



June 2019

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Upcoming Events:

June 7
Happy Hour

June 19
Board Meeting

June 22
Line dancing

June 28
Happy Hour

Please visit www.tanterra.com 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.

President's Message

By Glen McEwen

After all of the rain in recent weeks, summer is here! The pool looks fantastic and we all owe a special thanks to the Pool Committee for their efforts, and especially (and, "as usual,") to Wayne Johnson and Dave Stout, for their added hours of effort and hard work. Year after year, Wayne and Dave - along with a small group of regulars - work very hard to make sure the pool area looks great and passes all of the County health requirements; this year was no exception.

This year, along with all of the normal maintenance work, the biggest amenity update was the new roof on the pavilion. The entire wood decking had to be replaced and new shingles installed. The new wood roof deck received a fresh coat of stain and really looks great!

If you are not one of the few that regularly volunteers to help

out in the neighborhood, please consider doing so. Every little bit helps make the neighborhood a little nicer and also helps keep our costs (i.e. your dues) as low as possible.

If you are not a regular pool user, I would encourage you to visit at least once or twice and see for yourself what a great amenity our pool is. If you have children ages kindergarten through 12th grade, they can participate on both the swim team and dive team, so don't forget to sign your kids up soon! Even if your kids don't know how to swim or aren't very strong swimmers, the swim team is a great way for them to improve their skills and make a lot of new friendships along the way! Their website is: <http://www.tanerratarpsons.org/Home.jsp?team=recmcslttstmd> , and their Facebook page is

Tanterra Tarpons Swim and Dive Team.

A few reminders about the common areas – Please do not let your dog(s) run loose in the common areas or the tennis court enclosure. If you would like your dog to get some exercise off leash, please take them to the county dog park located behind the Olney indoor pool. Also, please clean up after your dog(s). One additional item, please do not use the common area as a place to dump the leaves or branches from your yard.

Lastly, please see pp. 10 –11 for the upcoming Social Committee events at the pool.

On behalf of the Tanterra Board of Directors, we all hope you have a healthy, fun, and safe summer!

BOARD MEETINGS

Dates:
June 19, 2019
July 17, 2019

Time:
7:30 PM

Location:
Tanterra Pool

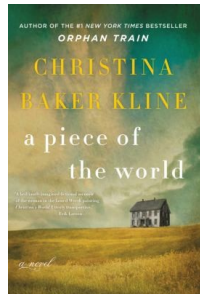
***Check the website for any changes.**



Community Events

Daytime Book Discussion

Tuesday, June 4, 2019
1:30 PM at the Olney Library



Discussion of **A Piece of the World** by Christina Baker Kline

Yoga for Every Body

Tuesday, June 4, 2019
6:00 PM at the Olney Library

Free yoga at the Olney

Library to explore the benefits of movement, breath, and meditation! The class is geared to those new to yoga or those looking to refresh the basics.

Toddler Storytime (12—24 Months)

Thursday, June 6, 2019
10:30 AM at the Olney Library

For ages 12 months to 24 months and their caregiver. Get up and get moving at storytime! These 20-30 minute programs are full of a diverse collection of books, songs and fun activities.



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

Updated 5/2019



New Neighbors Join Tanterra

Theodore Boone & James Ehrenfried, Brian & Kathryn Marron, Jose Javier Perez & Susana Javier, Justin & Lena Horenstein, Michael & Samantha Martinko



Architectural Updates

Front Yard Rules to take effect on 7/1/2019

Last summer at the August Board meeting the Tanterra Board of Directors and the Architectural Committee heard from many homeowners who shared their views on how they would like their community to look. Numerous homeowners spoke and we heard a wide range of opinions, ranging from nothing in the front yards to an unlimited amount. A key point was whether furniture should be allowed in the front yard, porch or patio, or whether it should be limited to the backyard. The general consensus was that furniture should be allowed, but it should be limited in scope. A petition that was signed by over 130 homeowners last year even referenced the word "limited" in it. It read, in part:

"We will not support any rule that imposes unwanted restrictions limiting our right to responsibility 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."

