



October 2018

President's Message

By Glen McEwen

About a month ago, a Tanterra homeowner started a Tanterra Community Outreach Facebook page open to Tanterra homeowners only. Homeowners in this group must remember while there is a lot of information exchanged and views expressed, this Facebook page is NOT an official Tanterra sponsored page. Some of the information is not factual. For instance:

- One of the purposes of this Facebook page states, "we will be discussing HOA related issues and want a clear voice of the members in association matters." I would like all homeowners to know they have and have had a clear voice in matters. You can send an email, call a board member, or simply attend one of the monthly Board of Director's meetings.
- Contrary to a post on or about September 18, 2018, the Board's letter to all homeowners was delivered around the same time as the post. It was based on a meeting between Wayne Johnson, Jim Cagley, and Ted Karp with the Commission on Common Ownership Communities (CCOC) Chairman. It had nothing to do with the Facebook page.
- There was a request for the Board to be more transparent. While no specifics were given, the request insinuated the Board is not being forthright. Again, if

anyone has a question on any board action, the door is always open. However, if you are asking about how a subject has to do with someone's personal business (i.e. Financial), this information will be kept confidential.

- There was a question on whether students could receive SSL credit hours for performing work at the pool and in the neighborhood. The Board looked into this years ago. Since we are considered a for-profit corporation, we cannot award SSL hours to unpaid volunteers.
- There was a post in which a homeowner who attended the meeting gave a "shout out" to the Finance Committee for giving clarity on revenue, expenses, and definition of line items.
- Overall, there is animosity being expressed, and it is creating an "us versus them mentality." This must stop for the good of Tanterra. It is everyone's right to have different opinions, it is how we express those opinions that matter most.

Please keep in mind the information on this Facebook page may or may not be accurate. If there is any question on anything dealing with the HOA, please feel free to contact any board member. As this is a private page run by a private individual(s), the board has no authority or oversight but would like to see the overall attitude of the postings change for the betterment

of the neighborhood.

Additionally, there was an old Tanterra Social Facebook page that recently had a post viewed by some to be offensive. This is being run by a private individual and not the Board. The Board does not have any authority over it either. As of this writing, I have asked the name be changed by the current administrator, the site be deleted since many of the members are no longer involved in the social committee, or other changes to avoid hostile or unfriendly comments being posted.

Our annual homeowner's meeting is scheduled for Wednesday, November 7th at 7:30 PM in the Greenwood multipurpose room. The main topics of discussion will be the presentation of the 2019 budget and the voting of three board member positions. If you cannot make it to the meeting, please give your proxy vote to a friend or neighbor who will be attending the meeting to ensure we have a quorum.

A copy of the budget can be found on pages 13 to 15. Please review it and ask any questions you may have during the meeting. Along with the three incumbent board members, there are three, new candidates vying for the three positions. This number of candidates for one election could

President's Message Continued...

be unprecedented for Tanterra! The nominees have written a short biography and listed their qualifications (found on pages 4-6) to assist in your decision. I encourage you to attend the meeting to hear from the candidates directly. There will be a short presentation by each and some time for questions and answers. If you are completing an absentee ballot, please consider the available information on the candidates and vote accordingly.

Hope to see you on the 7th!

**REMINDER:
BALLOT AND
PROXY IN PRINT
ISSUE ONLY.**

BOARD MEETINGS

October 17, 2018 at 7:30 PM at the Tanterra Pool

November 7, 2018 at 7:30 PM at Greenwood Elementary's Multipurpose Room

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

Community Events

Native Plants for North East & Mid-Atlantic Gardens
Friday, October 12, 2018, 6:30 - 8:30 PM at Brookside Gardens

Native plants for New England Gardens is a handy guide to more than 100 outstanding perennials, trees, shrubs, ferns, grasses, and vines that happen to be native in New England. As it turns out, most are also native to the mid-Atlantic.

Join co-author and botanic garden director for New England Wild Flower Society' Garden in the Woods, Mark Richardson, for this informative and free discussion on native plants and all their garden uses. Visit <https://apm.activecommunities.com/montgomerycounty> to register.

