



**A LOOK
at the
BUDGET**

Tanterra Today

NOVEMBER 2016



Tanterra Homeowners Association General Membership Meeting

Wednesday, November 2, 2016

7:30 p.m. at Greenwood Elementary School

The purpose of this meeting is for the Board of Directors to present the 2017 Budget and to elect three Board Members. **Board Nominations:** running for the Board this year are Tanterra residents Dick Bertin, Dave Bouve and Wayne Johnson.

- Ballot is for Tanterra homeowners only; Associate members do not vote.
- Additional nominations for Board members are encouraged and will be taken from the floor at the General Meeting. You are welcome to nominate yourself to be on the ballot.

Absentee Voting Ballot for the November 2, 2016 General Meeting

Please mail this ballot to THOA, P.O. Box 25, Brookeville, MD 20833 before October 25, 2016 or have a neighbor bring it to the meeting in a sealed envelope (see instructions below). The following candidates have been nominated by the Nominating Committee for election for the three-year term ending 2019:

Tanterra Representative	Write in	Tanterra Representative(s)
_____ Dave Bouve	_____	_____
_____ Dick Bertin	_____	_____
_____ Wayne Johnson	_____	_____

Proxy for the November 2, 2016 General Meeting

I, _____, of _____, Brookeville, MD 20833, authorize _____ to meet the quorum and vote for the following specific issue(s): _____

Conducted at the November 2, 2016 General Tanterra Homeowners Meeting.

_____ (signature) _____, 2016

Note: Only one proxy per household is permitted. You must include your address in the proxy statement. Each envelope must be marked 1/390 on the back and separate envelopes are required for proxies and absentee ballots.

PRESIDENT'S MESSAGE

BY GLEN MCEWEN



Even though we had 80 degree weather a few weeks ago, the leaves are starting to change color and will soon need raked and the nights are getting cooler – Fall is here. Your children should be better acclimated to the school day and those that are involved in the local sports teams should have their seasons well underway. Thanksgiving is coming up at the end of the month and it will be time to stuff yourself with turkey and pumpkin pie and celebrate the holiday with your families. Before we know it, it will be the end of another great year in Tanterra.

Please remember that the Tanterra Annual Homeowner's Association meeting will be held at Greenwood Elementary multi-purpose room on Wednesday November 2nd at 7:30. We will be discussing many topics that concern the neighborhood including a recap of the last year's events, the 2017 budget, and the election of board members and upcoming items for 2017. We hope to see you there but if you cannot make it, please be sure to give your proxy vote to someone that is going so we can be assured of a quorum. Also, if you would like to run for a board seat, please feel free to do so. Just show up to the meeting and raise your hand. Even if you do not want to run for the board, please remember that the Homeowner's association can always use some new ideas so please feel free to let someone on the board know your ideas.

Remember, our community works best when we have lots of volunteers available to help serve on our various committees. Please see page 5 of this newsletter for a list of our various committees and the names, emails and phone numbers for each committee chair; I know they'd love to have some new members! We have a small percentage of the residents (and associates) who perform 90% of the volunteering. Your help would be greatly appreciated.

Also, please be careful and slow down when driving through the neighborhood. There are many children going to and from school and playing outside before it gets too cold and we all want them to be as safe as possible.

Please have a Happy Thanksgiving and if you are traveling, please be careful. I hope to see everyone on the 2nd.

Program for 4th/5th graders

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Thanks to Jim Welch



TANTERRA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

September 21, 2016

Approved 10/19/2016

Board Members

Present

Glen McEwen

Jim Frye

Richard Bertin

Dave Bouve

Jim Cagley

Glenn Wasik

Others Present

Elizabeth Bialas

(Tanterra HOA
Clerk)

Hank Griffith
(Architecture
Committee)

Jim Welch (Hockey
and Tennis
Committee)

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:30 pm by President Glen McEwen.

NOTE: The Tanterra Homeowners Association 2016 General Meeting will be held on Wednesday, November 2 at 7:30 pm in the All-purpose Room of Greenwood Elementary School.

