



July 2019

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JOIN US AT THE POOL FOR OUR INDEPENDENCE DAY CELEBRATION !!

12 - 2 pm

HOT DOGS

HORSESHOES

DRINKS

D J

CORNHOLE

VOLLEYBALL



Upcoming Events:

July 4
Independence Day Celebration

July 17
Board Meeting

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.

BOARD MEETINGS

Dates:

July 17, 2019
 August 21, 2019
 September 18, 2019

Time:

7:30 PM

Location:

Tanterra Pool

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



Community Events

Poetry Evenings

Thursday, July 11, 2019
 7 PM at the Quince Orchard Library

Read, write, and share poetry with other poetry lovers. Whether you have read and written lots of poetry, or none at all, there is a place for you in this group. This event is for adults only.

Introduction to Speaking Circles

Saturday, July 20, 2019
 2 PM at the White Oak Library

Express yourself in your own time and in your own unique way without fear or discomfort. Learn how to move through public speaking anxiety, rather than trying to mask it by sharing who you really are.

Master Gardeners Plant Clinic

Davis Library
 Saturdays; 10 AM - 1 PM

Gaithersburg Library
 Saturdays; 10 AM - 2 PM

Silver Spring Library
 Saturdays; 10 AM - 1 PM

Twinbrook Library
 Saturdays; 10 AM - 1 PM

The Master Gardeners of Montgomery County Cooperative Extension Service will answer your gardening questions. Bring in plant specimens for identification and diagnosis.

CyberInspire Coding for Kids

Monday, July 8 - Friday, July 19, 2019
 6 - 7:30 PM at the

Gaithersburg Library

For ages 9-16, take part in a fun, ten-session class to learn programming in Python and apply other aspects of science, technology, engineering, and math! Regular attendance is required. For more information, visit: www.technifusion.org

Basic Computer Help

Monday, July 1, 2019
 10 AM - 12 PM at the White Oak Library

Need help creating a document in Microsoft Word or filling out an online application? Have questions about basic computer functions? A volunteer can help with basic computer functions on most Mondays. First come, first serve—please call ahead as availability varies.

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

Updated 7/2019



New Neighbors Join Tanterra

Welcome to Ron & Sharayn Menne on Shady View Lane, and Xiomara Vigil on Tanterra Way.

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



Architectural Updates

Front Yard Rules Effective 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 signed by over 130 homeowners last year 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 drove through many communities governed by HOA's to see what was allowed and found our new policy was more lenient than most 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 as well. 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 By-laws and Covenants were implemented. In the 90's,

because of the declining appearance of Tanterra, realtors 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 a community that is competitive with other neighborhoods—with our homes selling as quickly as others, and values continuing to increase. It is not just a strong housing market that is contributing to this uptick in prices. Instead, it is the improved condition of the homes and upgrades that have been made throughout our community (pool, tennis courts, etc.). 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 investments. Thus, after a great deal of work, research, etc., we are pleased to

announce the new Front Yard Policy, which will further sustain our community's values and overall appearance.

If you have any questions, please do not hesitate to contact Hank Griffith, Architectural Chairman

(skayhank@comcast.net or (240) 461-7536).

Please read the approved policy on the Tanterra Website.

Tanterra Front Yard Policy Effective 7/1/2019

One of the main responsibilities of the Architectural Committee is to oversee and regulate the external design, appearance and locations of improvements made to each property in order to preserve and enhance our community's property values and maintain a consistent schematic throughout.

Furniture in a homeowner's front yard will 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. **A front yard is considered** anything from the front corners of the house extending to the side property line and forward to the street, including the driveway. On

Architectural Updates Continued.

the driveway side of the home, the front would begin with the end closest to the street of the carport or garage. If you have any questions or doubts how to proceed, please check with the Architectural Committee before beginning any work. **An Architectural Request Form must be filled out showing the location of outdoor furniture, type, size, color etc., and whether it will be placed on grass or mulch.**

Limited in nature: **seating for four individuals AND not to exceed (4) items.** While umbrellas can be used in your back yard, no umbrellas of any type or size are permitted in the front yard. An example of the four (4) items would be any combination that seats no more than four individuals:

- Chairs
- A bench that seats two (2)
- A small table
- Glider seat (can be a chair or bench that seats 2)

Any other combination must be approved by the Architectural Committee and an Architectural Request Form submitted. Any of these items must be placed at least 5 feet away from the edge of a homeowner's property

line. None of these items are permitted in the County Right of Way, which is normally 20 feet in from the edge of the street.

