



President's Message by Glen McEwen

INSIDE THIS ISSUE

Baby/Pet Sitting	9
BOD & Architectural Meeting Schedule	5
BOD & Committees	8
Dues Policy	6
Holiday Lights Contest Winners	7
Minutes - Annual Meeting (Nov.)	2-3
Minutes - October Board Mtg.	4-5
President's Message	1&9

IMPORTANT DATES

Architectural Meeting
January 7 - 7:00 pm

There will be no meeting of the Board of Directors this month.

HELLO NEIGHBORS AND WELCOME TO 2026!

Hopefully everyone had a very safe and joyous holiday and is looking forward to 2026!

Annual Meeting. In case you could not attend the annual meeting in November, I'm happy to announce that Wayne Johnson, Justin Jordan and I were elected to the Tanterra HOA Board of Directors, winning the election with 70 (Justin), 69 (Glen) and 67 (Wayne) votes. There were also two write-ins, with one vote each cast for Jim Frye and Keith Evans. In addition, during the December monthly Board meeting, the election of officers was held. I am honored to say that I will be continuing as President, with Wayne Johnson as Vice President and Jim Cagley as Treasurer and Recording Secretary. Thank you for allowing us to serve you and our neighborhood each year. We strongly believe it is one of the best around!

Snow Covered Streets. So far so good this year with regards to the weather. If (and when) we receive an accumulation of snow, please remember that by law, Montgomery County does not allow us to maintain our neighborhood streets, including snow removal. Thus, since the County focuses on the main roads first, snow removal on neighborhood side streets gets lowest priority, and depending on how much snow we get, it can often take several days before our streets are cleared.

Please keep in mind, however, that Heritage Hills and Queen Elizabeth are designated as primary arterial roads, so they will get cleared a little quicker than other streets.

Sidewalks. Please note that all homeowners are required to keep the sidewalks in front of their home cleared during inclement weather per County law: "A person is responsible for removing snow and ice on any sidewalk, other walkway on or adjacent to property that the person owns, leases, or manages, including any walkway in the public right-of-way, to provide a pathway wide enough for safe pedestrian and wheelchair use within 24 hours after the end of the precipitation that caused the condition." ***So please keep the sidewalk at your property clear of snow and ice for everyone's safety.***

Annual Dues. Looking ahead to 2026, the invoices for the annual dues will be mailed out soon, but the payment schedule is on page 7 of this newsletter. Payment is due March 16. If you are experiencing financial difficulty, please contact the Tanterra Clerk (Clerk@Tanterra.com) to bring the matter to their attention. Our HOA Covenants require us to assess late fees for those who do not pay on time, as well as prohibiting pool and other activity privileges. So if you are experiencing a financial strain, please reach out to the Clerk or a Board member to make payment arrangements so this does not happen to you.

(cont'd. on pg. 9)



ANNUAL MEETING MINUTES - November 19, 2025

TANTERRA HOMEOWNERS ASSOCIATION, INC. ANNUAL HOMEOWNERS ASSOCIATION MEETING November 19, 2025 (Approved 12/17//2025)

Board Members Present:

Dave Bouve
Jim Cagley
Julie Funt
Wayne Johnson
Glen McEwen
Glenn Wasik
James Wenholt

Others Present:

72 Homeowners

Seventy-Two (72) Homeowners were present or represented by proxy, constituting a quorum of homeowners for the Annual Meeting.

The Annual Tanterra Homeowners Association General meeting was called to order at 7:10 pm by President Glen McEwen.

