



TANTERRA TODAY

JULY 2016

PRESIDENT'S MESSAGE

BY GLEN MCEWEN

The warmer weather is finally here, the kids are out of school for the summer and the pool is open. What a great combination to take some time and enjoy all of the amenities Tanterra has to offer!

From swimming to tennis to roller hockey or walking along the many pathways, there is an activity for everyone. Or, if you prefer, pull up a lounge chair poolside and just relax with a good book or magazine. If you haven't been to the pool this year, I urge you to attend. It's a great way to reconnect with the neighbors you haven't seen for a while or to make new friends.

Along with just jumping in to cool off on a hot summer day, there are the swim and dive teams for the kids, the social parties for the adults, volleyball and other games on the weekends, and of course cold refreshing beverages on Sundays. The snack bar has delicious food for fueling pool activities or just lounging and chatting. The Social Committee has a lot of fun activities planned for the summer including family fun nights in July and August and the Escape to Paradise on July 30. Additional information is on **pages 2 and 3**. Hope to see you at one of these great events or consider volunteering because vacation schedules may have left the Social Committee shorthanded!

Please do your part to keep our community clean and safe. Yard waste has been dumped on the common grounds. **Page 5** includes information on Montgomery County's extensive yard waste recycling program.

Our first email distribution of Tanterra Today saved \$135 in postage and printing costs. Even more will be saved if more people sign up for email. A few emails were returned because the email address was invalid. Several people have attempted to read and correct the addresses, but the handwritten ones are not always legible. **If you expected to receive your newsletter electronically and didn't, please email your name, street address, and the email address you want to use to Elizabeth Bialas at LizBialas@verizon.net. If you have not yet signed up for the email version, please email Elizabeth.** The emails save money and the time of the volunteer who picks up the print copies, sticks on address labels, and delivers them to the Shady Grove post office for bulk mailing. The email addresses are used ONLY for Tanterra HOA business.

The Board hopes that everyone has a safe and healthy summer whether you are staying at home and enjoying the neighborhood or traveling on vacation.



FAMILY HAPPY HOURS ARE BACK!

JULY 22nd

AND

**AUGUST
12 & 26**

5-8 PM

Join us Fridays this summer
For our FAMILY Happy Hours ...
bring the kids, swim, hang out,
mingle with your neighbors or
cook dinner on the grille,
but most of all **HAVE FUN !!**

Flyer designed by Sharlene Monroe

Bring an Appetizer to Share
Adult beverages \$5/person
Lemonade & Iced Tea too!
Hosted by the BEST
Social Committee in Olney !!

* Due to swim/dive scheduling conflict, the Family Happy Hour on July 15 has been moved to the 22nd.



*Escape this Summer and
Enjoy a Night Under the Stars*

Don Your Favorite Tropical Wear and
Get Your Hula Grove On as
We Escape to Paradise

Tiki Bar by
Maui Wowi

Fabulous Food with
An Island Flair

Tropical Tunes by
DJ Jim Cagley

\$20 / person

Saturday ☀ July 30

8 pm - 12 am

RSVP by July 25 to:

Mary Barry - dmb3217@msn.com or

Jacque Weed - jsweed1@verizon.net or 301.774.3431

(Email or Call Jacque with any Questions)

ADULTS ONLY

Flyer designed by Sharlene Monroe

TANTERRA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

May 18, 2016

FINAL Approved 6/15/16

Board Members

Present

Glen McEwen

Wayne Johnson

Jim Frye

Dave Bouve

Jim Cagley

Glenn Wasik

Bryan Moffett

Others Present

Elizabeth Bialas

(Tanterra HOA
Clerk)

Carolyn Reiss

(Newsletter Com-
mittee)

Hank Griffith, Ted
Karp

(Architecture
Committee)

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

Minutes

Wayne Johnson moved to approve the draft minutes of the April 20, 2016 Board meeting as amended. Bryan Moffett seconded the motion, which passed unanimously.

