

Tanterra Today

October 2014

Tanterra Homeowners Association General Membership Meeting

Wednesday, November 5, 2014

7:30 p.m. at Greenwood Elementary School

The purpose of this meeting is for the Board of Directors to present the 2015 Budget and to elect three Board Members. If the County changes the date, updates will posted at <http://www.tanterra.com> and by email to the group at <https://groups.yahoo.com/neo/groups/TanterraHOA/info>.

- **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 5, 2014 General Meeting

Please mail this ballot to THOA, P.O. Box 25, Brookeville, MD 20833 before November 1, 2014 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 2016:

Tanterra Representative	Write In	Tanterra Representative(s)
_____ Aleka Kapatou	_____	_____
_____ Bryan Moffett	_____	_____
Associate Representative	Write In	Associate Representative
_____ Jim Cagley	_____	_____

Vote for no more than 3 candidates, one of whom must be an associate member.

Proxy for the November 5, 2014 General Meeting

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

Conducted at the November 5, 2014 General Tanterra Homeowners Meeting.

_____ (signature) _____, 2014

Note: Only one proxy per household is permitted. You must include your address in the proxy statement. Each envelope must be marked 1/385 on the back and separate envelopes are required for proxies and absentee ballots.



BOARD MINUTES - August 20, 2014

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:37 pm by President Glen McEwen.

Board Members Present:

Glen McEwen
Dick Bertin
Jim Cagley
Jim Frye
Bryan Moffett

Others Present:

Elizabeth Bialas
(HOA Clerk)
Hank & Kay Griffith
(Architectural)
Carolyn Reiss
(Newsletter)
Ron White
(Grounds Comm.)

Guests:

Royce Reiss

1. Guests

None present.

2. Minutes

Jim Cagley moved to approve the draft minutes of the July 23 meeting as amended. Jim Frye seconded the motion, which passed unanimously.

3. Treasurer's Report

Clerk Elizabeth Bialas distributed the current Balance Sheet (as of July 31) and the Profit & Loss Statement, dated August 16. Treasurer Jim Frye noted that income and expenditures continue to be on track. Per the Tanterra Bylaws, an additional 5 lien letters will be sent out to homeowners with outstanding fees. If not paid within 30 days, the lien process will proceed.

The Budget committee presented a draft budget for 2015. There was discussion of several items, and some modifications and clarifications were made. The 2015 budget includes a modest dues increase of \$10 per year for both homeowners and associate members to cover rising costs. Dick Bertin moved approval of the amended 2015 budget. Bryan Moffett seconded the motion, which passed unanimously. The approved budget will be published in Tanterra Today newsletter and on-line for a minimum of 30 days prior to the annual General Homeowners Meeting. That meeting will be held on Wednesday, November 5 at 7:30 pm in the All-Purpose Room of Greenwood Elementary School.

4. Committee Reports

Pool Committee:

The pool continues to operate well. In order to comply with county inspection requirements, some plumbing modifications and repairs will need to be made at the close of the season. Dick Bertin moved that up to \$5,000 unbudgeted funds be allocated for this purpose. Jim Frye seconded the motion, which passed unanimously.

Architectural Committee:

Hank Griffith reported that the committee is continuing to work with homeowners on outstanding architectural issues and questions. Hank and Kay thanked the homeowners for taking care of issues and keeping our neighborhood looking great.

Grounds Committee:

Ron White reported that he is finishing several projects in advance of his move from the community. The mowing contractor will be contacted regarding next year's contract for service. The Board is still looking for someone to take over the Grounds Committee.

GOCA:

No report.

Newsletter:

The Chair welcomed Carolyn Reiss as the new editor of Tanterra Today. She has been oriented by Sharlene Monroe and is eager to accept this responsibility.

Social Committee:

No report. There will be one more Happy Hour on August 1, and the pool closing.

Tennis / Website / Welcoming Committees:

No report.

5. New Business

Glen McEwen offered sincere thanks of the community to Ron White for his tireless service to the grounds committee over several years. All present echoed that sentiment.

6. Old Business

As noted above, the annual General Homeowners Meeting has been confirmed for Wednesday, November 5 at 7:30 pm in the All-Purpose Room of Greenwood Elementary School.

The meeting was adjourned at 8:40 pm.