Introduction

Board President Glen McEwen introduced himself to the audience and identified other Board members present. He also introduced Tanterra Clerks Jim Frye and John Siarkas. He noted that former Clerk Elizabeth Bialas had stepped down in early 2025 and again thanked her for her selfless and very valuable contributions to the community for so many years. Tanterra Committee Chairs in attendance were also named and recognized for their many contributions to our community, as well as those of other volunteers. President McEwen reviewed major special activities of the Association on behalf of the Tanterra community, including social, pool, swim and dive, architectural, grounds, newsletter, website, Facebook, tennis, pickleball and hockey, GOCA, and welcoming, among others. He discussed the Reserve Fund usage for 2025. He also reminded the group of the \$750 Dick Cole Memorial Scholarship for a graduating Sherwood senior (Selection is done through the Sherwood scholarship recognition process) and that Maryland State Senator Craig Zucker (who is also a Tanterra homeowner) has scholarship aid available through his office. He also briefly discussed architectural violations, the process and the need to contact the Architectural Committee to work these out. President McEwen gave a quick overview of the HOA financial situation. President McEwen also recognized and thanked 2025 Nominating Committee Members Jim Wenholt, Diana Cortijo and Jim Frye and Election Committee Members Julie Funt, Jim Frye and Beth Murray, as well as acknowledging Diana Cortijo for volunteering to assist with the 2025 Election!

Board Member Elections

There were three (3) Board Member positions up for election: these were the three (3) individuals with expiring Board terms: Glen McEwen, Justin Jordan and Wayne Johnson. All three (3) candidates had statements published in Tanterra Today. Following a call therefore, there were no additional nominations from the floor for Board membership. Short statements were made by each candidate present. Ballots were distributed and collected. Later in the meeting, it was announced that Glen McEwen, Justin Jordan and Wayne Johnson had been elected to Board membership. The final vote counts were: Justin Jordan (70), Glen McEwen (69) and Wayne Johnson (67). There were also single votes for Keith Evans and Jim Frye. The top three (3) vote-getters received three (3) year terms.

Volunteers Thank You and Request for More Help

President Glen 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 for consideration. Tanterra's very active volunteers have made it possible to run the Association without the need for a costly management company. There is a particular need for help at the Pool Cleanup and with grounds cleanup.

(cont'd. on pg. 3)

(cont'd. from pg. 2)

Anticipated upcoming events are the Easter Egg Hunt, Community Yard Sale (Need Someone To Coordinate for 2026), Pool Cleanup, and Summer Social Events. President McEwen also gave a special "Thank You" for their hard work on behalf of Tanterra

HOA to Wayne Johnson and Dave Stout (Pool Committee); Wayne Johnson, Jaime Camino and Julie Funt (Architectural Committee); Diana Cortijo (Grounds Committee); Barbara Stockinger, Michelle Cagley and Donna Hubbard (Social Committee); Jim Cagley, Glen McEwen, Wayne Johnson and Dave Stout (Finance Committee); Sharlene Monroe (Tanterra Today Editor & Tanterra HOA Facebook Page Administrator); Caroll Majors (Neighborhood Watch); Kevie Keeton and Lisa Dodd (PreTeam Reps); David Biss and Jenny Wyne (Dive Team Reps); Melissa Frye, Seema Morse, Amy Floyd and Amy Blachere (Swim Team Reps); Jim Cagley (Swim & Dive Team Treasurer); Wayne Johnson, John Siarkas and Dave Stout (Adult Beverage Committee); Rob Campbell (Tennis, Roller Hockey & Pickleball); Jim Frye (Tanterra HOA Website); Sharlene Monroe (Welcoming Committee); Jim Wenhold, Diana Cortijo and Jim Frye (Nominating Committee); Julie Funt, Jim Frye and Beth Murray (Election Committee); Jodie Siarkas and Brian Marron (Holiday Decorating Contest Committee); and Ricardo Ruano and Stacy Cummings (GOCA Reps). Additionally, Homeowners Bruce Sommers, Julie Funt, Tom Musgrove and Marco and Kristen Candia were recognized for the multiple hours they spent helping get the Pool ready for Opening Day.

Architectural Committee

Wayne Johnson gave a brief overview of the Architectural Committee. Wayne is the Chair and Jaime Camino and Julie Funt are the other members.

