



January 2019

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President's Message

By Glen McEwen

Olney Home for Life



Olney Home for Life (OHFL) is an all volunteer organization providing friendly calls, friendly visits, and transportation services.

It enables a community of neighbors helping neighbors, similar to the experiences of grandparents and great-grandparents. Anyone over 60 living in Olney, Brookeville, Ashton, and Sandy Spring can use the services. Transportation is provided for doctor's appointments, hospital visits, shopping, and social gatherings within a 10-15 mile radius of downtown Olney. OHFL provides transportation for out-of-area people needing transportation to Medstar Montgomery's Cancer Center. The Friendly Calls Program provides free, friendly calls daily to Olney area seniors. The Friendly Visits Program provides weekly visits to homebound seniors due to chronic illness or physical concerns. To volunteer or request services, call 301-446-2512 or visit: www.olneyhomeforlife.org

UPCOMING EVENTS:

**January 16th
Board Meeting**

Please visit www.tanterra.com or the Yahoo listserv for changes to events. Residents, who have provided their email addresses to Liz Bialas for the use by the Board, may receive email updates on special issues, such as the Board elections.

Tennis/Hockey Update

With the mild weather, the courts are in use still. Tennis, pickleball, and hockey games have been breaking out.



BOARD MEETINGS

Dates:
January 16, 2019

Time:
7:30 PM

Location:
Tanterra Pool

***Check the website for any changes.**



Community Events

Writing Workshop with Don Sakers
Wednesday,
January 9, 2019,
6-7 PM at the Olney Library

Do you want to get tips on writing original science fiction, fantasy, and some pointers on publishing? Visit the Olney library as author and book reviewer, Don Sakers, shows the ropes on writing science fiction and fantasy!



Baby Storytime
Monday,
January 14, 2019
9:30-10 AM at the Olney Library

This is recommended for infants to 18-month old babies. These 20-30 minute story times introduce a diverse collection of books, songs, rhymes and bounces developmentally appropriate for children from birth until they start walking.

This is a wonderful way to introduce your child to the joys and culture of reading in a positive and fun atmosphere. This story time is designed so the baby will be in their caregiver's lap and the grownup is actively involved in the program.

Excel Beyond the Basics
Thursday,
February 2, 2019,
10:15—11:30 AM at the Olney Library

Learn how to apply useful features to spreadsheets, working with real-world scenarios. Learn macros, pivot tables, drop-down boxes, sorting, and database functions such as "IF" statements.



Visit <https://www.montgomerycountymd.gov/library/branches/olney.html> for more events.

New Neighbors Join Tanterra

Welcome to Gibran Dar & Monika Hinterman on Quail Hollow Terrace, Byron & Ethel Diaz-Citan on Considine Terrace, and Alexandre Toulmay on Quail Hollow Terrace.

If you have new neighbors or new additions to your family, please email brookemarshall@live.com. Also, contact us if you are new to Tanterra and have not been contacted by the Welcome Committee. The HOA has a small gift for each new homeowner.



Architectural Updates

A Message from the Architectural Committee

We want to thank the homeowners for another great year. Because of your efforts, Tanterra is considered a desirable place to live and is one to be proud of. Considering that our neighborhood is almost 50 years old, our development is looking very good and constantly improving. We have come a long way over the years, and we are receiving the benefits of our efforts. Our house prices are rising, and they are very competitive with the surrounding neighborhoods. Our homes have been selling quickly, and the new homeowners are adding value by making improvements. Our schools are very good, and the entire Olney/Brookeville community offers so much for all of us to enjoy.

Let us not forget the Tanterra Pool with a waiting list of those wanting to become associate members. Again, a happy and healthy New Year to you and your family. If you have any questions or concerns regarding the community, please do not hesitate to contact us.

Tanterra Rules on LITTLE FREE LIBRARY

At the HOA board meeting on December 12, 2018, the Architectural

Committee presented the board with a new rule for the placement of a Little Free Library. The board voted and approved the new rule. It is now available on the Tanterra website at tanterra.com. On the left side of the homepage, click on Homeowners Association and then Architectural. You can view the Little Free Library rule as well as the other rules in effect along with the Architectural Request form.