The 2018 Fall Spook-tacular Event
Saturday, October 20, 2018, 2 - 4 PM at the Fair Hill Shopping Center

Join us for an afternoon of free fun for the whole family, rain or shine! Visit participating retailers for treats and goodies. Children and adults can dress up for the costume contest. There will be live entertainment, hay rides, scarecrow making, and more! Visit fairhill-shops.com for more information.

McCrillis Gardens Sunday Walk
Saturday, October 28, 2018, 2 - 3 PM at McCrillis Gardens in Bethesda

Enjoy free tours of McCrillis Gardens, a naturalistic strolling garden offering shady woodland walks and splashes of

color in spring. Highly trained and knowledgeable guides offer engaging horticultural tours focusing on the plants that make each garden unique. Visit <https://apm.activecommunities.com/montgomerycounty> to register.

Destination College — Understanding the Admission's Process
Saturday, November 3, 2018 1:30 - 4 PM at the Olney Library

Founder of Achieva Educational Consulting, Melissa Kupferschmid, will present a free workshop to help parents/guardians successfully navigate the college admission process while maintaining their sanity and supporting their students. Visit <https://www.montgomerycountymd.gov/Library/branches/olney.html> for more information.

To be included in this list, please email name, age, and contact information to tanerratoday@gmail.com. Indicate if you babysit (B), petsit (P), or shovel (S).

Name Age Phone

Updated 9/2018



Architectural Updates

Tanterra Rules

At the HOA board meeting on September 26, 2018, the Architectural Committee presented the board with a revised set of rules for our guidelines along with a new timeline for homeowners to fix any issue. This was a follow-up to some of our previous rules not being properly recorded with the county. We met with the Chairman of the Montgomery County Department of Housing and Community Affairs (CCOC) in order to get a better understanding of what is required by us in order to issue new rules on behalf of the association.

We combined six rules down to two to make it easier for the homeowners. The board voted and approved the new rules, and they are 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 revised guidelines rule as well as the new timeline rule. These rules will become effective on 1/1/2019. In the meantime, the old guideline rules remain in effect.

The Little Library rule will be addressed in the near future when we have a

better understanding of what rules the county has in place regarding anything placed in the County right of way.

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. Our goal is to look for a compromise policy that is good for the community.

Street Lights



Help keep our neighborhoods safe. We are seeing a number of streetlights that are not working, turning on and off, leaning over, or have glass lenses missing. It is easy to report and takes minimal 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 begins getting darker earlier, it will make it easier for our residents to walk through the neighborhoods.

Thinking of Remodeling?



Design for Life is a project of the Montgomery County Department of Permitting Services.

It is a service to promote accessible home design to Montgomery County residents and building professionals. Homeowners can receive up to \$3,000 property tax credit for remodeling that meets Level I Veritable Accessibility Standards and up to \$10,000 for work that meets Level II Livable Accessibility Standards.

Building professionals can benefit by:

1. Fast track through the permitting process.
2. Valuable tax incentives.
3. Community recognition as a featured project on DFL website.
4. Improved marketing — offer the opportunity for accessibility options and property tax incentives for their buyers!

For more information, visit:

<https://www.montgomerycountymd.gov/design/>

New Neighbors in Tanterra — Let Us Know!

If you have new neighbors or new additions to your family, please email brookemarschall@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.



Your Candidates

Jo Ellen Bilanin

My name is Jo Ellen Bilanin and I am running for a seat on the Tanterra HOA Board. My husband and I have lived in Tanterra for 31 years. We have 2 daughters, one a research biologist and the other a freshman at Montgomery College. I am a CPA and was the business manager for a Montgomery County financial software business for 15+ years. I handled the Tanterra Neighborhood Watch pre-kids and have volunteered at pool clean-ups. I will work to make sure your Tanterra HOA dues are used wisely. I will work to see that timely and sufficient information is made available to Tanterra residents so you can follow Board activities. I am committed, along with my co-candidates, Ginger Naglee and Diana Weinrich, to Tanterra remaining a self-managed homeowners association. I would be honored to represent Tanterra residents on the Tanterra HOA Board.