Budget

Treasurer Jim Cagley presented the budget for 2026, proposed by the Board and previously distributed to homeowners. He explained major revenue and cost items and responded to questions. Jim also indicated the balances in the various bank accounts, which total over \$370,000. He also explained that the HOA saves considerable money by being self-managed rather than using a management company. It was announced that the 2026 Annual Homeowner Dues will increase to \$593 and Associate Member Dues will increase to \$625. Jim discussed the Reserve Fund and Reserve Study and their purpose. He described the 2025 Reserve Fund expenditures. Along with President McEwen, Jim Cagley discussed future proposed work under the Reserve Study, some of which has already been completed, and the projected costs therefore. Jim thanked the Finance Committee of Glen McEwen, Wayne Johnson and Dave Stout for their assistance in preparing the 2026 budget. He also thanked Glen McEwen, Wayne Johnson and Dave Stout for working with the company that prepared the new Reserve Study in the Fall of 2025. Thanks to their efforts, knowledge and experience, the proposed annual HOA contribution amount was reduced from the original estimate to a more realistic and workable number, while still providing necessary future HOA funding. It was also explained that the Board reevaluates the insurance needs of the HOA every year at an open meeting with our insurance broker. This will be a topic at our December 17, 2025 Board Meeting.

Homeowners Forum (Issues raised by homeowners):

Newsletter Editor Sharlene Monroe advised Homeowners that they could sign up for email delivery of the Tanterra Today and reduce the associated costs for the newsletter.

A Homeowner asked why there are no stop signs on either end of Considine Drive with Tanterra Way.

2026 Nominating Committee

The 2026 Nominating Committee Members will be: Glenn Wasik, Sharlene Monroe and Jim Frye.

Following the announcement of the Election results, and with there being no further business, a Motion to Adjourn was made by Dave Bouve and seconded by Jim Cagley. It was unanimously passed and President McEwen thanked all present and adjourned the meeting at 8:06 pm.

/s/ Jim Cagley, Secretary



BOARD MINUTES - October 15, 2025

TANTERRA HOMEOWNERS ASSOCIATION, INC. Board of Directors Meeting October 15, 2025 (Approved 12/17/2025) ZOOM Meeting

Board Members Present:

Dave Bouve
Jim Cagley
Rob Campbell
Julie Funt
Wayne Johnson
Justin Jordan
Glen McEwen
Glenn Wasik
James Wenhold

Others Present:

Diana Cortijo, Grounds
Chair
Jim Frye, Clerk
Sharlene Monroe,
TT Editor & Welcoming
Committee Chair

Three Homeowners

1. CALL TO ORDER/ESTABLISH QUORUM

The Meeting was **called to order at 7:30 PM** by President McEwen.

2. ADDITIONS/CHANGES TO THE AGENDA by the BOD

Approval of 2026 Nominating Committee Members for next year.

3. HOMEOWNER'S FORUM

No questions or comments from Homeowners in attendance.

4. APPROVAL OF MINUTES

A motion was made by Glenn Wasik to approve the September 17, 2025 BOD Meeting Minutes, as amended. The motion was seconded by Wayne Johnson. The motion passed unanimously.

5. REVIEW OF FINANCIALS

Jim Cagley reviewed the outstanding payments and dispositions. There are five (5) extensions of payment. There are five (5) liens with the attorney for further action. Reported major expenditures since the last meeting – Pool Management Fees - \$18,785.39; Personal Property Taxes - \$2,886.62; Pool Utilities - \$2,060.62; and Grounds – Mowing \$1,200.00 and Tree Trimming \$850.00. The Swim & Dive Team account balance is \$49,740.34.

6. REPORTS

Architectural Committee – Wayne Johnson

Two Architectural applications were approved in October, one to paint the house and other to replace their fence.

Pool Committee – Wayne Johnson – No Report

No Pool Committee Meeting was held during this last period.

Grounds Committee – Diana Cortijo

No Grounds Committee Meeting held during this last period.

Diana reported that Homeowner Randy Hawkins and his son cleared out branches behind Tanterra Circle and thanked their volunteer efforts.

Tennis/Hockey/Pickleball Committee – Rob Campbell

No Tennis/Hockey/Pickleball Committee Meeting held during this last period.

Rob reported that the courts would be cleaned after the leaves fall.