In regards to the front lawn policy, we will be meeting after the first of the year with a group of six homeowners of which opinions are split on what should be allowed. Over the past few months, we have heard and listened to a lot of opinions from unlimited to nothing. We will be looking for a compromise policy that is good for the majority of the community.

County Right of Way

In recent dealings with the County, we learned any work being done in this area requires a permit, even plantings. We would suggest contacting Montgomery County Department of Permitting Services responsible for the County Right of Way for anything being done. You can dial 311 and ask to speak to someone in this department. Failure to acquire the permit can result in a \$500.00 fine

along with all work being removed. On most streets (NOT ALL) where the road is 20 feet wide, the County Right of Way is 60 feet wide. For example, if the street is 20 feet wide, a homeowner would find the center of the road and go 30 feet to either side, which is considered County Right of Way. Thus, from the center of the road, it would be 30 feet toward your house. We have some streets within Tanterra in which the roadway is larger than 20 feet. The footage from the center of the roadway would be different. The County explains there are seldom cases where the County Right of Way footage can be different. Check with the county as they can give you the dimensions on a street by street basis and based on your address.

Montgomery County regulates the County Right of Way and NOT the Tanterra Homeowners Association. If you feel that something needs to be reported, you can call 311 to Montgomery County and report the situation. An inspector will be sent out to evaluate.

Vehicles Parked on Sidewalks

It is illegal to park a vehicle on a sidewalk or in any way blocking the sidewalk from being

used. We have been getting more complaints about this, and Montgomery County Police will ticket those violating the law. If repeated, Montgomery County Police will have the vehicle towed.

The safety of the children and residents in our neighborhood is more important than a vehicle blocking the sidewalk. Please be considerate and keep vehicles off the sidewalks. You should call (301) 279-8000, the non-emergency line, to report cars parked in this manner. Your name can be kept anonymous if desired. We are sending this notice again to prevent a homeowner from receiving a citation for parking on the sidewalk. The police will not knock on your door and ask you to move the vehicle. They will write a ticket immediately.

Also, those with sidewalks have a county obligation to shovel them when it snows to allow pedestrians to access them. Montgomery County will do it if not done after a complaint and bill it to your house annual tax bill. The cost to do this by the county is expensive. Handicapped homeowners and senior citizens are exempt from this rule.

Street Lights

Help keep our neighborhoods safe. We are see-

Architectural Updates Continued...

ing a number of street-lights not working, turning on and off, leaning over and glass lenses missing. It is easy to report and takes little time. Dial 311 and report it to the county. Give the address where the light is located, and they will send someone out to repair it. As it starts getting darker earlier, it will make it easier for our residents to walk through the neighborhoods. You can visit: <https://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx> where a map will pop up. You can input in an address, and the street will show up with all the lights on that street. You can highlight the exact light and report the issue.

Dead Trees

If you have a neighbor with a dead tree or a tree that could fall onto your property, it is up to you as the homeowner to act. First, you should send a letter or talk to your neighbor detailing your concern with their tree causing possible damage to your property. Once on notice and if the tree falls, their insurance company could be responsible for damages. If you say nothing, the liability is on you for any damage done to your property. Also, you can contact the county, and they will inspect the tree. They will determine if it is danger-

ous and send a notice to the owner of the dead tree. If the architectural committee can see a dead tree, we will send a notice to the homeowner asking that it be removed. The problem is that we cannot see dead trees from the street in many cases.