Treasurer's Report

Treasurer Jim Frye distributed the current Balance Sheet (as of April 30) and the 5/17/16 Profit & Loss YTD statement. He noted that annual dues payments are on par or ahead of last year. Late letters have been sent to the Homeowners who have not paid their 2016 dues. Pool access will not be granted to those homeowners who have not paid their dues.

Committee Reports

Pool Committee:

Wayne Johnson reported on the various pool repairs; caulking of the pool, painting of the bathrooms, fixing the chain-link fence; repairing pavilion roof. The pool has passed the County Health Inspection. Work days have been well attended but can always use more. Alcohol Awareness training is scheduled for May 21st for pool committee members. Finally, internet has been run to the security cameras for remote viewing.

Architectural Committee:

Ted Karp and Hank Griffith reported that letters have been sent to homeowners with outstanding architecture issues. The committee is working with homeowners on having issues resolved. The committee reported that homeowners are calling all year long to have repairs approved, and as a result there are fewer architectural issues than normal. The committee commends the homeowners on their attentiveness to requirements of our community.

Grounds and Tennis Committees:

No grounds committee report. The current tennis courts and roller hockey rink were resurfaced over 12 years ago. They are currently in poor condition. The board conducted research on the various types of surfaces which include the traditional tennis court surface to a modular flooring. After considering all options, it was determined that the traditional tennis court surface would be a best fit for the association's needs. Glenn Wasik made a motion to allocate a maximum of \$20,000 from the reserves to resurface the two tennis courts and roller hockey rink. Seconded by Bryan Moffett and passed unanimously.

(Continued on p. 5)

(Board Meeting Minutes continued from page 4)

Greater Olney Civic Association (GOCA):

Olney Days 2016 will be held on May 21st and 22nd.

Newsletter:

Carolyn Reiss reported that the June newsletter will be sent out electronically to those homeowners and associate members who have provided an email address. All inserts will be scanned in and included with the online version.

Web Site:

Jim Frye reported that all swim, dive, and social events have been updated on the website.

Welcoming Committee:

Carolyn Reiss reported that new homeowners are being welcomed.

The meeting was adjourned at 8:42 pm.

Submitted by Jim Frye (jsfrye@gmail.com) on behalf of Richard J. Bertin, Secretary (richardbertin@verizon.net).

Dumping Yard Waste

There has been some disposal of miscellaneous yard clippings in the Tanterra common areas. The Tanterra common area is not your personal dump, and there are County penalties for illegal dumping. In addition, costs are borne by the neighborhood association for the cleanup of this material.

Illegal dumping is a serious offense that can result in criminal prosecution. Every case of illegal dumping is investigated. Illegal dumpers are subject to a minimum \$500 civil fine and possible criminal prosecution.

Illegal dumping can be costly, but the costs of legal disposal are minimal (if incurred at all). Montgomery County provides one of the most extensive solid waste disposal and recycling programs in the nation. Take advantage of the many facilities the County offers to properly dispose of, or recycle, your unwanted materials. For additional information, see <http://m.montgomerycountymd.gov/sws/how/yard-trim.html> or go to <http://www.montgomerycountymd.gov/index.aspx> and search.

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	Jacque 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	Jp Welch11@gmail.com	301-535-0274
Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Jodie Siarkas	jsiarkas@comcast.net	301-774-2117



