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**Upcoming Events:**

**July 15, 2020**  
Board Meeting via Zoom

Please visit [www.tanterra.com](http://www.tanterra.com) for changes to events. Residents, who have provided their email addresses to Liz Bialas, may receive email updates on special issues, such as the Board elections.

**President's Message**

By: Glen McEwen

Hello Neighbors,

There are many great reasons to celebrate this month. The weather is warmer, the days are longer, and you should have received a letter on the pool opening by now. The letter includes a release form as well as the required, supplemental pool rules due to the COVID-19 virus.

These rules are written to keep everyone as safe as possible. Hopefully, you have had a chance to take a dip in the pool.

The Homeowners Association must abide by the CDC, State, and County requirements, such as wearing a mask while at the pool (except while in the water) and maintaining social distancing. While the Montgomery County COVID-19 Dashboard is indicating a flattening of the curve on how well we are fighting the virus, we are not at the finish line. We must remain vigilant and do everything to stay safe and healthy while enjoying the pool and socializing. Please read and understand the supplemental rules. Ensure your children follow them. The rules are in place to keep you, your family, and everyone else healthy. Your

patience is appreciated when checking in at the pool. As the COVID-19 situation changes and we learn more about what is working (or not working) with regards to pool use, the rules can change. Please check the Tanterra.com website periodically for those changes.

As you remember, we had an issue with the pool septic system last year. That issue, thanks to our pool committee, has been resolved. While resolving the issue, we discovered we had been over charged for our sanitary sewage discharge fees by the WSSC. Our local Maryland State Senator and Tanterra resident, Craig Zucker, got involved and facilitated a refund of over \$63,000! A huge thank you to Craig from our Tanterra residents for another great thing done for the neighborhood. When you see Craig, please tell him THANKS!

I hope to see you at the pool (with a mask on and 6' away)! On behalf of the Tanterra Board of Directors, we wish you a healthy, fun, and safe summer!

**HOA Meetings**

**2020 ANNUAL MEMBERSHIP MEETING**  
11/4/20, 7:30 PM  
(GREENWOOD ELEMENTARY)

**BOARD OF DIRECTORS' MEETINGS**  
7/15/20, 7:30 PM (ZOOM)

8/19/20, 7:30 PM  
(TANTERRA POOL)

9/16/20, 7:30 PM  
(TANTERRA POOL)

10/21/20, 7:30 PM  
(TANTERRA POOL)

11/18/20, 7:30 PM  
(TANTERRA POOL)

12/16/20, 7:30 PM  
(TANTERRA POOL)

- Meeting dates, times, and locations are subject to change.
- Please check the [Tanterra website](http://www.tanterra.com) for Zoom meeting details.



### Connect with the Tanterra Community

#### Website

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

#### 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 database is set up by address rather than by owner name.

#### Swim and Dive Teams

<http://www.tanerratarpsons.org/Home.jsp?team=recmcslltstmd>



#### Facebook Pages

Tanterra Homeowners Association  
Tanterra Social Events

### New to the Tanterra Neighborhood?

We do not have new neighbors this month.

If you have new neighbors or new additions to your family, please email [brookemarshal@live.com](mailto:brookemarshal@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.

## WANT TO ADVERTISE IN TANTERRA TODAY?

**Full Page:** \$150/ monthly      \$1,500/16 issues

**Quarter Page:** \$50/ monthly      \$480/16 issues

**Half Page:** \$75/ monthly      \$780/16 issues

**Business Card:** \$20/ monthly      \$200/16 issues

**Full Page Inserts:** \$100/ monthly

- All ads are approved by the Board President, VP, and Tanterra Today's Editor-in-Chief.
- Advertiser must provide 8 1/2 X 11 in. flyers to Tanterra Today's printer location (Dan Daniel's Pioneer Press: 15201 Display Ct., Rockville, MD) for all households (the quantity will be communicated to you).
- Flyers can be two-sided.

**All checks should be mailed to the HOA clerk:**

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

**To be included in this list, please email name, age, and contact information to [tanerratoday@gmail.com](mailto:tanerratoday@gmail.com). Indicate if you babysit ( B ), petsit ( P ), or assist with gardening ( G ).**

**Name                      Age      Phone**

Not available on website version.

Updated 7/2020



## Neighborhood Watch Updates

By: Carol Majors

We have had the neighborhood watch signs up for a few months. I would like to recommend video surveillance, such as Ring doorbells, to our neighbors. You can purchase a Ring camera from various stores for under \$200. The Ring doorbell captures video by motion detection and when the doorbell is rung. You can load an app on your phone to speak to the person at your doorbell via a microphone or speaker on the phone and doorbell. Also, there is Ring Neighborhood on which you can see your video, post videos, and send videos via text or email. In the last few months, news outlets have shown several packages being stolen after being delivered. Another growing trend is car break-ins. Please lock your cars at night and hide valuables or take them inside.