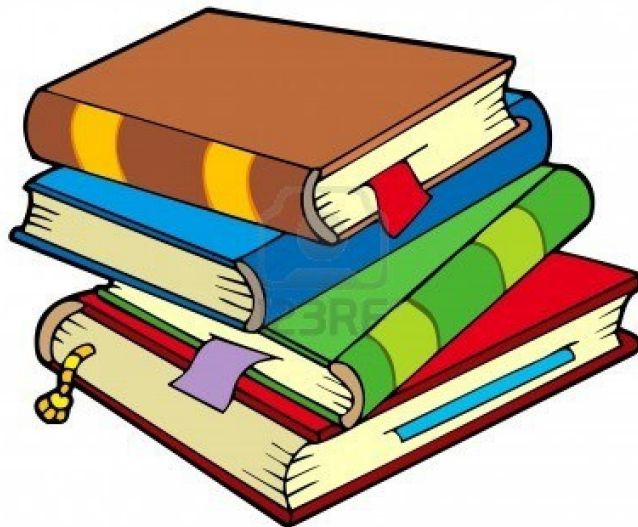
TANTERRA RULES ON INSTALLING AND MAINTAINING A LITTLE FREE LIBRARY

Any Homeowner desiring to place a Little Free Library on their property for the enjoyment and betterment of the Tanterra Community members should be advised of the following:

Little Free Libraries are considered as an accessory use and are permitted in the Tanterra Community, provided that all such libraries meet the following placement requirements:

- Shall not be located within or overhang the public street right-of-way or any public easement. (NOT TO BE PLACED IN COUNTY RIGHT OF WAY)
- Shall not obstruct access aisles or paths utilized by persons in wheelchairs or for ADA accessibility.
- May be placed as permitted obstruction in front yard (area between the front wall of a building and the street right-of-way).
- Shall be anchored to the ground or otherwise securely attached to something having a permanent location on the ground. One Post no larger than 6" x 6"
- Shall not exceed exterior dimension of 30"x 30"x 20" high total excluding post.
- Must be same base color of house along with same style and color of existing roof of house.
- Must otherwise comply with provisions and rules of LittleFreeLibrary.org

Tanterra HOA requires prospective operators of Little Free Libraries to submit proposed locations for review by Tanterra HOA Architectural Committee to ensure the above listed requirements have been satisfied.





Montgomery County Master Gardeners

19th Annual Spring Conference

Saturday • February 23, 2019

8:30am to 2:30pm

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18410 Muncaster Road

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Our program offers something for everyone, from the novice gardener to the most experienced. Presentations include . . .

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- Everything I Wish I Knew When I Was a Novice Gardener
- Hydrangeas: Highs & Lows
- Water Gardens: An Engaging Ecosystem
- Purple Carrot People: Growing New-To-You Vegetables
- Creative Design for Shade Gardens
- Creating a Weather-Resilient Landscape
- Incredible Edibles: Four Seasons of Flavor from Root to Tip

Registration Fee: \$55/person or \$50/person for groups of 2 or more
(Registration opens January 9th and includes full program and a bag lunch)

For program details and more information visit <http://goo.gl/i4nalm>

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Connect with the Tanterra Community!

Website

<http://www.tanterra.com/cm/>

Email Tanterra Today

Email LizBialas@verizon.net with your name, street address, and the email address you wish to use. The street address is needed because the board's database is set up by address rather than by owner name.

Swim and Dive Teams

<http://www.tanterratarpons.org/Home.jsp?team=recmcslttstmd>

Facebook Pages



Tanterra Tarpons Swim and Dive Team
Tanterra Hockey
Tanterra's Social Events

Yahoo Newsgroup



If you are not signed up you can sign up in several ways:

- 1) Go to the Tanterra Website <http://www.tanterra.com/cm/> and click on the link "Subscribe to Email." Then enter your email as indicated and you will become a Tanterra HOA Yahoo Group member.
- 2) Go to Yahoo.com and either enter your Yahoo login information or sign up to join Yahoo (you can use any email account). Select groups and search for tanterrahoa. Click on the "Join Group" link and follow the prompts.
- 3) To subscribe without setting up a Yahoo account, send a blank email to tanterrahoa-subscribe@yahoogroups.com
- 4) If the above three methods do not work for you, send Amy Matathias (matathi@aol.com) a request to join the TanterraHOA yahoo group. She will send you an invitation.

