

## Board News

It's December and as we enter this season of reflection, it's the perfect time to say "Thank You" to our Tanglewood community. We know it's been quite a year as we have progressed with the changes to our complex. You can see how the construction is progressing and envision how our complex will look once the work is complete. It is going to be lovely and that's being realized because of your patience, understanding, and commitment.

Many of you may be making plans for the holiday season and wondering how the work on our units is going to impact your festivities. Here's an overview of the work for the month:

### TANGLEWOOD HILLS 3-WEEK SCHEDULE

December 2023						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 DECK LEDGERS- R3 DRYWALL REPAIRS- #102 ENTRY DOORS N1- #85, #86, #87, #88	2
3	4 ENTRY FRAMING N2- #89-#92 DRYWALL REPAIRS- #124, #123	5 WINDOW R&R- #108 (2 days) DRYWALL REPAIRS- #120, #119	6 DEMO/SHEETING Q- #103, #106 DRYWALL REPAIRS- #116, #115	7 DECK DEMO Q- #103-#106 WINDOW R&R- #107 (2 days) DRYWALL REPAIRS- #112, #111	8 ENTRY DOORS N2- #89, #90, #91, #92	9
10	11 ENTRY FRAMING O1- #93-#96 WINDOW R&R- #110(1 day) DRYWALL REPAIRS- #108, #107	12 WINDOW R&R- #109 (1 day) DECK LEDGERS- Q	13 WINDOW R&R- #104 (2 days)	14	15 ENTRY DOORS O1- #93, #94, #95, #96	16
17	18 WINDOW R&R- #105 (2 days) ENTRY FRAMING O2- #97-#100	19	20 WINDOW R&R- #103(1 day)	21 WINDOW R&R- #106(1 day)	22 ENTRY DOORS O2- #97, #98, #99, #100	23
24	25 CHRISTMAS DAY NO WORK	26 ENTRY FRAMING P-#101 & #102	27	28	29	30

**\*\*Please note on window installation dates for ground floor units, the rear swing door will be re-installed on this day. The front entry doors will be scheduled for re-installation at a later date\*\***

### Building Detail Work

- Phase 1 work is complete
- Buildings K1-K3 – the concrete stairs/slabs are being poured, the gutters/downspouts are being installed, and the entry is complete for building K3
- Buildings L1 & L2 – the deck footing and entry for L1 is being completed and the footings and entry way work for L2 is being complete
- Building M – entry framing and deck work is progressing
- Buildings N1 & N2 – puma (water-proofing system), decks, and entries are being completed



## Board News - Building Detail Work – con't

- Buildings O1 & O2 – interior work is being completed
- Building P – front windows, rear patio sliders and windows are complete, working on the siding on the rear elevation
- Building R – demo work in progress
- Buildings S1 & S2 – working on siding, windows and dry rot repair
- Building T – will be getting new railings
- Buildings U & V - paint touchups are being completed
- Buildings X, W, T - the work is complete and being scheduled for a final walk-through

### Other items to note:

- Buildings L, M, N, O, P – Comcast re-routing is ready to go
- I&E is only replacing missing insulation
- I&E will supply the HOA with touch-up paint at the end of the project
- I&E will be helping us identify and get bids for the repair of our roof pipe jacks
- The Board is working with I&E to follow up and reorder missing screens
- Please be mindful of parking in your assigned spaces only
- Remember, we're living in an active construction zone. Be careful and watch for crew members and equipment moving back and forth as you pull in and out of your parking spaces. Also, think about carrying flashlights if you're walking at night to aid with your visibility.
- We're on budget with the construction costs

We are delighted to share that the master and workflow progress is ahead of schedule for most areas and if we can maintain our pacing, I&E plans to have most of the big-ticket items completed at year-end. The bulk of the work will wrap up in the Spring.

## Ventilation

We can protect our investment in new windows and siding by ventilating our units. You may be noticing water at the bottom of your windows. It's not a leak. It's built-up condensation. Properly ventilating our units will eliminate moisture damage to our exterior walls, roofs/attics and crawl spaces.

Here are year-round recommendations to follow:

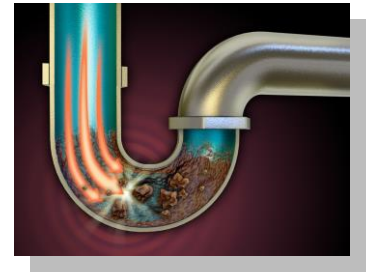
- 1) "Trickle vents" are provided on some new window frames. Ensure these vents are kept in the open position.
- 2) If your windows are fogged up or your air feels stuffy, your interior humidity is elevated, open the windows.
- 3) Ensure your kitchen hood fans are exhausted to the exterior of the building and are not recirculating. Please use hood fans when cooking.
- 4) Ensure your bathroom fans are operating properly and use the fans while and after bathing.
- 5) Install humidistats and/or timers on exhaust fans. Set them at approximately 50-60% RH.
- 6) Ensure your clothes dryers are rated for the existing length of exhaust duct length. Remember to consider elbows/fittings and exhaust hood restrictions.
- 7) Inspect and/or pressure test exhaust ducts to ensure they're not disconnected or leaky and that the flowrates meet code minimums for continuous and/or intermittent exhaust flowrates.
- 8) Use a HEPA filter in your air-conditioning and heating system. This can prevent mold and mildew.

If you have questions or need help with these recommendations, please contact the Board or our property management.



## Those Pesky Drains

Are you experiencing clogged drains? Did you know that 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 tips on how 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 1/2 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.

Reference [www.angieslisttips.com](http://www.angieslisttips.com) and [housekeeping.about.com](http://housekeeping.about.com)

## Budget Highlights

The Board of Directors has approved a budget for the 12/31 fiscal year. The good news is that this budget reflects an 8% increase and will meet the funding needs of our Association. The increase is based on a higher insurance rate, water and sewer costs, and community-wide plumbing repairs. You will see this increased rate in your January monthly statement. The full budget is available to view and download from our Tanglewood website at [www.tanglewoodhoa.org](http://www.tanglewoodhoa.org) and your online account through The Management Trust at [www.my.managementtrust.com](http://www.my.managementtrust.com). You can also refer to the Notice of 2024 Budget Approval you were sent via mail.

## Contacts

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*Enjoy a safe, merry, and replenishing season.*