GOCA – Ricardo Ruano & Stacy Cummings – No Report

Newsletter – Sharlene Monroe - No report

Social Committee – Barbara Stockinger, Donna Hubbard & Michelle Cagley - No report

Web Site – Jim Frye

Jim reported that the proposed 2026 Budget had been posted on the website.

(cont'd. on pg. 5)

(cont'd. from pg. 4)

Welcoming Committee - Sharlene Monroe - No report

Adult Beverage - Wayne Johnson – No report

No Adult Beverage Committee Meeting was held during this last period.

7. NEW BUSINESS

2026 Nominating Committee

A motion was made by Jim Cagley to appoint Glenn Wasik, Sharlene Monroe and Jim Frye as the 2026 Nominating Committee. The motion was seconded by Julie Funt. The motion passed unanimously.

Freedom Center Update

Homeowner Lindsey Bucci provided an update on the Freedom Center and several Board Members provided input as to their observations of operations, including increased traffic in the area. Lindsey provided information related to upcoming meetings to discuss this and similar businesses operating in Montgomery County. This will be posted on the Facebook Page.

8. OLD BUSINESS

There was a reminder that the 2025 Nominating Committee Meeting and call for nominations would be by ZOOM at 7:00 PM on October 21, 2025.

9. ADJOURNMENT

A motion was made by Glenn Wasik to adjourn. The motion was seconded by Julie Funt. The motion passed unanimously, and the **meeting adjourned at 8:32 PM.**

/s/ Jim Cagley, Secretary

2026 HOA Meeting Schedule

Architectural Committee Meetings

All Meetings begin at 7 pm

Jan. 7	July 1 & 15
Feb. 4 & 18	Aug 5 & 19
Mar 4 & 18	Sept. 2 & 16
April 1 & 15	Oct. 7 & 21
May 6 & 20	Nov. 4 & 18
June 3 & 17	Dec. 2 & 16

Board of Directors

All Meetings begin at 7:30 pm

Feb. 18	Aug 19
Mar 18	Sept. 16
April 15	Oct. 21
May 20	Nov. 18
June 17	Dec. 16
July 15	

Meeting dates, times & locations are subject to change. All meetings via Zoom unless otherwise noted. Please check www.Tanterra.com for Zoom meeting details.

Notice: To All TANTERRA HOMEOWNERS

Pursuant to Article V of the Re-Statement Declaration of Covenants, Conditions, and Restrictions for the Tanterra Homeowner's Association, Inc., recorded among the Land Records for Montgomery County, Maryland at Liber 20224, Folio 001 et seq., ***all Tanterra property owners are hereby notified that the Annual Assessment for 2026 is \$593.00.*** Further notice is given that the Board of Directors for the Tanterra Homeowner's Association, Inc. has approved a Dues Policy that will obligate homeowners to additional fees and charges in the event the assessment mentioned above is not paid on or before March 16, 2026. The approved Dues Policy is listed below. If you have any questions, please contact the Treasurer or Clerk.