Tanterra Homeowners Association: November Board Meeting Minutes

By Richard J. Bertin, Secretary

TANTERRA HOMEOWNERS ASSOCIATION
GENERAL HOMEOWNERS ASSOCIATION MEETING

November 7, 2018
FINAL – Approved 12/12/18

Board Members in Attendance:

<input checked="" type="checkbox"/> Glen McEwen	<input checked="" type="checkbox"/> Jim Cagley
<input type="checkbox"/> Wayne Johnson	<input checked="" type="checkbox"/> Dave Bouve
<input checked="" type="checkbox"/> Erwin Hesse	<input checked="" type="checkbox"/> Jim Frye
<input checked="" type="checkbox"/> Richard Bertin	<input checked="" type="checkbox"/> Aleka Kapatou
<input checked="" type="checkbox"/> Glenn Wasik	

Sixty (60) homeowners were present, constituting a quorum of homeowners for the meeting.

The annual Tanterra Homeowners Association General meeting was called to order at 7:35 PM by President Glen McEwen.

Introduction

Board President Glen McEwen provided introductory remarks and reminded those in attendance the annual Board election would not be held at this meeting. That is due to a Stay on the election placed by the Montgomery County Council on Common Ownership Communities (CCOC) following a complaint filed by a small group of homeowners. He stated that he is unable to provide additional information on the Stay, but homeowners are welcome to contact the CCOC directly if they wish. When the Stay is lifted, an election will be scheduled and widely publicized in accordance with our Bylaws.

Other members of the Board introduced themselves to the audience. President McEwen then introduced Tanterra Clerk Elizabeth Bialas and Tanterra Committee chairs in attendance and recognized their many contributions to our community, as well as those of many other volunteers who continue to serve so generously.

He acknowledged newly reelected Maryland State Senator Craig Zucker (who is also a Tanterra homeowner) who was unable to attend this meeting but sent his sincere regrets. President McEwen reminded attendees of the Senator's ongoing support for our association and the availability of State scholarships for college students, described on the Senator's website.

President McEwen reviewed major activities of the Association on behalf of the Tanterra community, including social, pool and dive, architectural, grounds, newsletter, yard sale, and welcoming, among others. All activities are well described in the monthly newsletter and on the Tanterra.com website. Homeowners are urged to receive the newsletter electronically to save on printing and postage costs. He reminded the group of the Dick Cole Memorial Scholarship, presented by the community to a graduating Sherwood High School senior. Selection is done through the Sherwood scholarship recognition process. Finally, he urged all homeowners to be thoughtful of other residents and the community and to clean up after pets and not dump yard waste on common property.

Volunteers Needed

President McEwen noted that volunteers are needed for many Association activities. Interested homeowners should make themselves known to Glen or another Board member or Committee chair (all identified in the Tanterra Today newsletter). Tanterra's very active volunteers have made it possible to run the Association without need for a costly management company and minimal contracted support services. Our long-time volunteers need to be assisted or replaced by additional individuals, or there will be considerable additional cost to hire needed services. He particularly recognized the contributions of Board Vice-president Wayne Johnson, whose volunteer services at the pool and

Tanterra Homeowners Association: November Board Meeting Minutes Continued...

By Richard J. Bertin, Secretary

pool area save the association several thousand dollars annually which we would otherwise need to pay to contractors. We need more volunteers like Wayne to keep our dues attractively low.

Budget

Treasurer Jim Frye presented the revised draft budget for 2019, including a few changes necessary since the initial draft was distributed to homeowners. He explained major revenue and cost items and responded to questions. Comments were received from those present, and voting on the budget will occur on or after December 7, to allow for required 30 days' notice to homeowners. It was recommended that we reexamine the way that reserve funds are reflected in the budget, and the Board will consider that. It was noted that Tanterra undergoes a full audit each year by an independent auditing firm (Sarfino and Rhoades, LLP) and is found fully in compliance with accounting principles generally accepted in the United States. President McEwen discussed the need for annual approval of the end-of-year contribution to the Reserve Fund. A motion and second were offered by Glen McEwen and Richard Bertin respectively, and the Reserve Fund contribution was approved by hand vote by the homeowners present.

Issues Raised by Homeowners

Speeding and dangerous driving on Heritage Hills Drive was raised as an ongoing issue and generated considerable discussion. During the past year, Tanterra and individual residents engaged with the County, which conducted additional studies and placed additional stop signs. The options of placement of rumble strips or speed bumps have been rejected by the County. The Board will continue to monitor this situation, but homeowners should feel free to file complaints with the County or the Police department about dangerous speeding.