Jim Frye

My name is Jim Frye and I am seeking reelection for a board position on the Tanterra HOA Board of Directors. I grew up in the Olney Oaks community and moved to Tanterra in 2009. Eventually I started going to board meetings to learn more about the neighborhood which I live in. In 2013 I decided to joined the board with the goal of keeping Tanterra the great neighborhood that I heard about growing up. In December of 2013 the long standing Treasurer of the HOA moved away and the position was vacant. With no one from the community stepping up, I saw an opportunity to serve my community in an area that interest me. In addition to the Treasurer position, I currently maintain the Tanterra.com website, send out the monthly newsletter emails, as well as label and mail the physical copies of the newsletter. I have volunteered over 500 hours to the Tanterra community. Being on a self managed Board of Directors is a lot of work and at time takes me away from my wife, three young kids, and other commitments, but I continue to serve because I care deeply about this community. I would be honored to have your vote for the open board position.

Glen McEwen

Hi, my name is Glen McEwen and I am running one of the 3 open positions of the Tanterra Board of Directors. I have been a Tanterra homeowner for almost 30 years. During that time, my wife Gina and I have served on the social committee and then chaired the social committee. I have also served the residents of Tanterra by being on the Board of Directors for over the last 10 years serving as the vice president and with the last 5 years as president. I also regularly help out on pool cleanup days in the spring and stack chairs and put away the pool furnishings every Labor Day (not to mention cooking hot dogs on the holidays). It is a lot of work but it is also a labor of love since I think Tanterra is one of the best neighborhoods there is and I would like to keep it that way.

Every spring, adjacent neighborhoods with community swimming pools have signs advertising pool memberships are available. However, in Tanterra, we have a waiting list of families that want to join our pool. I believe that this is a reflection of how great Tanterra is and reflects the hard work of our Board and volunteers and the reason why we can keep our dues as low as we can. Over the years, there have been a lot of changes made to the neighborhood such as the pool renovation, the added hockey court, the tennis court resurfacing, the added pickle ball courts, and the added pool sheds to name a few. These items would not be possible without the hard work of the Board and the neighborhood volunteers. I would really appreciate your vote so I can continue serving the neighborhood and we continue having Tanterra as great as it is!

Sharlene Monroe

I moved into Tanterra in 1999 with my family and began volunteering for our community within a year and have continued to do so these past 19 years, serving in the following positions: GOCA Rep (2000-2001), Grounds Committee member (2001-2002), Social Committee member (2001-2018), Public Works Liaison (2003-2004). In this position, I single-handedly spearheaded the effort to get sidewalks installed on Heritage Hills after several decades of previously unsuccessful attempts. This effort involved acting as liaison with the County's Dept. of Public Works &

Your Candidates

Transportation and interacting with local schools, synagogues, businesses, community leaders, GOCA and other HOAs. Sidewalks were installed in Spring 2004. Co-Editor, Tanterra Newsletter (2011-2015). I have also volunteered in the greater Olney area in other positions: Sherwood H.S., Co-Chair Staff Appreciation Committee (2010-2013); American Cancer Society Relay for Life; Co-Chair, Entertainment Committee (2010-2011) and Relay Participant on the "Tailgaters Team" (2010-2013); and Sandy Spring Museum volunteer (2004-2010). Over these two decades I also raised three children, attended UMUC to work on my B.A., worked at an international corporate law firm in D.C., and for the past 15 years, have worked as a Realtor. I look forward to serving my community further by working on the Board and making Tanterra an even greater place to live !

Ginger Naglee

My name is Ginger Naglee and I live in the Tanterra Community with my two daughters, Temperance and Verity, and my Mother, Bonnie. As someone who would like to represent the interests of our community, I think what it is most important for me to share with you is what I stand for, and what I believe in.

I stand for the empowerment and building up of our neighbors, and our neighborhood. I believe in truth, transparency and fair practice. I believe in community. I believe that listening to the voice of the members and respecting individual rights of homeowners is essential in providing a welcoming, engaged and thriving community. I believe that amenities should extend beyond the pool pavilion and onto the streets of our neighborhood and should serve the interests of the community as a whole. I believe that every member has a right not just to know, specifically, how association money is being spent, but to have a say in these matters before decisions are made, in order to insure equal attention is being paid to the common interests and in direct response to the betterment of our community. I believe that having access to, being educated on and adhering to the laws set forth by Montgomery County and the state of Maryland as well as Tanterra's own CCRs is imperative to insure fair practice is carried out for all members of the association and by all members of the board and it's committees. I believe that one voice and one vote can be a force for good that makes our community stronger and with your vote, I believe that we can make that positive change together.