Tanterra Homeowner's Association Dues Policy

- By Jan 31, 2026** Bills are issued for calendar year 2026. **Any homeowner making payment by credit card will absorb and pay for the costs associated therewith as a convenience fee.**
- By Mar 1, 2026** If for some financial reason you are not able to pay your bill in full by the due date, you must submit a written request for an extension of making payment(s). All extensions must include the specific date(s) you are proposing to make the payment(s) and the amounts. All extensions of payment must be approved by the Board of Directors or its designee.
- On Mar 16, 2026** Payment is due in full unless an extension has been approved. **A late fee of \$15.00 will be added** to each delinquent account. **Interest of 18% per annum will start to accrue.** Interest charges will be designated on subsequent account statements as "Finance charges."
- On Apr 1, 2026** Reminder letters will be sent to homeowners who have not paid and who do not have an approved extension.
- On Apr 16, 2026** Names of all homeowners who have not paid and who do not have an approved extension will be forwarded to the attorney who sends a Demand Letter. A \$100.00 charge for the attorney's Demand Letter will be added to the homeowner's account. If payment is not received with all finance charges and attorney fees within 30 days after the attorney mails the Demand Letter, the HOA may instruct the attorney to serve a Notice of Intention to File a Lien on each homeowner who is still delinquent. The cost of service of process for serving the Notice (estimated to be \$40) will be added to the Owner's account, as well as the attorney's fee for preparing the Notice, which is \$100. If the assessment and related charges and fees remain unpaid 30 days after the Notice of Intention to File a Lien has been served on the Owner, the HOA may instruct the attorney to file a Statement of Lien in the Land Records for Montgomery County. The attorney's fee for preparing the statement, \$100 will be added to the Owner's account, as well as recordation tax costs, and the Circuit Court's charges for filing the Statement of Lien in the Land Records. Any homeowner who has not paid and who does not have an approved extension, and their tenants, will not be permitted to use any of the association's recreational facilities.
- By Sep 1, 2026** Action may be taken to have a suit filed in the appropriate court for payment of any past dues and/or fees. In addition to the unpaid assessment, interest, and fees, the HOA may also seek the cost of the court's filing fee, service of process, and a reasonable attorney's fee.

***** The charges listed above for actions taken by the HOA's attorney, service of process, court filing fees, recordation tax and filing in the Land Records are subject to change without notice.*****

CONGRATULATIONS TO OUR HOLIDAY LIGHT WINNERS!

We had even more participants in this year's Holiday Light Contest, making a dark December a whole lot brighter! We enjoyed seeing the creativity and effort our homeowners put into making their homes so festive for the holidays. And everyone who participated is truly a winner, for adding a spark of joy to our neighborhood.

I want to thank all of our volunteers who helped with the contest, with special thanks to Daniel and Liz for helping pick our finalists. Signs were dropped off to the winner's homes for them to display in their yard.

And the winners are . . .

CLASSIC - 19148 Heritage Hills Drive



ARTISTIC

3320 Gold Mine Road



I hope everyone had a great
holiday season and wishing all
a very Happy 2026!

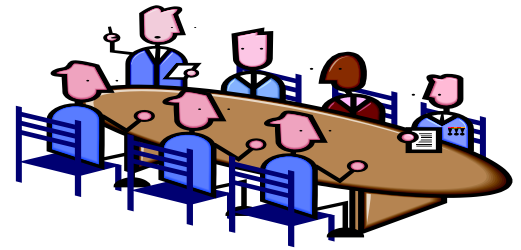
Brian Marron

PEPCO SPECIAL - 18605 Heritage Hills Drive



Tanterra HOA Board of Directors

P. O. Box 25
Brookeville, MD 20833
www.Tanterra.com



Officers

President - Glen McEwen (2025)	glenmcewen@msn.com	301.570.3586
Vice President - Wayne Johnson (2025)	WayneLJohnson@verizon.net	301.742.0678
Treasurer & Secretary - Jim Cagley (2027)	JCBozLaw@aol.com	301.570.1475

Other Board Members

Dave Bouve (2026)	Bouved@gmail.com	
Rob Campbell (2027)	robjcamp@gmail.com	
Julie Funt (2026)	jrfunt@gmail.com	
Justin Jordan (2025)	Jordan-va@hotmail.com	
Glenn Wasik (2027)		301.774.5020
Jim Wenhold (2026)	JamesWenhold@outlook.com	301.452.3246

Clerk

Jim Frye & John Siarkas (contact for HOA resale packet)	Clerk@Tanterra.com
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Committees