Lawn furniture must be arranged in an orderly fashion, with the preferred location on a patio by the front of the house, but is allowed on the lawn or a mulched area within the front yard that accommodates said furniture. Furniture should be placed close together so the overall area is kept to a minimum. Furniture should be kept close to the front of the home. The homeowner is responsible for keeping grassy areas with lawn furniture neat and the lawn manicured.

Furniture placed outside shall be specifically manufactured and designed for outdoor use and maintained in good order, condition and repair. Rusted, broken, poorly maintained furniture must be removed or repaired/restored to a "like-new" condition. Colors must conform to the earth tone colors consistent with HOA color schemes. Hammocks tied to trees

or stands are not permitted in the front yard but can be placed in the rear of the house.

Should an occasion arise where additional seating is needed for an event or brief socializing, portable outdoor furniture such as stadium, camping and folding chairs can be used temporarily. All items must be put away immediately after use and cannot be left out overnight, left unattended for any length of time, or carried over from one day to the next.

Play equipment, including but not limited to play houses, swings, trampolines, climbing equipment, children's wading pools, etc., must be placed in rear yards in such a location where it has a minimal impact on adjoining homeowners or their lots. The only exception would be basketball nets and they must be approved by the Architectural Committee that shows location, size, color etc.

Any outdoor fireplaces, fire pits and barbecues of any kind may not be

placed in front yards or in front of the home.

Landscape Accessory Features – landscape decorations are to be limited to a total of seven (7) separate pieces, must harmonize with the aesthetics of the community, and do not require review or approval when not permanently installed or affixed to the dwelling. They include, but are not limited to, seasonal garden flags affixed to a stake in the ground (max. 18" x 24"), birdbaths, birdhouses, pottery, statues, sculptures, driftwood, free standing poles of any type and various other types of lawn art. These accessories in the front yard are limited in height to 30" and 24" wide and must be placed at least five feet (5') away from a neighboring property line. An application must be submitted to and approved by the Architectural Committee prior to the installation of any oversized exterior decorative objects beyond these dimensions, natural or man-made. Oversized decorative objects will be considered based on their size, color, scale, location, compatibility

Architectural Updates Continued.

with architectural and environmental design qualities and their visual impact upon adjoining lots and the neighborhood. Items reported by neighbors as offensive or as a visual nuisance shall be subject to review and approval by the Architectural Committee. All of the Landscape Accessory Features must remain in good condition and repair. Any deviation from the above standards will require prior approval by the Architectural Committee.

Failure to adhere to this policy will result in an Architectural Violation and the homeowner will be issued a Notice. Upon receipt of such Notice, the homeowner will be given two weeks to correct the problem. Failure to do so will result in fines being issued. Like parking and lawn cutting rules, these fines will be issued weekly as long as the violation continues. Lastly, once a homeowner receives an Architectural Violation notice for these items, if the violation repeats itself at a future date, a fine will be issued without another letter being sent. In addition, use of Tanterra facilities will be restricted if

monies are owed for these violations. The above rules are not exclusive. See Sections VII and VIII of the Tanterra Re-Styled Declaration of Covenants Conditions and Restrictions for additional rules.

Where existing rules do not cover a specific proposal by a homeowner, all homeowners are required to submit an Architectural Request Form prior to beginning any work on the outside of the house. The Architectural Committee has the right to apply its own judgment and its own interpretation of the rules and overall plan of the architectural appearance so long as they are reasonable and consistent with the overall design plan.

Reference is hereby made to the **Common Ownership Community Manual & Resource Guide by Montgomery County Commission on Common Ownership Communities, page 14** as follows:

Architectural control ranks with the power to impose assessments, as one of the most important parts of governing documents. The power to control the appearance of the community, including the appearance of privately-owned lots and buildings, is usually generally found in the Decla-

ration of Covenants and in the Bylaws. Many communities, especially HOAs, have adopted detailed rules on the subject. A core provision of these plans is the requirement that every owner first obtain permission for any proposed change to their home or lot before making the change. Where the existing rules do not cover a specific proposal, Maryland courts have ruled that the board of directors or the architectural control committee has the right to apply its own judgment and its own interpretation of the rules and overall plan of architectural appearance, and the courts will not second-guess the association's interpretations so long as they are reasonable and consistent with the overall design plan.