Since last year's August meeting the Architectural Committee has done a great deal of research into other HOA's in and around Olney and Montgomery County regarding policies affecting homeowners' use of their yards. Our task was to better understand the guidelines other communities have implemented. We also drove through many communities governed by HOA's to see what is allowed, and find our new policy is more lenient than most other neighborhoods. One of the main responsibilities of the Architectural Review Committee is to oversee and regulate the external design, appearance/maintenance and locations of the improvements made to each property, in order to preserve and enhance our community and maintain a consistent schematic throughout. The enforcement of design standards not only improves the appearance of a community but increases property values. Our homes' values have been on the rise since the Architectural Committee became more active in the late 1990's, when a new set of Bylaws and

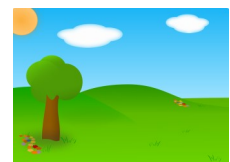
Covenants were implemented. In the 90s, because of the declining appearance of Tanterra, Realtors actually avoided our community when showing homes to prospective buyers, so as not to negatively reflect on the greater Olney community as a whole. Typically, communities governed by HOAs that enforce design covenants protect homeowners from actions of neighbors that can detract from the appearance of the community and, in some cases, diminish property values. Today we are now a community that is competitive with other neighborhoods, with our homes selling as quickly as others, and values continuing to increase. And it's not just a strong housing market that is contributing to this uptick in prices, but the improved condition of the homes, upgrades that have been made throughout our community (pool, tennis courts, etc.) which has brought this about. One of our major goals is for homeowners to enjoy our community, avail themselves of the amenities that Tanterra offers its homeowners, and be confident that the appearance of their community will continue to improve as homeowners seek to protect their invest-

ments. Thus, after a great deal of work, research, etc., we are pleased to announce the new Front Yard Policy, which we believe will further sustain our community's values and overall appearance. If you have any questions please don't hesitate to contact Hank Griffith, Architectural Chairman (skayhank@comcast.net or (240) 461-7536). Please read the approved policy on the Tanterra Website which our next article of the Architectural update will navigate you to.

Tanterra Rules/ Guidelines Architectural Request Forms, etc

Our guidelines/Rules/ Architectural Request Forms etc., can be found by going to the Tanterra website at tanterra.com. On the left side of the homepage, click on Homeowners Association and then Architectural.

(continued on p.4)



Architectural Updates

(continued from p.3)

Staining/Painting

Keep in mind Tanterra homes do not have paint. Instead, they have a stain. Many homes were done with a latex stain and others used an oil base (most were with latex). It is important before doing anything to understand which was done beforehand. We approve stain on Tanterra homes only. **NO GLOSS FINISH IS ALLOWED.**

Even if staining the same color you must submit an Architectural Request prior to starting work.

Driveways

As in years past, we have been able to negotiate a resealing offer for Tanterra Residents and Associate Members of our pool from Mr. Stanley Nichols.

Associate members need to mention they are Tanterra Pool Members and tagging onto our discount offer. He has two applications that he can be applied and would meet with you first to determine which is ideal. One of his coverings are \$150.00 for any Tanterra Driveway. However, if it has cracks etc. and will need to be filled, the price will be higher. He will quote you a price before doing any work. He will explain the difference in the two ap-

plications along with longevity etc.

By resealing every couple of years, it adds years to the life of your driveway and protects your investment. Some of the homeowners who resurfaced their driveway recently should consider resealing again every couple of years. This gives the driveway a longer period before replacement is necessary.

We have a couple of vendors listed on the Tanterra website from which you can get pricing. We are adding Nichols Asphalt due to their many years of excellent service. They do resurfacing, expansion, and resealing of driveways. You can contact Stanley Nichols, Owner at (240) 372-3364. He comes highly recommended by many of our Tanterra residents.

