community transitioned from apartments to a condominium complex. Suzanne has been on the Board since 2016 serving as secretary and now vice chair. Her deep love for our community drives her commitment to our success.

### David Campbell

David Campbell works as an attorney and specializes in estate and long-term care planning. He has work experience as a real estate broker and mortgage professional. David has lived in the Tanglewood Condominiums for 10 years. As a board member, he prioritizes fiscal responsibility, equity, and accountability among members and the protection of our Association's financial interests.

### Quincy Frazier

Quincy Frazier is an attorney practicing in Oregon and Washington. As a board member, his interest is building a community that makes us and the surrounding Lake Oswego proud. He wants to hear and help spearhead our visions for our community and create solutions to help us achieve our goals.

### Joanna Stevens

Joanna Stevens works at a local criminal defense law firm and co-manages a fitness and nutrition business. Her priorities at Tanglewood Hills are keeping the community affordable and safe, encouraging communication amongst the community members, and ensuring the value of our condos increases on par with other properties in the area. She is committed to enhancing our community.

## Contacts

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