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.

Architectural Requests

I purposely remind homeowners in the multiple

issues of the newsletter that any work on the outside needs approval as stated in our covenants and bylaws. We do this as the last thing we want is for a homeowner to spend money, do the work and find out it was not allowed. We have had a situation like that, and unfortunately this causes both aggravation and money for the homeowner to meet our guidelines. I assure you that we feel terrible when something like this happens. If you see a neighbor doing work on the outside of their house, please ask them if they put in a request to the Architectural Committee.

The process is easy to do and the turnaround by the committee is usually very quick. Remember to complete the Architectural Change Request for any work being done on the outside of your house. This includes window, door replacement, staining your house, driveway expansion, shingles, gutters, sheds, fences etc. just to name a few of the items. You can get this form on the Tanterra website: www.tanterra.com. You can call or email Hank Griffith at (240) 461-7536 or skayhank@comcast.net. He will usually give you an idea if what you want

Architectural Updates Continued...

to do will be fine. We want to make this process as easy as possible.

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 applications 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

Hockey/Tennis/Pickleball Update:

Courts are clean. With the cool mornings, it has made for excellent playing conditions. Come join us!



HOT

HOT

HOT

H A V A N A

N I G H T S



D I N E D A N C E & S A L S A

U N D E R T H E S T A R S

C U B A N F O O D ϕ L I B A T I O N S ϕ D J

\$25/person

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c i g a r s ϕ s a n g r i a s

please RSVP by Wed by July 9 to
CATHY LEWIS (CathyW74@aol.com) or JACQUIE WEED (jsweed1@verizon.net)
Questions? Call Cathy at 443.841.4191

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Connect with the Tanterra Community!

Website

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

Swim and Dive Teams

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

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.

Facebook Pages

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

A background image of string lights at night, with several lights in focus and others blurred in the background.

Friday Night Family Happy Hours are Here!

☀ **July 26** ☀ **August 9** ☀ **5pm - 8pm**

**Please Bring an Appetizer
or Dessert to Share**

- **Iced Tea and/or Lemonade for All ***
Adult Beverages - \$5 / person

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
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

Pickin' on the Porch

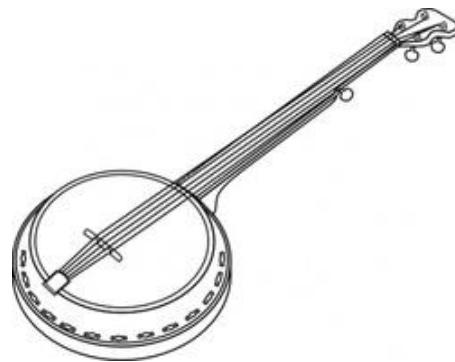
Saturday, July 27 7—9 PM

Agricultural History Farm Park

18400 Muncaster Road

Derwood MD 20855

Fee: \$5



Wind down from the work week with an evening of local acoustic, roots, and bluegrass music on the porch of the historic Farmhouse at the Agricultural History Farm Park! Event includes featured local music artists, open mic, and the opportunity to pull out your own acoustic instrument to play with other talented musicians under the stars. Pack a picnic, bring your family and friends, and enjoy a laid back evening in the country.

Intended for All Ages

Register at <https://www.montgomeryparks.org/events/pickin-on-the-porch-2/>

Crafting History- Making Preserves

Woodlawn Manor

16501 Norwood Road

Sandy Spring, MD 20860

Fee: \$30

Learn how fruits and vegetables were preserved in the 19th century and how you can begin preserving your own foods; boxed lunch included.



Appropriate for ages 12 & up. Advance registration required by August 19th 5 pm.

Register at https://apm.activecommunities.com/montgomerycounty/Activity_Search?txtActivitySearch=woodlawn&applyFiltersDefaultValue=true&cat=Activities

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