Richard J. Bertin, Secretary

NEXT BOARD MEETING

October 15

7:30

at the Pool Shed

PRESIDENT'S MESSAGEby *Glen McEwen***PLEASE MARK YOUR CALENDARS:**

We have scheduled our Annual Homeowner's Meeting for Wednesday, November 5th at 7:30 in the multi-purpose room (cafeteria) of Greenwood Elementary. The big topics of discussion will be the presentation of the 2015 budget and the voting for new Board members. A copy of the 2015 budget was in the September newsletter. **If you can't make it to the meeting, please give your proxy vote to a friend or neighbor who will be attending the meeting so we can be sure to have a quorum.**

The Finance Committee proposed the 2015 budget to the Board who, in turn, made a few minor revisions to it before approving. In addition, on page one of this newsletter is the ballot for voting in the new Board members. As usual, we have three members whose terms expire this year.

If you are interested in running for one of the Board positions, please contact either me or Melissa Frye at 443-562-7574 or Melissafrye13@gmail.com or, if you prefer, and we can include you on the ballot at the meeting. It's not too late.

In other news, now that schools are open, please remember to drive slowly and carefully through our neighborhoods. We don't want to see anyone getting hurt, and the children don't always look both ways before crossing the street.

Also, there have been recent reports of a few home burglaries in other neighborhoods in the Olney area. Thankfully, I have not heard of any problems in Tanterra. Please keep your eyes and ears open for who is coming and going. If you suspect some suspicious activity, please do not hesitate to call the police. A license plate number or description would be nice but do not put yourself in harm's way.

Have a safe and Happy Halloween, and I hope to see everyone at our Annual Meeting this November 5th.

Please join us for Second Annual Tanterra Halloween Parade



Date: Friday, October 31

Time: 5:00pm

Where: Greenwood Elementary School

Bring your children out in their costumes, and watch them march around the school! Stories! Ribbons for best costumes! Don't forget your camera!

**HAPPY
HALLOWEEN**

~ 301-260-2036 ~

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dkeller@beautifulbathsandkitchens.com

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zev@closermarriage.com

Zev Halpern

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Host: Recharge Your Marriage TV Show
Montgomery Channel - [YouTube.com/CloserMarriage](https://www.youtube.com/CloserMarriage)

Monday, Oct. 20 ▲ 4:30–8:30PM



TASTE of Olney

FREE ADMISSION

Business EXPO

Olney Chamber of Commerce
**Community
Night**

35th

Business Expo
Taste of Olney

Our Lady of Good Counsel HS

17301 Old Vic Blvd.
Olney, MD 20832
entrance on Route 108,
1½ mi. east of Georgia Ave.

Exhibitor + sponsor inquiries welcome.
Contact the Olney Chamber: 301-774-7117
or chamber@olneymd.org.



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ARCHITECTURAL UPDATE

VEHICLES PARKED ON SIDEWALKS

We are resending this notice as we don't want to see any homeowner receive a citation for parking on the sidewalk. The police will not knock on your door and ask you to move the vehicle, but will write a ticket immediately. If the violation is repeated, they will have the vehicle towed. It is illegal to park your vehicle on a sidewalk or in any way block the sidewalk from being used. With children going back to school, this is even more important. We have been getting more complaints about this, and Montgomery County police will ticket those that are violating the law.

STREETLIGHTS

Last year the committee drove around the neighborhood and reported all street lights that were not working or those that would turn on and off for no reason. For the safety of the neighborhood it would be appreciated if you help by reporting these instances. With Winter coming and getting darker earlier we would appreciate your help to ensure that all of our street lights are working. In addition, if homeowners would leave outside lights on throughout the night, it will help deter illegal activity and prevent accidents.

PLEASE HELP MAKE OUR COMMUNITY A SAFER PLACE TO LIVE

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.

OUTSIDE WORK ON YOUR HOME

Before you do any work outside your house, there is probably a good chance that you will need to fill out an Architectural Request Form. This is a requirement under our by-laws. This is simple to do and you can either print a copy off the Tanterra web site at www.tanterra.com or scribble it down on a piece of paper and submit it to us. Instructions on the form are on the web site under Architectural Committee News and is highlighted "Homeowners Request for Architectural Changes." You can also look at the general guidelines of the community as well. Not everything is listed, but many are available. If you're not sure if you need to submit a request you can always call me, Hank Griffith at (240) 461-7536 or skayhank@comcast.net.

