

TANGLEWOOD FOREST

LIMITED DISTRICT

AUGUST 2026



How Your 2024 Vote Is Building the Tanglewood Forest Recreational Complex

The Backstory:

In the November 2024 election, District residents voted to approve a tax rate of \$0.28 per \$100 of property value for Capital Improvements within Tanglewood Forest Limited District.

By approving the funds for Capital Improvements, District Residents enabled the District to transform the 40-year-old pool, pool house, and tennis courts into modern, community-focused spaces that will serve as a meeting hub and recreational complex for Tanglewood Forest Limited District residents for generations to come.

Fully Funded & Ready:

As a government entity, Tanglewood Forest Limited District is required to have the funds secured BEFORE starting pre-construction work.

- Having secured the funds in January 2025, the TFLD Board created a Capital Improvement Committee tasked with soliciting bids for each part of the project, interviewing potential vendors, and negotiating contracts with the help of the District's law firm, all in accordance with the required protocols for a government entity.
- Therefore, from February 2025 – December 2025 The Capital Improvement Committee worked on facility designs, bidding packages, contractor vetting, contract negotiations and ultimately the permitting processes.
- In January 2026, demolition permits were issued by the City of Austin.
- In February 2026, construction fencing was installed and the demolition of existing structures commenced.
- The money has been in the District's bank accounts since January 2025 and used to pay contractors as specific work phases have been completed.

Good News:

Having collected the funds needed for Capital Improvements in early 2025, the Board of Directors for the District voted in September 2025 to LOWER the property tax rate to \$0.238040.

Despite high rainfall levels this year, the District's general contractor advises that the complex is on target for completion by year-end 2026.

DISTRICT BUDGET WORKSHOP SLATED AUGUST 13, 2026

BOARD OF DIRECTORS PREP FOR 2026/27 PROPERTY TAX RATE SETTINGS

Tanglewood Forest Limited District will host its annual budget workshop: Thursday, August 13 at 6:00 p.m.

Westoak Woods Baptist Church
2900 W. Slaughter Lane, Portable Building #3

All district residents are invited to participate in this meeting.

Once the budget is finalized, the Board of Directors will be tasked with setting the 2026/27 tax rate based on current property values within the district.

STRATEGIC PARTNERSHIP AGREEMENT BETWEEN TANGLEWOOD FOREST AND THE CITY OF AUSTIN

The Strategic Partnership Agreement (SPA) between Tanglewood Forest Limited District (TFLD) and the City of Austin is approaching its next major milestone. Originally signed in 1997 during the city's annexation of the area, the SPA has since been successfully renewed for 10-year terms in both 2007 and 2017.

The current agreement is set to expire December 31, 2027. Under the terms of the 2017 extension, the agreement will automatically renew for another 10-year term through December 2037. However, either party can opt out by providing written notice at least 12 months in advance.

To ensure our community is fully informed, TFLD will host a town hall meeting later this year. This meeting will give residents a dedicated platform to review the pros and cons of renewing the agreement. Copies of the agreement can be found on the District website:

www.TanglewoodForestLimitedDistrict.com/strategic-partnership

RADAR SPEED SIGNS INSTALLED ON AFTONSHIRE WAY



To encourage safer driving in our neighborhoods, the District requested radar speed signs be installed on Aftonshire Way.

District residents who attended the June 2026 Board of Directors' meeting suggested this location, because Aftonshire Way runs directly alongside Kocurek Elementary.

Thank you for helping keep our community safe!

TANGLEWOOD FOREST LIMITED DISTRICT BOARD DIRECTORS

BRIAN WHELAN, BOARD PRESIDENT
TERM ENDS 11/03/26

NOEL GONSALVEZ, BOARD VICE PRESIDENT,
FINANCIAL SECRETARY AND INVESTMENT OFFICER
TERM ENDS 11/07/28

MARIA DALLMAN, RECORDING SECRETARY
TERM ENDS 11/07/28

STEVEN GERLOFS, BOARD MEMBER AT LARGE
TERM ENDS 11/07/28

MIKE CANTY, BOARD MEMBER AT LARGE
TERM ENDS 11/03/26

NOTICE OF DEADLINE TO FILE APPLICATIONS FOR PLACE ON THE BALLOT

Applications are now being accepted for a place on the upcoming November 2026 election ballot for Tanglewood Forest Limited District Board of Directors.

Positions for two board members will be open. Residents interested in running for a director position must file their applications between July 18, 2026 and August 17, 2026.

Completed applications must be submitted to The Carlton Law Firm. Detailed instructions on the application filing process can be found on the District website:

www.TanglewoodForestLimitedDistrict.com



COMMUNITY ENGAGEMENT NUMBERS ARE CLIMBING!

Stay connected with events in our neighborhood!
Scan this QR code to follow our TFLD Facebook page.