Glenn Wasik

My name is Glenn Wasik and I am seeking re-election to the Board of Directors of the Tanterra HOA. I have been on the Board since 2006. I am employed as a Judge with a federal agency. My wife Kelly and I have lived in Tanterra since 2003 and been involved and active in the community since we moved in. My children (1 daughter and 2 sons) have graduated from Greenwood, Rosa Parks and Sherwood. I can distinguish myself from some of the other candidates by having actually contributed countless volunteer hours directly to the Tanterra community, both before and after I was first elected to the Board. In addition to my 12 years of volunteer work on the Board of Directors, I am involved in the opening and closing pool clean-ups and I also contribute my efforts to community clean-ups and tree removals. I have been involved with the Tarpons swim team for 15 years and I helped run the team for 8 years as the A Team Representative. In addition to our local community, I have also contributed many volunteer hours to our greater community. I volunteered at Greenwood including helping to run the Gator Raiders math coaching initiative. At my youngest child's graduation, Kelly and I were recognized during the ceremony for our contributions as volunteers at the school. I coached boy's lacrosse at OBGC for many years. Currently, I am on the Board of Directors of a local charity which provides service dogs to wounded veterans.

Despite recent allegations to the contrary, the Tanterra Homeowners Association has always been run in an open, honest, transparent and fiscally responsible manner. There is absolutely no probative evidence, anywhere, that this is anything other than the truth. The beautiful Tanterra community you live in is due, in part, to the continued stewardship of the Board and its ability to enforce rules for the good of all the homeowners. We have successfully kept home values on the rise and HOA dues low by doing our jobs. I look forward to further serving you, the Tanterra community, and would greatly appreciate your vote!

Your Candidates

Diana Weinrich

My name is Diana Weinrich and I've been a resident of Brookeville for 20 years, including a homeowner in Tanterra for over 13 years. I am running for one of the open positions on the Board of Directors in Tanterra. I am in favor of retaining management of the HOA with the community members – that is, I do not want to bring a management company in to run the HOA or Board of Directors. I want to keep costs down for our residents while providing amenities that can benefit all. I own and operate a successful business and hold an MBA and MS from University of Maryland at College Park. I have been a dive rep for the past three years, and my children have all been on the swim team or dive team at some point. I have volunteered at clean-up days at the pool. I am involved in our community. I have a love of family and will work hard to promote the values of family and community in our neighborhood. I hope I can count on your vote to take one of the open positions on the Tanterra HOA and I thank you in advance for your support.

Michael Wood

My name is Michael Wood I have lived in on Alpenglow Lane for 7 years. I'm running for one of the open positions on the Tanterra Board. My wife Gillian and I have two children Owen, a six grader at Rosa Parks, and Isabel, a Sophomore at Sherwood High School. I have volunteered over the years at OBG Coaching both my kids on Soccer teams. I volunteer during the Tanterra Swim meets timing the races. I have a Master of Science in Computer Systems Management Information Assurance from UMUC and BA Sports Management from Towson University. I currently work in startup software company that allows me to travel the world and work on a wide range of projects. I have experience sales, project management, computer forensics, malware analysts, and security assessments of companies. I have to be detailed orientated and understanding of goals of each company I work with. This experience makes me a great choice to represent the Tanterra community. I am open to working and listening to all members of the community. I believe that we should be finically responsible to keep our HOA fees as low as possible and be transparent with the community on what we spend our funds on. I ask for your vote on November 7th.

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 tanterrahoea. Click on the "Join Group" link and follow the prompts.
- 3) To subscribe without setting up a Yahoo account, send a blank email to tanterrahoea-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: August Board Meeting Minutes

By Richard J. Bertin, Secretary

APPROVED 9/26/18

The Tanterra Homeowners Association monthly Board meeting was called to order on August 22, 2018 at 7:30 PM by President Glen McEwen.