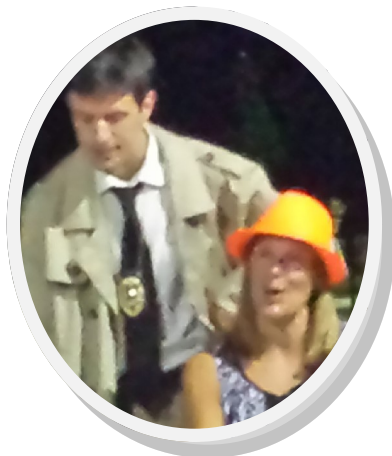
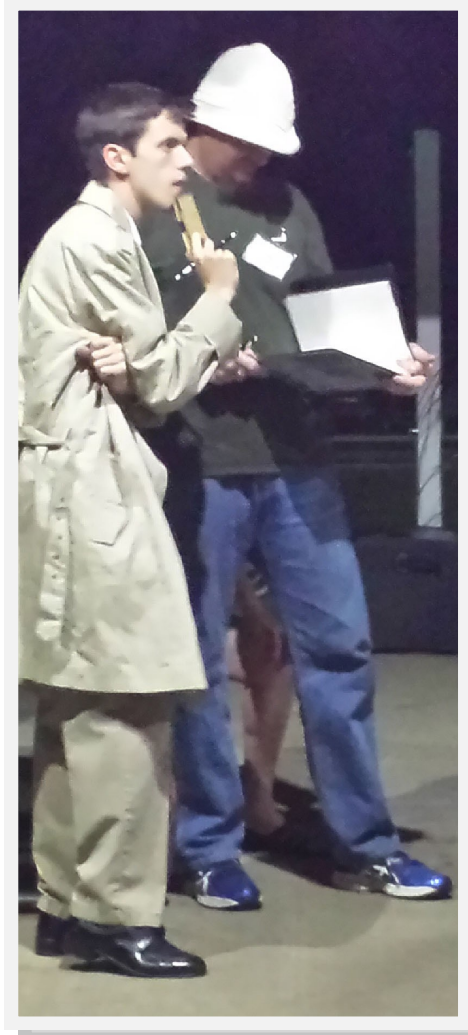
Daniel & Amanda DeCiero

19133 Alpenglow Lane

Constantine J. Markos

18708 Heritage Hills Drive

Murder Mystery Night Photos



ARCHITECTURAL UPDATE

Carports/Front of house - In the last edition of our newsletter, we brought up the carports/front of house and what needs to be done. We are giving some time before sending letters out as we are getting cooperation from some homeowners on cleaning up this area. Please take a look around your house and if you have any questions if you might have a violation and want to fix it before getting a letter, please contact me, and I can stop by. Hank Griffith at (240) 461-7536 or skayhank@comcast.net

Published in previous newsletter

We have a few carports where homeowners are using them 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, general items such as oil cans and other such items. Many homeowners who have the 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 would 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 speaks to what size is allowed and again an Architectural Request form is needed along with a permit by the county. We will be sending letters out to those carports that need to be cleaned up to meet our standards.

Requests –We still have homeowners that are doing work without approval. This goes for gutters, windows etc. We have a homeowner that put up the wrong color that did not match the house and needs to change or paint. It is in our bylaws/covenants that as a homeowner you are required to fill out the Architectural change request for any work being done on the outside of your house. This includes window, door replacement, staining your house, driveway expansion, roof shingles, gutters, fences, etc. 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.

Staining/Painting - Keep in mind that the Tanterra homes do not have paint, but instead have stain. Many homes were done with a latex stain and others used an oil base (most were with latex). It is important that prior to doing anything that you understand which was done on your house to ensure a good coat of stain. We only approve stain for Tanterra homes. Prior to staining your house it is required to submit an Architectural Request Form, even if you are doing the same color. **Also we do not allow glossy/shiny paint on the houses.** Two homeowners had to redo their houses as they used incorrect paint.

Driveways – We now have a new vendor that does driveways. On the Tanterra Web Site we have a couple of vendors listed that you can get pricing from. You surely have many companies available throughout the area. We are now adding Nichols Asphalt who has many years of excellent service. They do resurfacing, expansion and resealing of driveways. You can contact **Nichols Asphalt/Stanley Nichols (240) 372-3364**. Stanley has many Tanterra residents as customers so he can give you numerous recommendations.

(continued on p. 9)

(continued from p. 8)

As in years past we have been able to negotiate a resealing offer from Mr. Nichols. He has two applications that he can apply and would want to meet with you first to determine which one he would suggest that you use. One of his coverings he will do for \$150.00 any Tanterra Driveway, BUT if cracks etc., need to be filled the price will be higher. He will quote you a price before doing any work. He will also explain the difference in the two applications along with longevity, etc. Resealing every couple of years will add years to the life of your driveway. Great protection for your investment! Homeowners who recently surfaced their driveway should consider resealing every couple of years to give the driveway a longer period before replacement is necessary. Sealing the driveway not only makes it look good, but can also add years of life to the driveway.