We just had another case this past month where a homeowner did some work that will now have to be changed to meet our Covenants, bylaws and guidelines. I can't stress enough that you send in your request or give me a call prior to starting work on the outside of your home. We work hard at turning around your requests quickly so as to not hold up your improvements. My committee is excellent at turning around requests, normally much faster than the 30 days allowed in the covenants.

Approvals and Information

Hank Griffith
(240) 461-7536
skayhank@comcast.net

Architecture Request Form

www.tanterra.com
or
Submit a written description
to Hank Griffith

ITEMS THAT NEED APPROVAL

I would suggest that you call me if you are in doubt whether the work you are planning requires an Architectural Approval Form.

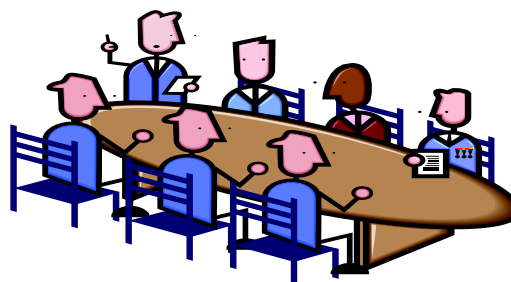
Here are some of the items that would need approval BUT NOT THE ENTIRE LIST!

Roofs – Driveways (especially additions) – Fences – Siding/Stain/Paint (even if staining the same color) – Solar Panels - Windows - Garage doors – Gutters – Antenna's – Additions to house – Changes to Front Door – Any reconstruction of existing house – Sheds – Decks – Patios

Report illegally parked vehicles by calling Montgomery County police on their NON-EMERGENCY line at (301) 279-8000.

Report light issues to Montgomery County by dialing 311 or go to http://www.montgomerycountymd.gov/DOT-Traffic/streetlight_maint.html.

Tanterra HOA Board of Directors
 P. O. Box 25
 Brookeville, MD 20833
 www.Tanterra.com



OFFICERS

President	Glen McEwen	(2015)	fivemcewens@msn.com	301-570-3586
Vice President	Wayne Johnson	(2016)	wayneljohnson@verizon.net	301-774-1906
Treasurer	Jim Frye	(2015)	JSFrye@gmail.com	301-814-3993
Secretary	Dick Bertin	(2016)	RichardBertin@verizon.net	301-774-7926

OTHER BOARD MEMBERS

Glenn Wasik	(2015)	301-774-5020	Jim Cagley	(2014)	301-570-1475
Dick Cole	(2016)	301-774-6534	Aleka Kapatou	(2014)	301-774-4624
Bryan Moffett	(2014)	202-701-6284			

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

COMMITTEES

Architectural	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
Grounds & Environment			
Greater Olney Civic Assn	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch			
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	John Siarkas	RepJohn@tanterratarpons.org	301-774-2117
	Stephanie Olszewski	RepStephanie@tanterratarpons.com	240-370-9864
Pre-Team Rep	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
Swim Team Reps	Kate Gun	RepKate@tanterratarpons.org	301-873-5655
	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Tina Varron	RepTina@tanterratarpons.org	240-463-3743
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
Tanterra Website	Ann Joliet	Admin@Tanterra.com	301-774-1415
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(Co-Editors)	Carolyn Reiss	reisscarolyns@gmail.com	301-924-2389
Tennis	Peter Szwec	Pszwec@verizon.net	301-570-1724
Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-260-1906
Welcoming Committee	Jodie Siarkas	jsiarkas@comcast.net	301-774-2117

New Listing in Olney!



Price: \$524,900

Est. Taxes: \$5,134

Fabulously maintained, updated and expanded 4 bdrm, 2 1/2 bath home with fully finished basement in Olney Mill ..BUT, not a member of the HOA. Private, expansive, fenced yard is nearly 1/2 acre. Storage shed!



Mary Kerr
240-793-8979

marykhomes@aol.com
www.HomesByKerr.com

MARY KERR'S OCTOBER Timely Tip

Food Storage Hints
Honey—can be stored indefinitely; if crystals form heat open jar in simmering water and stir.
Peanut Butter— Opened in cool place for 6 months. Natural types must be refrigerated.
Potatoes— cool, dark place (not the refrigerator) for 1 month.



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