Board Members in Attendance

Glen McEwen	Jim Cagley
Wayne Johnson	Aleka Kapatou
Jim Frye	Erwin Hesse
Richard Bertin	Glenn Wasik
Dave Bouve	

Others Present: Elizabeth Bialas (HOA Clerk), Hank Griffith, Kay Griffith, and Ted Karp (Architectural Committee), Brooke Marshall (Welcoming Committee), Carolyn Reiss (Newsletter), Jacquie Weed (Social Committee). Guests included: Katie Beard (Montgomery County Police), Mark Fine (Montgomery County Dept. of Housing and Community Affairs) and 71 homeowner guests who signed circulated attendance sheets.

Guests/Appeal

Following introductory remarks by President McEwen, attendees were provided an opportunity to speak about the architectural rule concerning Items in Front Yards (published in the January 2018 issue of Tanterra Today). The two formal appellants, whose cases were tabled until this meeting, Ginger Naglee and Mike Mercurio offered verbal statements. The board was also presented with a petition signed by 131 homeowners (subject to verification) which read: "Stand up for your right to sit down. In response to the 'Items on front lawn' policy recently introduced by the Tanterra Homeowners Association (HOA): We will not support any rule that imposes unwarranted restrictions limiting our right to responsibly enjoy socializing with family, friends, and neighbors in our front yard. Furniture in one's front yard should be permitted so long as it is well maintained, limited in nature, consistent with neighborhood aesthetics, does not constitute clutter and does not promote or contribute to nuisance behaviors."

In open discussion, statements were offered by Katie Beard (representing Montgomery County Police) and Mark Fine (representing the Montgomery County Commission on Common Ownership Communities) in addition to 26 members of the Tanterra Community. No one was denied an opportunity to speak.

At the end of this testimony, Board member, Jim Cagley, moved that the Board dismiss any violations issued against the "yard items" rule, pending further review of that policy. That motion was seconded by Glen Wasik and passed by unanimous vote. A group of volunteers and committee members will be established to address this issue in the very near future, draft a revised "compromise" rule, and present its findings to the Board and membership, prior to the finalization of any new rule. The regular Board meeting proceeded.

Minutes

Glen Wasik moved to approve the minutes of the July 19, 2018 HOA Board Meeting as amended. Wayne Johnson seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of July 31) and the August 22 Profit & Loss YTD statement were distributed to Board members. Treasurer, Jim Frye, briefly recapped our bank balances, and the status of dues payments, extensions (now five 5), and liens (now one). Tanterra's Independent Audit report covering 2017 and 2016 was completed on June 15, 2018.

Committee Reports

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

By Richard J. Bertin, Secretary

Pool Committee

Chairman Wayne Johnson reported the pool is running well with no significant issues to bring to the Board's attention.

Grounds Committee

A chair for this committee is needed still.

Tennis/Hockey/Pickleball Committee

No report.

Architectural Committee

Hank Griffith and Ted Karp reported two rules need to be reissued in accordance with County requirement: the lawn cutting rule (similar to County requirements but with requirement for more speedy compliance when height reaches 12 inches); and the Carport storage policy limiting items kept in carports. The previously issued Little Free Library policy must be revisited, since the county does not permit such structures in the public easement at the front of properties (where mailboxes are located).

Greater Olney Civic Association (GOCA)

Aleka Kapatou reported GOCA did not meet in August.

Newsletter

Carolyn Reiss reported there was nothing new for the newsletter. The date and time of regular monthly Board meetings will be included in every issue, along with the method of disseminating any date changes to the membership.

Social Committee

Jacque Weed reported two social events remain for the pool season: Happy Hour on August 25 and the Pool Closing on September 1. Because of unanticipated costs this year, she requested a budget increase of \$1,645 in order to meet all expenses. Wayne Johnson moved, and Dave Bouve seconded to increase the Social Committee's 2018 budget by \$1,645. The motion passed 8 in favor and 1 opposed.

Web Site

Jim Frye reported the site continues to work well and the calendar of all events, including Board meetings, continues to be maintained accurately. The file of current, approved HOA documents will be updated.

Welcoming Committee

Brooke Marshall reported 20 new homeowners and families have been welcomed to Tanterra over the past year.