Minutes

Glenn Wasik moved to approve the draft minutes of the August 18, 2016 Board meeting as amended. Jim Frye seconded the motion, which passed unanimously.

Treasurer's Report

Clerk Liz Bialas distributed the current Balance Sheet (as of August 31) and the 9/20/16 Profit & Loss YTD statement. Treasurer Jim Frye reported that a few of the approved payment extensions are now in default, and the Board approved that collection proceedings begin. The treasurer reviewed current expenditures and reminded committees of their remaining balances. See New Business concerning 2017 Budget discussions.

Committee Reports

Pool Committee:

Additional security monitoring equipment will be purchased and installed to protect the pool and its surroundings.

Architectural Committee:

Co-chair Hank Griffith updated the board on the current architectural issues.

Grounds Committees:

No report from Peter Szwec for Grounds. A tree on common property was removed due to poor condition. Other older trees continue to be reviewed.

Jim Welch presented proposals for repair of the Tennis and Hockey areas. It was agreed that a combination of urgently needed services will be provided in accordance with low bids. Dick Bertin moved and Bryan Moffett seconded that the budget for this work be increased by \$1,000 to cover additional work needed. Motion passed unanimously.

(continued on p. 4)

(Board Meeting Minutes, continued from p.3)

Newsletter:

Electronic distribution continues to grow. The next edition containing the proposed budget will go in hard copy to all homeowners.

Social Committee:

No report. The volunteer appreciation event will occur on October 8, and invitations have been distributed. Social budget will be reviewed with the committee.

New Business

The Board reviewed the budget for 2017 as proposed by the Finance Committee. Some relatively minor changes were discussed. Glenn Wasik moved and Dick Bertin seconded a motion that the revised budget be approved for presentation to the Association membership in the newsletter and at the November 2 General meeting. Motion passed unanimously.

The terms of Board members Wayne Johnson, Dave Bouve, and Dick Bertin end this year. All have agreed to run for reelection. Nominations of other homeowners for these positions are also encouraged.

The meeting was adjourned at 8:38 pm.

Submitted by Richard J. Bertin, Secretary (richardbertin@verizon.net).



Steven & Genevieve Dewitt

18648 Queen Elizabeth

Giovanna Therese Einsig

19145 Heritage Hills

If you have new neighbors or new additions to your family, please email tanterratoday@hotmail.com so we can welcome them to our community.

Tanterra HOA Board of Directors

P. O. Box 25

Brookeville, MD 20833

www.Tanterra.com



OFFICERS

President	Glen McEwen (2018)	fivemcewens@msn.com	301-570-3586
Vice President	Wayne Johnson (2016)	wayneljohnson@verizon.net	301-774-1906
Treasurer	Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary	Dick Bertin (2016)	RichardBertin@verizon.net	301-774-7926

OTHER BOARD MEMBERS

Glenn Wasik (2018)	301-774-5020	Jim Cagley (2017)	301-570-1475
Dave Bouve (2016)	bouved@gmail.com	Aleka Kapatou (2017)	301-774-4624
Bryan Moffett (2017)	202-701-6284		

CLERK: Elizabeth Bialas 301-774-3809 LizBialas@verizon.net (also contact for HOA resale packets)

COMMITTEES

Architectural	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
Grounds & Environment	Peter Szwec	pszwec@verizon.net	240-599-5160
Greater Olney Civic Assn	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch	Vacant		
Social Committee	Jacquie Weed	jsweed1@verizon.net	301-774-3431
Pool Committee	Wayne Johnson	tanterrapool@hotmail.com	301-774-1906
Pool Phone			301-774-4035
Pool - Day-time parties			301-774-4035
Pool - After Hours Rental	Dick Bertin	RichardBertin@verizon.net	301-774-7926
Dive Reps	Valerie Carlson	Valerie_carlson@yahoo.com	301-529-3862
	Susan Ostrinsky	sma89v2@gmail.com,	301-980-5682
	Diana Weinrich	diana@RSItherapy.net	301-943-9780
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301.908.6531
Swim Team Reps	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Tina Varron	tinav4@verizon.net	240-463-3743
	Glenn Wasik	wasik1@verizon.net	301-641-4500
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
Tanterra Today	Charlotte Cary	tanterratoday@hotmail.com	301-774-6862
(Co-Editors)	Carolyn Reiss	reisscarolyns@gmail.com	240-389-1712
Tennis/Hockey	Jim Welch	Jpwelch11@gmail.com	301-535-0274
Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Jodie Siarkas	jsiarkas@comcast.net	301-774-2117