Grounds Committee

We are aware that there are low lying areas in the common grounds that have standing water after a few rainy days. The fix is not as simple as filling them in with dirt. It requires removing the whole grass/dirt layer to the clay, leveling the ground around it, putting in a permeable layer of gravel/stone, then soil (not dirt), then grass or sod. The projects are large, take planning, a budget, thus time.

However, the area of all the properties in Tanterra is far greater than the common area thus there is plenty each home owner can do right now to keep the mosquito population down.

The following 2 links are from Montgomery County Mosquito Control. Please read them and follow the suggestions if you are so inclined. You neighbors will appreciate it.

<https://www.montgomerycountymd.gov/Mosquito/Resources/Files/Mosquito-Checklist.pdf>

<https://www.montgomerycountymd.gov/DEP/Resources/Files/PostersPamphlets/MosquitoBrochure.pdf>



TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
April 17, 2019

FINAL – Approved 5/15/19

Board members in attendance:

<input checked="" type="checkbox"/> Glen McEwen	<input checked="" 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 type="checkbox"/> Richard Bertin	<input checked="" type="checkbox"/> Glenn Wasik (present by phone)
<input checked="" type="checkbox"/> Dave Bouve	

Others present: Elizabeth Bialas (HOA Clerk), Jacquie Weed (Social Committee), Ted Karp and Hank & Kay Griffith (Architectural Committee), Carolyn Reiss (Tanterra Today)

Guests included: Four Homeowner guests who signed circulated attendance sheet.

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:33 pm by President Glen McEwen.

Introduction

Following introductory remarks by President McEwen, Board business proceeded in accordance with the agenda distributed.

Approval of Minutes

January 16, 2019: Amend the Minutes to reflect correct date

March 20, 2019: Amendments:

Treasurer’s Report - add letter p to complete the word “up”.

Grounds Committee - reference to pet waste cans near tennis court should be deleted. County has not agreed to this. Clarified that County has agreed to do study re speeding on Queen Elizabeth Drive with potential to install speed bumps

Architectural Committee - change wording to read “the volunteer Front Lawn advisory group will provide input to the Architectural Committee”.

Wayne Johnson moved to approve minutes as amended above. Seconded by Jim Cagley. Passed unanimously (of those present).

Treasurer’s Report

Pool payment status (as of 4/3): Homeowners not paid: 24, asked for extension: 9, foreclosure: 1, liens: 3.

Associate members status for 2019: 23 have not replied, 12 new, and 72 are on waiting list.

Committee Reports

Pool Committee:

Wayne Johnson reported on the following:

Pavilion work completed. Additional staining and sealing work was required. Email describing this work was distributed and approved by all Board members.

Pool caulking prep work completed by Wayne. Caulking currently underway by contractor.

Electrical maintenance work (pavilion) and (refrigeration circuit) completed by Wayne

Plan for wet grounds parking control underway

Additional work to be completed prior to pool opening:

Bathroom privacy panel

Pool house painting

Hole in shed

Security camera upgrade

Safety fence around horseshoe pits

Handicap access ramp must be installed at front entrance. Stone work around baby pool needs to be repaired. Estimated cost for both is \$1800. Motion to do this by Dave Bouve. Seconded by Glenn Wasik. Motion approved unanimously by those present.

Clean-up days scheduled for May 4/5 and May 18/19 12-5pm.

Alcoholic beverage control will be modified this year. Wayne Johnson will act as agent of Tanterra for the purpose of securing 1-day permits. Motion to implement this made by Jim Cagley, seconded by Dave Bouve. Motion passed unanimously by those present.

In a related matter, a county inspector visited the pool on April 12 to review facilities and procedures associated with distribution of alcoholic beverages at Tanterra. Upon completion of her review, she was complimentary as to our approach and described the facilities as more than meeting requirements.