Old Business

President McEwen reiterated the Little Free Library policy previously issued is not in compliance with county restrictions on permanent installations on easement property. That policy will be withdrawn, reviewed, and reissued as soon as possible.

New Business

We have received an e-mailed request from the Brookeville Knolls HOA to work with them on the ongoing issue of speeding on Heritage Hills Drive. We will follow up that request.

Wayne Johnson reported in response to a homeowner inquiry/complaint, the County Liquor Control Board will investigate the security of our control measures soon and report its findings. In response to an audience question, he noted Tanterra complies with requirement for Alcohol Awareness training for those overseeing our social events. Jim Frye reported a recent review of our insurance coverage indicates sufficient coverage for such activities.

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

By Richard J. Bertin, Secretary

Dick Bertin reported the annual Tanterra Homeowners meeting at Greenwood Elementary School's All-purpose Room will be held on Wednesday, November 7 at 7:30 PM.

There being no further business, the meeting was adjourned at 9:40 PM.

Tanterra Homeowners Association: Special Meeting Minutes

By Jim Frye for Richard J. Bertin, Secretary

APPROVED 9/26/18

The Tanterra Homeowners Association monthly Board meeting was called to order on September 10, 2018 at 7:32 PM by President Glen McEwen.

Board members in attendance:

Glen McEwen	Jim Cagley
Wayne Johnson	Aleka Kapatou
Jim Frye	Erwin Hesse
Glenn Wasik	
Dave Bouve	

The board reviewed the drafted letter to be sent to homeowners (attached).

Representatives from the Board met with the chair of the CCOC to review current procedures and discussed ways to improve them.

The Board will be inviting a representative from the CCOC to attend the Annual Membership Meeting to participate in the count of the election votes.

Voting/Nomination/proxy voting procedures were reviewed. Questions were raised, and the Board will reach out to the CCOC for clarification.

Glenn Wasik moved the appointment of Aleka Kapatou to be the chair of the nomination committee with additional members, Elizabeth Bialas and Melissa Frye. Dave Bouve seconded the motion, which passed unanimously.

Meeting adjourned at 9:15 PM.

Approved Letter to All Homeowners

September 17, 2018

This is a special mailing of the Tanterra Homeowners Association. It has been brought to the attention of the Board by a couple of homeowners and the Chairman of the Commission of Common Ownership Communities (CCOC) that we were not in total compliance with a few of our bylaws, state or county laws. The information contained in this mailing is to correct all deficiencies and inform you how we plan to correct any outstanding deficiencies that we know about.

There is an annual Notice from the CCOC the Board is required to send all homeowners. It informs you on what Montgomery County wants you to know about the Commission on Common Ownership Communities. The document is in this mailing and will be published annually from now on.

The Board is required to appoint a nomination committee each year. The 2019 nomination committee members will be appointed at our next annual meeting on 11/7/2018 and their appointment is until the next annual meeting. The members are to include 1 Board member and 2 additional homeowners. The members for this year (2018) are:

Aleka Kapatou (Chairperson)	phone: 301-774-4624 email: alekakapatou@hotmail.com
Melissa Frye	phone: 443-562-7574 email: Melissafrye13@gmail.com
Elizabeth Bialas	phone: 301-774-3809 email: LizBialas@verizon.net

Tanterra Homeowners Association: Special Meeting Minutes Continued...

By Richard J. Bertin, Secretary

Please contact one of them if you wish to be considered on the ballot for the election of Board members. The closing date for nominations for your name to appear on the ballot is September 28th. Nominations may be made from the floor of the Annual Membership Meeting after that date.

The Board is announcing all meetings of the Board and the Annual Membership Meeting (please see attached). The Board meetings are usually on the third Wednesday of the month. If there is a change to the meeting it will be posted on the Tanterra.com website at least 6 days prior to the meeting.

There were a couple of architectural rules that were not deposited in the Tanterra Homeowner's depository at the Circuit Courthouse. The rules cannot be enforced until after they have been approved by the Board and deposited in the depository. We will be looking at all of our rules to see if they need updating and insure that they are properly approved and deposited. Please see the next Tanterra Today for further information. No one was fined for not following any of the rules in question.