Please stay safe during this pandemic. Earlier this year, I suggested introducing yourself to neighbors and trading phone numbers. Lastly, I recommend leaving lights on at night and posting "Beware of Dog" signs on your front gate. Criminals do not know if you have a Chihuahua or a Rottweiler behind the gate!

## Neighborhood Watch Alert

By: Carol Majors

On June 22nd at 11 AM, my Ring doorbell notified me of activity on the front porch. When I looked at the video, there was a man with a mask suspiciously looking at my front porch contents. We were having our house painted. There were ladders and many tools scattered through the front porch. I opened the door, which made the screen door rattle, and the man walked off quickly. Two doors away, he sat in his truck. When I approached the truck, the man started the truck and quickly drove off. I snapped a picture of the white pick-up truck, which had Mosquito Authority signage on it.

I found his quick departure suspicious. I called Mosquito Authority and provided the tag number (ECL2966) from South Carolina. The manager confirmed it was not one of their tags. He recommended I call the police. I reported it to the police, who said to call 911 if anyone sees the truck. The police officer looked up the plates and confirmed they were invalid plates.



**Pool Reminders**

It is imperative everyone at Tanterra Pool follows the CDC, State, and County requirements as well as the rules of the Tanterra Board regarding COVID-19. A particular concern is social distancing both in and out of the water as well as the use of face masks. Parents need to watch their children and ensure social distancing is followed. **CHILDREN UNDER 14 YEARS OLD MUST BE ACCOMPANIED BY THEIR PARENT OR LEGAL GUARDIAN WHILE INSIDE THE POOL PREMISES.**

If people are not following the rules, it could lead to a lowering of the number of people allowed access to the pool per block of time or even complete closure of the pool for the remainder of the summer. **DON'T ALLOW THIS TO HAPPEN IN TANTERRA!**

Please fully read the rules and if you have any questions, feel free to ask. **LIFEGUARDS ARE AT THE POOL FOR EVERYONE'S SAFETY, BUT IT IS THE PARENTS' RESPONSIBILITY TO ENFORCE FACE MASKS, SOCIAL DISTANCING, AND THE SUPPLEMENTAL RULES WITH YOUR CHILDREN.** The Tanterra Board is hoping you have an enjoyable time at the pool this summer. Everyone's health is of paramount importance.

TANTERRA HOMEOWNERS ASSOCIATION  
BOARD MINUTES  
February 19, 2020

Board members in attendance:

Glen McEwen

Jim Cagley

Wayne Johnson

Aleka Kapatou

Jodie Siarkas

Erwin Hesse

Dave Bouve

Glenn Wasik

Josh Scall

Others present: Elizabeth Bialis, HOA clerk. 4 homeowners signed the circulated attendance sheet.

The Tanterra Homeowners Association monthly board meeting was called to order at 7:32 pm by President Glen McEwen.

I. Introduction

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

There will be a presentation on which lawn products, ones approved and the ones that no longer can be used. Sunday March 8<sup>th</sup> at the shed, 4 pm.

2. Approval of minutes

With there being no changes to the minutes Dave Bouve moved to approve the minutes, Erwin Hesse 2nd. The board agreed unanimously.

3. Review of financials

Liz Bialis reported that currently there are 3 liens, 7 extentions and 3 architectural fines. To date she has received 24 payments from associate members.

The wait list for associate membership is the highest it's ever been. Dave Stout said that he goes by the post mark date to determine the order in which they're received. We currently have 235 associate members. The use of electronic payments for annual dues is a possibility in the future.

4. Committee reports

Pool Committee:

Dave Stout provided 3 estimates/proposals for roof repairs, after review by the board Jodie Siarkas motioned to accept the Semperwest bid, Aleka Kapatou 2nd. The board unanimously approved.

Georgetown Acquatics has increased fees due to the increase in minimum wage for staff. Our contract with Georgetown is for \$90,900, the budgeted amount is \$105,700. \$17,500 is budgeted for overtime. Dave Bouve motioned to accept the increase to Georgetown, Jodie Siarkas 2nd, board unanimously approved.

Jim Cagley discussed swim and dive current available balance is \$29,266.24.

Dave Stout discussed the use of cloud based management software. The possibility of the use of key fobs for pool check ins may help. The fobs would have more up to date photos.