Architectural Chair	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Grounds & Environment	Diana Cortijo	DCortijo2@gmail.com	
Greater Olney Civic Association ("GOCA")	Stacy Cummings	stacycummings@gmail.com	
	Ricardo Ruano	r.a.ruano@gmail.com	
Neighborhood Watch	Caroll Majors	CarollMajors76@gmail.com	301.466.7590
Social Committee Co-Chair	Barbara Stockinger	bstock01@verizon.net	301.758.8646
Social Committee Co-Chair	Michelle Cagley	MeshellBob@aol.com	301.717.1120
Social Committee Co-Chair	Donna Hubbard	Dhubatwfc@aol.com	301.219.7793
Pool Committee	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Pool - After Hours Rental	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Dive Reps	David Biss	David.Biss@gmail.com	
	Jenny Wyne	G.Einsig@gmail.com	
Pre-Team Reps	Kevie Keeton	KevieAnneKeeton@gmail.com	
	Lisa Dodd	FamilyDodd2015@gmail.com	
Swim Team Reps	Amy Blachere	Amy.Blachere@gmail.com	301.260.8385
	Melissa Frye	MelissaFrye13@gmail.com	443.562.7574
	Amy Floyd & Seema Morse		
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301.570.1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301.814.3993
Tanterra Today Editor	Sharlene Monroe	TanterraToday@gmail.com	301.648.2025
Tennis / Hockey	Rob Campbell	robjcamp@gmail.com	
Adult Beverage Committee	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Welcoming Committee	Sharlene Monroe	TanterraToday@gmail.com	301.648.2025



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If you have new neighbors, please email TanterraToday@gmail.com to let us know! The HOA Welcoming Committee has a small gift to provide. ♥

PRESIDENT'S MESSAGE

(cont'd. from pg. 1)

Architectural Violations. If you are one of the few homeowners who received an architectural violation notice, please make sure you perform the corrections noted on the violation. If the requested corrective action becomes a financial hardship to you or if there are time constraints that will prohibit a quick fix of the item, please contact the Architectural Committee. They will either work with you to grant a time extension, or they may provide an alternate correction that you had not considered. If you believe the violation is an error, you have the option to appeal the issue to the Board. The Board will then look at the specifics and either agree with the Architectural Committee's assessment or overturn it. ***Whatever you do, please do not ignore the violation; it will not go away on its own and must be resolved in some manner by the homeowner.***

Thank you and I hope everyone has a wonderful 2026!

Glen McEwen

BABYSITTERS ∞ PETSITTERS ∞ HOUSESITTERS ∞ GARDEN HELPERS
Name
Age
Phone / Email

ALL NAMES, AGES AND CONTACT INFO REMOVED FROM ONLINE
VERSION OF NEWSLETTER. PLEASE CHECK YOUR EMAILED
OR HARD COPY VERSION FOR THAT INFO.)



Please email us your name, age and contact info to TanterraToday@gmail.com if you would like to be added to this list. Please indicate which category you are interested in: Babysitting (B), Pet sitting (P), Housesitting (H), Garden Helper (G) or Snow Removal (S).

Thank you!

Tanterra Today

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

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Connect with the Tanterra Community !

GO GREEN!! Sign up today to receive this newsletter by email to save a few trees and your HOA some \$\$ too! Just email our HOA Clerk at Clerk@Tanterra.com with your name, street address and the email you wish to use. (Our database is organized by address, not homeowner name.)

Connect online with your neighbors and HOA:

WEBSITE: www.tanterra.com

FACEBOOK - we have two pages - join both!



Tanterra Homeowners Association
(just for homeowners)

Tanterra Social Events
(for Homeowners and Associate Members
to learn info on summer social events)

SWIM & DIVE TEAMS website:

<https://tanterra.swimtopia.com/>

ADVERTISING RATES

(Ads are due by the 20th of the month)

Full Page	\$115/mo	\$ 1,265 / 12 issues
Half Page	\$ 65/mo	\$ 715 / 12 issues
Quarter Page	\$ 35/mo	\$ 385 / 12 issues
Business Card	\$ 20/mo	\$ 220 / 12 issues
Classified Ads	\$ 2/line	
Full Page Inserts	\$ 100/mo*	

****Give-Aways Are Free! ****

* Advertiser must drop off 8.5" x 11" flyers to Tanterra Today's printer: Quick Printing, Inc., 2410 Blueridge Ave., Wheaton, MD 20902. Flyers can be two-sided! All ads must be approved by the Board President, VP and Tanterra Today's Editor-in-Chief.

All checks should be mailed to the HOA Clerk at:

**Tanterra HOA, P.O. Box 25
Brookeville, MD 20833**