Pool Management Contract: Motion by Jim Cagley to award contract to Georgetown Aquatics in the amount of \$82,350. Seconded by Glenn Wasik. Motion was approved unanimously by those Board members present.

The document Swim Club Rules and Policy for 2019 was distributed which includes some minor modifications. Motion to accept the amended rules made by Jim Cagley, seconded by Wayne Johnson. The motion passed unanimously among those present.

Grounds Committee:

Wayne noted need for additional funds (\$5,000) to be allocated to Grounds Committee to remove dead trees and other material. Motion: Jim Cagley, second Dave Bouve. Motion passed unanimously by all those present

Architectural Committee:

Inspections complete; fewest violations in years - 36 total of which 11 were legacy.
House with serious driveway issue is in foreclosure
Brookepark Terrace: owners spread gravel in violation of regs. County will make owners resolve.
House with unapproved addition: owners cooperating in getting it within compliance.
House on Tanterra Circle with bird infestation whose ownership is in question. Fines will begin again.
Tanterra Front Yard Policy distributed and discussed. Modifications suggested, discussed and accepted. Motion by Wayne Johnson to accept the Policy as modified. Seconded by Glenn Wasik. Approved unanimously by those present.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on recent GOGA activities. There was a meeting March 5 about the location of the radio tower planned for near Route 200. There were 300 people there including news media and police. Dale Tippetts of County Executive's Office stated that they wanted to work with the community to look at alternatives.
There is another tower in the works in the area of the Brookeville Bypass.
GOCA reaffirmed its opposition to any changes to regulations regarding Accessory Dwelling Units (ACUs).

Social Committee:

Jacquie Weed presented suggested pool functions for Summer 2019:

Easter Egg Hunt
Pool Opening (5/25)
Happy Hours: 6/7, 6/28, 7/26, and 8/9.
2 Adult parties 6/22 (Line Dance) and 7/13 (Havana Party)
Crab Feast 8/17
Pool Closing 8/31

Jim Cagley moved that the above schedule be accepted. Seconded by Wayne Johnson. The motion approved unanimously by Board Members present.

Old Business:

Suggested Code of Conduct for Board Members (Tabled)
Speeding on Queen Elizabeth (Tabled)
Stay on Election (Tabled)
Sherwood Scholarship award will be presented by Glen McEwen on Friday morning, April 26
Neighborhood Watch meeting will be held in May, date TBD

New Business (Tabled)

There being no further business, the meeting was adjourned at 10:00 pm.

Submitted by Dave Bouvé on behalf of Richard J. Bertin, Secretary (richardbertin@verizon.net).

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

Neighborhood Watch Safety Tips

What you don't know . . .

The FBI estimates there is a burglary nationally every 15 seconds. This amounts to millions of dollars of YOUR stolen property. Help safeguard your home by making a few worthwhile upgrades.

Did you know . . . ?

- ✓ Most burglars enter the property from the rear of the home. It's more isolated, and they are less likely to bring attention to themselves.
- ✓ Many burglars make entry through hinged doors and operable windows. Sliding glass doors and plate glass windows can be targets.
- ✓ Loud dogs and nosy neighbors can be a significant deterrent.
- ✓ Many burglars will knock on the front door to assess if anyone is home. If you or a latchkey child are home, make your presence known.



- ✓ Most burglars do not want a confrontation and may not carry a weapon.
- ✓ Most burglars want easy-to-carry items, such as electronics, jewelry, cash.
- ✓ Alarms may not deter a burglar, but it does limit the time a burglar is in the home.

Doors

Good quality doors and locks along with proper installation can mean the difference between an attempted burglary and a successful burglary.

- ✓ Doors should be solid material – wood, steel or fiberglass.
- ✓ If there is decorative glass in the door or windows adjacent to the door, be sure it does not allow access to a lock if the window is broken OR have other safety measures in place – glass film, polycarbonate material or double cylinder locks (where code allows).
- ✓ Deadbolt locks should have at least a 1" throw (the bolt) to fit solidly into the framing.
- ✓ The strike plate (the brass plate at the door frame) should have 4 screws, preferably each being 4" long, to ensure it is firmly attached to the trim and framing.