Grounds Committee:

Peter Szwec discussed utilizing the community for free landscaping, vs. hiring a landscape architect/designer. He can reach out for 3 bids. The perk testing is a possibility for March. 5 sink holes need addressing to deter mosquitos. Talks are in the works to add "poop" stations with bags in the neighborhood for those who walk their dogs. Common area clean up has not set a date as of yet.

Tennis/Pickelball courts: NO REPORT

Architectural Committee:

Interested individual wanting to be involved on the committee should send their request to the temporary committee. Architectural inspections will take place in April.

GOCA:

Aleka Kapatou reported that the meeting location for GOCA has moved to the Sandy Spring Fire Department. Many politicians have been attending the meetings.

Newsletter: NO REPORT

Social Committee:

A social committee meeting is planned for March by committee chair Jacquie Weed. The community yard sale is setting dates trying not to be the same day as surrounding communities.

Web site: NO REPORT

Welcoming Committee:

We have 3 new homeowners, and more pending. More to come at the next meeting.

New Business/ homeowner's forum:

As mentioned earlier, there will be a Lawn seminar in the pool shed on Sunday, March 8th from 3-4. Discussion will include the new lawn chemical vs. organic non chemical products will be discussed.

A homeowner requested that architectural meetings be posted in advance on the website calendar as well as social media. A reminder that you as a homeowner MUST get architectural approval on any additions, modification, driveways, walkways. It is your responsibility not the contractor to get the approval.

With there being no further business the meeting was adjourned at 8:35 pm by President Glen McEwen.

Submitted by Jodie Siarkas, Secretary ([jsiarkas@comcast.net](mailto:jsiarkas@comcast.net))

TANTERRA HOMEOWNERS ASSOCIATION  
BOARD MINUTES  
April 22, 2020

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 checked="" type="checkbox"/> Jodie Siarkas | <input checked="" type="checkbox"/> Erwin Hesse   |
| <input checked="" type="checkbox"/> Dave Bouve    | <input checked="" type="checkbox"/> Glenn Wasik   |
| <input checked="" type="checkbox"/> Josh Scall    |   |

Others present: Elizabeth Bialas, HOA Clerk; Dave Stout, Pool Committee Co-Chair; Bruce Moran, Website Co-Chair. 10 homeowners participated via the zoom meeting

The Tanterra Homeowners Association monthly board meeting was called to order at 7:34 pm by President Glen McEwen.

I. Introduction

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

2. Approval of minutes

With there being no changes to the minutes Wayne Johnson moved to approve the minutes, Jim Cagley 2nd. The board agreed unanimously.

3. Review of financials

There are currently 29 Homeowners who have not paid their 2020 annual dues or made a payment plan arrangement. 72 Associate Memberships have made no payment at all of Summer 2020 dues. Wayne Johnson discussed continued efforts to obtain a WSSC credit for past sewer billings. Jim Cagley reported the swim and dive team account has a balance of \$27,404.24. Currently, both swim and dive leagues are undecided on league operations for Summer 2020.

4. Committee reports

Pool Committee:

A new roof on the pool house was completed under budget in March 2020. Wayne Johnson planted grass at the area of the pool grounds where the septic repair was done. There was a discussion about lost revenue, costs and operational concerns related to the pool for Summer

2020. Any decision as to the pool situation was deferred to the May 2020 BOD Meeting, unless a decision is permitted sooner as a result of State or County direction. Any decision will be made in compliance with State and County law and regulation as well as financial considerations.

Grounds Committee: NO REPORT

Tennis/Pickleball courts: NO REPORT

Architectural Committee:

Wayne Johnson reported that the 7 architectural requests from homeowners were approved at the 7 pm Architectural Meeting earlier that evening. The Charter for the Architectural Committee has been reviewed. Jodie Siarkas moved to approve the charter as written, Jim Cagley 2nd. Jim Cagley noted that, with limited Court operations, it will be filed in the Circuit Court Depository once the courts reopen in June. Several people have applied to become the new members of the Architectural Committee. Due to COVID-19 and the social distancing requirements, we will wait until after it is safe to do so to do the annual inspections and select the new Committee members.

GOCA:

Aleka Kapatou reported that GOCA is currently conducting their monthly meeting online.

Newsletter: A discussion was had about printing and mailing or just an online version. The publisher is currently working. The May 2020 issue of Tanterra Today will be mailed.

Social Committee: NO REPORT

Web site: NO REPORT

Welcoming Committee: NO REPORT

New Business/ homeowner's forum:

The community yard sale has been postponed. New date TBD

Appropriate colors, it was asked if a teal door, like you would see in the 1970's is acceptable.