SOLE D'ITALIA
RESTAURANT

Serving the Community since **1975**
with Great ITALIAN Cuisine

14324 Layhill Road
Silver Spring, MD. 20906

1/2 price Pizza Tuesday's*

301-598-6660

fax 301-598-0374
www.soleditaliapizza.com
also on facebook

**~Catering is our Specialty
From a Small Get-together
to a Formal Function**

~WE DELIVER~
Limited Area



*with drink purchase,
not valid for Delivery or Specialty Pizzas

Brookeville Pressure Cleaning



Nicholas McMahan
Owner/CEO

301-412-2733
3324 Gold Mine Rd.
Brookeville, MD 20833

BrookevillePressureCleaning@gmail.com
www.BrookevillePressureCleaning.com

~ 301-260-2036 ~



**Beautiful Baths
& Kitchens**

David G. Keller, President
dkeller@beautifulbathsandkitchens.com

DAN KELLY
Sales Associate

CertaPro Painters®
★★★★★

OFFICE **800-462-3782**
FAX **301-984-5625**
CELL **301-366-8376**
dkelly@certapro.com
www.certapro.com

CertaPro Painters of Rockville/Bethesda
5544 Wilkins Ct.
Rockville, MD 20852

BECAUSE PAINTING IS PERSONAL®

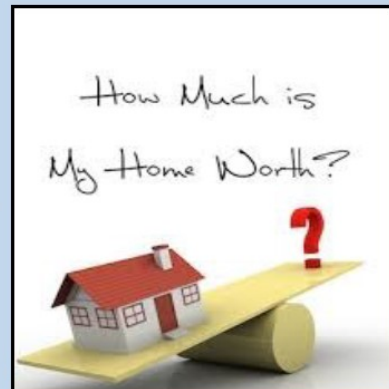
What's your house worth?

Tanterra Homes Sold YTD

Close Date	Address	List Price	Close Price	Subsidy
11-Mar-16	18737 Tanterra Way	\$489,999	\$500,000	-
15-Mar-16	3405 Tanterra Cir	\$429,900	\$429,000	\$10,000
15-Mar-16	3324 Tanterra Cir	\$459,900	\$454,900	-
16-Mar-16	18924 Alpenglow Ln	\$424,000	\$425,000	\$5,000
7-Apr-16	3369 Tanterra Cir	\$409,000	\$405,000	\$6,000
21-Apr-16	3348 Gold Mine Rd	\$469,900	\$469,900	\$0
27-May-16	19133 Alpenglow Ln	\$399,900	\$394,000	\$1,000
27-May-16	18708 Heritage Hills Dr	\$429,999	\$436,000	-



Have you ever been curious why some houses sell quicker than others, or why some sell for higher prices? Let me know if you would like to know what your house is worth. I will come to your home and give you a free market analysis and let you know what you could do to improve your homes value. Feel free to contact me if you have any questions.



Jodie Siarkas, REALTOR®

RE/MAX Realty Centre
3300 Olney Sandy Spring Rd
Olney, MD 20832

Direct: 301-674-3819
Office: 301-774-5900
E-Mail: jsiarkas@remax.net
www.jodiesiarkas.com

RE/MAX®
Realty Centre, Inc.



"Each office independently owned and operated."

Tanterra Today

P. O. Box 25
Brookeville, MD 20833-2707

RETURN SERVICE REQUESTED

**Presorted
Standard U.S.
Postage Paid
Suburban, MD**

**Permit No. 25
20898**

Upcoming Events

July 4 Come party at the pool
12—2.



July 20 Board meeting at the pool
at 7:30

July 22 Family happy hour at the pool 5— 8 PM (p. 2)

July 23 Swim team banquet 4PM —11PM

July 30 Escape to Paradise 8—12 (p. 3)



Please check the website at www.tanterra.com or the
Yahoo listserv for changes to events.