ARCHITECTURAL NEWS



NOTE FROM THE ARCHITECTURAL CHAIRMAN HANK GRIFFITH

2016 has been another great year for us and our community. We continue to see improvements being made by homeowners to their homes, and our neighborhood is the recipient of all the good things that are happening. This is evident by the number of homes that went up for sale and were sold quickly. The value of our homes is increasing. Our community offers many benefits to those wishing to purchase. We can and should be very proud of the environment that Tanterra offers to those living here. If you drive around Olney/Brookeville, you will not find another neighborhood like ours. Thank you for the continued support and cooperation that the homeowners have given to our committee. We couldn't do it without your help.

Architectural Requests - We've been getting great cooperation from homeowners regarding changes to their homes. We have had instances in the past where a request was not made, and the work had to be redone to meet the community standards. This ends up being more costly for the homeowner which is something we'd much prefer to eliminate. The process is easy, and the turnaround by the committee is usually very quick. Remember to fill out the Architectural change request for any work being done on the outside of your house. This includes window and door replacement, staining your house, driveway expansion, shingles, gutters, and sheds just to name a few of the items. You can get this form at the Tanterra Web site at www.tanterra.com Should you have any questions, concerns etc., when it comes to the Architectural issues in Tanterra, please don't hesitate to give me a call or email. Hank Griffith at (240) 461-7536 or skayhank@comcast.net.

Carports/Front of house – Please take a look at the front of your house and determine if it meets our guidelines starting with the Inspection Committees review of the neighborhood this Spring 2017 (See paragraph below). If it doesn't meet the guidelines, you will have until April to have a plan in place to fix the issue. We will be sending out Violation notices in April to those houses that do not meet our guidelines.

We have a few carports which homeowners are using for more than the original purpose of keeping vehicles, trash cans, a bike or two and a few other miscellaneous items. We do not allow lawn mowers, yard tools, gas cans, furniture, and debris and clutter. Many homeowners who need for storage in this area have requested that they be allowed to enclose the carport into a garage at which point we don't regulate what is in it since we can't see the mess. You need to submit an Architectural Request form if this is something you want to consider, but we are able to turn around these requests quickly. Another option is to install or build a shed in the backyard of your home to store these items. Again our guidelines on the Tanterra website speak to what size is allowed, and again an Architectural Request form is needed along with a permit by the county.

STREETLIGHTS

Help keep our neighborhood safe. If you see a streetlight that is leaning, turning on and off, or completely out please report it to Montgomery County. It is easy to do and takes very little time. **Just** report it to Montgomery County by dialing 311. You will need to give the address where the street light is located, and the county will send someone out to fix it within a couple of days.

In addition, if we as a community would leaving a couple of lights on outside of our houses throughout the night will help deter people from targeting your house. If you see something on your street that doesn't look right, don't hesitate to call Montgomery County Police. There are two ways to reach them. One is through the emergency line at 911 and the other is their business line that they will send someone out when an officer is available. The business line number is (301) 279-8000 and you can report anonymously if you are more comfortable.



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Drivers are Needed!

Olney Home for Life assists senior residents to remain in their homes as they age. Please call 301-446-2512 or go to

<http://www.olneyhomeforlife.org/> for additional information.



Tanterra Today

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Upcoming Events

November 2 Tanterra Annual Meeting at
Greenwood 7:30—9:00

Please check the website at
www.tanterra.com or the Yahoo listserv for
changes to events. Residents who have
provided their email addresses to Liz Bialas
(LizBialas@verizon.net) for use
by the Board may also receive
email updates on special issues
such as the Board elections.