Tanterra Board of Directors

Tanterra Homeowners Association			
2019 Budget			
DRAFT			
	2017	2018	2019
Homeowner's Dues (390 homes)	\$ 159,120	\$ 167,700	\$ 175,500
	\$408	\$430	\$450
Associate Dues (235 members)	\$ 121,025	\$ 122,200	\$ 122,200
	235 @ \$515	235 @ \$520	235 @ \$520
Advertising - Tanterra Today	\$ 1,100	\$ 1,100	\$ 1,100
Architectural Fines	\$ 150	\$ 150	\$ 100
Interest Income	\$ 100	\$ 50	\$ 100
Finance Charges	\$ 750	\$ 750	\$ 1,000
Legal Fees Charged	\$ 500	\$ 150	\$ 150
Pool Passes	\$ 1,000	\$ 1,000	\$ 1,900
Pool Rentals	\$ 1,000	\$ 1,000	\$ 2,000
Social Functions	\$ 5,000	\$ 5,000	\$ 5,000
Other Income	\$ 1,000	\$ 900	\$ 2,000
Swim & Dive Team	\$ 25,000	\$ 25,000	\$ 27,000
Pool Sports Activities	\$ 6,500	\$ 5,500	\$ 6,500
Total Revenue	\$ 322,245	\$ 330,500	\$ 344,550
	2017	2018	2019
Accounting Services	\$ 6,200	\$ 6,000	\$ 6,000
Architectural/Engineering	\$ 200	\$ 200	\$ 200
Bank Service Charges	\$ 150	\$ 200	\$ 200
Clerical/Bookkeeper Services	\$ 26,000	\$ 26,000	\$ 26,000
Insurance	\$ 15,500	\$ 18,000	\$ 15,000
Legal Services	\$ 1,500	\$ 1,000	\$ 1,000
Miscellaneous Operations	\$ 1,000	\$ 1,000	\$ 1,000
Office Supplies	\$ 1,000	\$ 1,000	\$ 1,000
Postage - Operations	\$ 1,000	\$ 1,000	\$ 1,000
Tanterra.com	\$ 300	\$ 500	\$ 250
Utilities - Operations	\$ 500	\$ 500	\$ 500
Total Administrative Expenses	\$ 53,350	\$ 55,400	\$ 52,150
	2017	2018	2019
Miscellaneous - Grounds	\$ 6,000	\$ 6,000	\$ 5,000
Tree Trimming - Grounds		\$ 10,000	\$ -
Mowing - Grounds	\$ 14,000	\$ 14,000	\$ 12,575
Total Grounds Committee	\$ 20,000	\$ 30,000	\$ 17,575
	2017	2018	2019
Chemicals	\$ 10,000	\$ 10,000	\$ 9,000
Lifeguard Bonus	\$ 3,000	\$ 4,000	\$ 4,900
Management Fees	\$ 98,000	\$ 98,000	\$ 102,000

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Miscellaneous	\$ 2,500	\$ 2,500	\$ 2,500
Permit Fees	\$ 1,200	\$ 1,200	\$ 3,000
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000
Repair & Maintenance	\$ 12,000	\$ 12,000	\$ 19,000
Supplies	\$ 4,000	\$ 3,000	\$ 3,000
Telecommunications	\$ 1,400	\$ 1,400	\$ 1,400
Utilities	\$ 18,000	\$ 18,000	\$ 23,000
Total Pool Committee	\$ 151,100	\$ 151,100	\$ 168,800
	2017	2018	2019
Miscellaneous	\$ 1,000	\$ 500	\$ 500
Postage	\$ 1,500	\$ 1,200	\$ 1,200
Printing	\$ 4,500	\$ 3,500	\$ 5,000
Total Tanterra Today	\$ 7,000	\$ 5,200	\$ 6,700
	2017	2018	2019
Condo	\$ 2,000	\$ 2,000	\$ 2,000
Federal & State	\$ 400	\$ 400	\$ 300
Personal Property	\$ 400	\$ 800	\$ 2,200
Real Estate	\$ 2,900	\$ 2,900	\$ 2,900
Taxes Total	\$ 5,700	\$ 6,100	\$ 7,400
	2017	2018	2019
Miscellaneous (Opening, Closing, Events, etc.)	\$ 9,500	\$ 9,500	\$ 9,500
Volunteer Appreciation Dinner	\$ 1,500	\$ 1,500	\$ 1,500
Total Social Committee	\$ 11,000	\$ 11,000	\$ 11,000
	2017	2018	2019
Charitable Contributions	\$ 1,600	\$ 2,100	\$ 2,100
Recognition Awards	\$ 300	\$ 300	\$ 400
Swim & Dive Team	\$ 31,000	\$ 31,000	\$ 31,000
Tennis/Pickleball	\$ 500	\$ 750	\$ 750
Pool Sports Activities	\$ 6,500	\$ 5,500	\$ 6,500
Welcome Committee	\$ 100	\$ 150	\$ 150
Total Activity/Civic	\$ 40,000	\$ 39,800	\$ 40,900
Total Expense	\$ 288,150	\$ 298,600	\$ 304,525
	2017	2018	2019
Office Computer	\$ -	\$ 1,000	\$ 0
Furniture	\$ 5,000	\$ 5,000	\$ 0
Walking Path Repairs	\$ -	\$ -	\$ 0
Parking Lot	\$ -	\$ 6,000	\$ 0
Pool Equipment	\$ -	\$ 2,000	\$ 0
Security System	\$ 500	\$ -	\$ 500