A homeowner asked about requested insurance policies.

What to do with reimbursement to Associate Members if the pool opens late or not at all.

With there being no further business, the meeting was adjourned at 9:06 pm by President Glen McEwen.

Submitted by Jodie Siarkas, Secretary (jsiarkas@comcast.net)

TANTERRA HOMEOWNERS ASSOCIATION  
BOARD MINUTES  
May 20, 2020

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 checked="" type="checkbox"/> Jodie Siarkas | <input checked="" type="checkbox"/> Erwin Hesse   |
| <input checked="" type="checkbox"/> Dave Bouve    | <input checked="" type="checkbox"/> Glenn Wasik   |
| <input checked="" type="checkbox"/> Josh Scall    |   |

Others present: Elizabeth Bialas, HOA clerk.

The Tanterra Homeowners Association monthly board meeting was called to order at 7:34 pm by President Glen McEwen.

I. Introduction

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

2. Approval of minutes

With there being no changes to the minutes Erwin Hesse moved to approve the minutes, Aleka Kapatou 2nd. The board agreed unanimously.

3. Review of financials

Jim Cagley reported that the audit is due in July. Jim Cagley reported that outstanding HOA dues as follows: 17 have not paid, 9 requested extensions and 3 liens. Associate members: 133 paid in full, 48 have not paid. Wayne Johnson reported that money will be moved from reserves to savings for roof replacement once lobbies open.

4. Committee reports

Pool Committee:

Wayne Johnson reported that he received a call from WSSC that they were mailing a refund check. They were confirming the address that we wanted it mailed to. Do not know the amount or when it actually will be mailed. The swim and dive teams balance is \$29,176.24. Wayne Johnson reported that 46 lounges have been re-strapped and all essential work has been completed to open pool. If pool opens only cosmetic things need to be done. Pool has been

inspected by the county health department and ready for opening.  
There was a discussion regarding opening the pool. Erwin Hesse motioned to close the pool for the rest of the summer. We voted on waiting until June to hear when we would go to Phase 2. Glenn Wasik motioned to wait until June. 2 votes for closing the pool and 6 voted to wait.

Grounds Committee: NO REPORT

Tennis/Pickleball courts: Tennis courts are open, hockey is closed

Architectural Committee:  
7 Architectural requests have been approved

GOCA:  
Aleka Kapatou reported that GOCA meeting was political presentation

Newsletter: All is in order. This month's version will be printed and mailed.

Social Committee: NO REPORT

Web site: NO REPORT

Welcoming Committee: NO REPORT

New Business/ homeowner's forum:  
The community yard sale has been postponed. New date TBD  
A few comments were made concerning the pool opening. A homeowner asked when financial committee meeting would be.

With there being no further business, the meeting was adjourned at 9:28 pm by President Glen McEwen.

Submitted by Jodie Siarkas, Secretary (jsiarkas@comcast.net)

## Tanterra HOA Board of Directors & Committees

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

### Officers

President - Glen McEwen (2022)	fivemcewens@msn.com	301-570-3586
Vice President - Wayne Johnson (2022)	wayneljohnson@verizon.net	301-742-0678
Treasurer - Jim Cagley (2020)	JCBozLaw@aol.com	301-570-1475
Secretary - Jodie Siarkas (2022)	jsiarkas@Comcast.net	301-674-3819

### Other Board Members

Dave Bouve (2021)	bouved@gmail.com	
Aleka Kapatou (2020)		301-774-4624
Erwin Hesse (2020)	erwin.c.hesse@gmail.com	
Glenn Wasik (2022)		301-774-5020
Josh Scall (2021)	Josh.S.Scall@gmail.com	202-812-6319

### Clerk

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

Architectural	Wayne Johnson Glen McEwen Jodie Siarkas	wayneljohnson@verizon.net fivemcewens@msn.com jsiarkas@Comcast.net	301-742-0678 301-570-3586 301-674-3819
Grounds & Environment	Peter Szwec	pszwec@verizon.net	240-599-5160
Greater Olney Civic Association	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch	Caroll Majors	carollmajors76@gmail.com	301-466-7590
Social Committee	Jacque Weed	jsweed1@verizon.net	301-921-6569
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	Carolyn Simpkins Susan Ostrinsky	Simpkins.four@yahoo.com sma89v2@gmail.com,	240-602-6280 301-980-5682
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301-908-6531
Swim Team Reps	Amy Blachere Heather Kauffman Nadia Wilkins	Amy.Blachere@gmail.com HeatherCMD@yahoo.com nadiawilkins@ymail.com	301-260-8385 301-570-6838
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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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