Several comments referenced recent general dissention in the community, at an unfortunate level not seen before.

There being no further business, President McEwen thanked all present and adjourned the meeting at 8:35 pm.

Following the General Meeting, a short meeting of the Board was convened by President McEwen at 8:45 PM, which was attended by all current Board members present, plus Elizabeth Bialas, Tanterra Clerk.

Minutes

Approval of the minutes of the October 25 Special Board meeting as previously distributed was deferred until the next regular meeting of the Board.

Election of Officers for 2019

The following slate of officers was offered for reelection:

President – Glen McEwen

Vice-President – Wayne Johnson

Secretary – Dick Bertin

Treasurer – Jim Frye

A motion to approve those officers for 2019 was made by Dave Bouve and seconded by Glenn Wasik. The slate of officers was approved by acclamation.

Approval of 2019 Budget

Due to necessary changes in the original budget draft distributed, the Board will vote on the 2019 draft budget as distributed and discussed at the November 7 General Meeting on or after December 7, 2018.

Future Meetings

The December meeting of the Board is scheduled for Wednesday, December 12. 2019 meetings will be held on the third Wednesday of each month in the Pool Shed, unless a change is announced.

The Board meeting was adjourned at 9:10 PM.

Tanterra Homeowners Association: Special Meeting Minutes

By Richard J. Bertin, Secretary

TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Special Meeting – October 25, 2018
FINAL – Approved 12/12/18

Board Members in Attendance

<input checked="" type="checkbox"/> Glen McEwen	<input type="checkbox"/> Jim Cagley
<input checked="" type="checkbox"/> Wayne Johnson	<input checked="" type="checkbox"/> Aleka Kapatou
<input type="checkbox"/> Jim Frye	<input type="checkbox"/> Erwin Hesse
<input checked="" type="checkbox"/> Richard Bertin	<input checked="" type="checkbox"/> Glenn Wasik
<input checked="" type="checkbox"/> Dave Bouve	

There were no guests present.

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

Introduction

Following introductory remarks by President McEwen, Board business proceeded.

The matter of engaging legal counsel – the announced purpose of this Special Meeting – was opened for discussion by members present. President McEwen led the discussion, reviewing requirements for the Board to respond to the recently filed Complaint to the Commission on Common Ownership Communities (CCOC) and resulting Stay of the annual board elections. In order to meet those specific demands and be able to address other legal or regulatory issues appropriately, members agreed that it is time for Tanterra to engage legal Counsel to assist and advise the Board – as is routinely done by many other HOAs in the County.

At the end of the discussion, Dick Bertin moved that the Board engage an attorney knowledgeable in HOA matters, for an amount not to exceed \$10,000, to advise and/or represent the Board regarding the recently filed complaint with CCOC or related matters. Wayne Johnson seconded the motion, which passed unanimously.

In a related action, Dick Bertin moved that a new line item in the amount of \$10,000 be added to the 2019 proposed budget for legal services. Dave Bouve second the motion, which passed unanimously.

Minutes

Glenn Wasik moved to approve the minutes of the October 17, 2018 HOA Board Meeting as amended. Dave Bouve seconded the motion, which passed unanimously.

There being no further business, the Special Meeting was adjourned by President McEwen at 8:20 PM.

Tanterra HOA Board of Directors & Committees

**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 (2019)	wayneljohnson@verizon.net	301-774-1906
Treasurer - Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary - Dick Bertin (2019)	RichardBertin@verizon.net	301-774-7926

Other Board Members

Dave Bouve (2019)	bouved@gmail.com	
Jim Cagley (2020)		301-570-1475
Aleka Kapatou (2020)		301-774-4624
Erwin Hesse (2020)	erwin.c.hesse@gmail.com	
Glenn Wasik (2018)		301-774-5020

Clerk

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

Architectural	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
Grounds & Environment	Peter Szwec	pszwec@verizon.net	240-599-5160
Greater Olney Civic Association	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
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
Tanterra Today	Andrea Hesse	andreaasv@gmail.com	
(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	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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