OCTOBER 2018

Tennis Courts	\$ -	\$ -	0
Walking Path Sealing	\$ -	\$ -	\$ -
Pavilion	\$ -	\$ -	\$ 33,000
Total Reserve Fund Uses	\$ 5,500	\$ 14,000	\$ 33,500
	2017	2018	2019
Total Revenue	\$ 322,245	\$ 330,500	\$ 344,550
Total Expenses	\$ 288,150	\$ 298,600	\$ 304,525
Total Reserve Fund Uses	\$ 5,500	\$ 14,000	\$ 33,500
Anticipated Contributions to Reserve Fund	\$ 28,595	\$ 17,900	\$ 6,525
	2017	2018	2019
Reserve Fund Beginning Balance	\$ 49,487	\$ 78,082	\$ 95,982
Estimated Contributions to Reserve Fund	\$ 28,595	\$ 17,900	\$ 6,525
Total Reserve Fund for Capital/Emergency Expenses	\$ 78,082	\$ 95,982	\$ 102,507

2018-2019 MCPS

School Year Calendar

- SEP 4 First day of school for students
- SEP 10 No school for students and teachers
- SEP 19 No school for students and teachers
- OCT 5 Early release day for all students (K-12)
- NOV 6 Holiday (Schools and offices closed)
- NOV 7 Early release day for Students (K-12) End of Quarter Planning
- NOV 12 Early release day for all students (K-12)
- NOV 13 Early release day for all students (K-12)
- NOV 21 Early release day for all students (K-12)
- NOV 22-23 Thanksgiving (Schools and offices closed)
- DEC 24-31 Winter Break (Schools and offices closed)
- JAN 1 New Year's Day (Schools and offices closed)
- JAN 21 Martin L. King, Jr. Day (Schools and offices closed)
- JAN 25 Early release day for Students (K-12) End of Quarter Planning
- JAN 28 No school for students. Professional day for teachers
- FEB 18 Presidents' Day (Schools and offices closed)
- MAR 3 Early release day for all students (K-12)
- APR 3 Early release day for Students (K-12) End of Quarter Planning
- APR 17-22 Spring Break (Schools and offices closed)
- MAY 27 Memorial Day (Schools and offices closed)
- JUN 5 No school for students. Professional day for teachers
- JUN 13 Early release day for Students (K-12) Last day of School



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Officers

President - Glen McEwen (2018)	fivemcewens@msn.com	301-570-3586
Vice President - Wayne Johnson (2020)	wayneljohnson@verizon.net	301-774-1906
Treasurer - Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary - Dick Bertin (2020)	RichardBertin@verizon.net	301-774-7926

Other Board Members

Dave Bouve (2020)	bouved@gmail.com	
Jim Cagley (2021)		301-570-1475
Aleka Kapatou (2021)		301-774-4624
Erwin Hesse (2021)	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	Vacant		
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
	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	Andrea Hesse	andreaasv@gmail.com	N/A
(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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