Each of these components plays an important role. When used together properly, it could prevent a burglary.

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

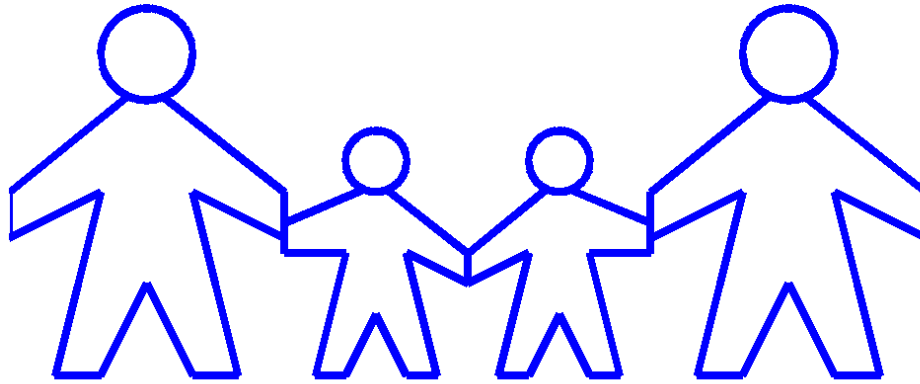
Dave Bouve (2019)	bouved@gmail.com	
Jim Cagley (2020)		301-570-1475
Aleka Kapatou (2020)		301-774-4624
Erwin Hesse (2020)	erwin.c.hesse@gmail.com	
Glenn Wasik (2018)		301-774-5020

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	240-446-7684
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	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
	Nadia Wilkins	nadiawilkins@ymail.com	
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	Jp Welch11@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



Friday Night Family Happy Hours are Here!

☀ June 7 ☀ June 28 ☀

5pm - 8pm

Please Bring an Appetizer or Dessert to Share

*** Iced Tea and/or Lemonade for All ***

Adult Beverages - \$5 / adult

Adults Only
Sat., June 22
8pm - 12am
\$25/person**



**WHAT'S BETTER THAN
BEING OUT WEST ??**

... LINE DANCING IN D.C. !!



**Y'all Come Out for a
Fun Evening of
Food, Dancing & Libations !**

*Professional Instructors
To Lead Dances*

**** PAY CASH or CHECK (TANTERRA HOA)
TO POOL LIFEGUARDS BY JUNE 19 ****

Questions? Contact Barb Stockinger at BStock01@verizon.net
or Sharlene Monroe at SharleneM901@msn.com

**** NO PAYMENTS AT THE DOOR. MUST RSVP BY JUNE 19 ****

2019 Tanterra Schedule



A Meets

- * June 15 Manor Woods
- * June 22 @ Potomac Glen
- * June 29 @ Rockshire
- * July 6 North Chevy Chase
- * July 7 Relay Carnival @ NCC
- * July 13 @ Poolesville
- * July 20 Divisionals @ Manor Woods

B Meets

- * June 19 Norbeck Hills & Ashton
- * June 26 @ King Farm
- * July 3 Manor Woods
- * July 10 Glenmont
- * July 14 Relay Carnival @ King Farm
- * July 17 @ Washington Woods

Dive

- * June 9 Rookie Meet @ Country Glen
- * June 16 Country Glen
- * June 23 Rock Creek
- * June 30 @ Merrimack Park
- * July 7 @ Glenwood
- * July 14 Mill Creek Towne
- * July 19 Robin Hood Invitational
- * July 21 Divisionals @ Glenwood
- * July 24-25 All Stars



Jodie Siarkas, REALTOR®

RE/MAX®
Realty Centre, Inc.

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

Direct: 301-674-3819
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