



April 2017

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Upcoming Events:

April 15
Board meeting at the pool shed at 7:30 PM

April 8
Tanterra Swim & Dive Team registration opens.

April 29 & May 7, 13, 21, 22
Pool work days from 12-5 PM.

Please visit www.tanterra.com or the Yahoo listserv 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

We are looking forward to a great summer!

Community Clean Up

We need volunteers for the Grounds and Pool Committees to begin community cleanup.

Some cleanup at the pool has already started. Cleanup days will continue on most weekends through May until the pool opening. Check for signs at the community entrances for further details for specific information.



HOA Dues

If you haven't paid your annual HOA dues yet, please do so ASAP. The HOA dues were due on March 17th and need to be paid in full before Memorial Day weekend to ensure your family has access to the pool this summer. If you are unsure if your dues are paid in full, please contact

HOA Clerk Elizabeth Bialas at LizBialas@Verizon.net.

Tanterra's Swim & Dive Team

The 2017 season will begin on Tuesday, May 30th. For those of you with children ages 5-18, this is a wonderful summer activity filled with fun, spirit, and camaraderie. Both swim and dive teams have daily weekday practices and weekly meets throughout the months of June and July. We offer afternoon practices for those children who cannot attend in the morning. (Preteam is morning only)

The coaches work with swimmers and divers on technique and endurance. In addition, there are many social activities for the children (and parents) to enjoy throughout the summer. One of the best aspects of the Tanterra Swim and Dive team is the feeling of community that families experience when they join.

If you would like to learn more about: Preteam, email Katie Parker at par-kerkatie81@gmail.com

Swim team, email Heather

Kauffman at heathercmd@yahoo.com

Dive team, email Valerie Carlson at valerie_carlson@yahoo.com

Registration, email Lauri Black at lauri-black@comcast.net

Registration will open on Saturday, April 8th. Visit www.tanerratarpns.org for more information.



Thank You

By Charlotte Cary

Thanks to all for your well wishes and kind words. I enjoyed my time working on the newsletter upon my retirement from MCPS. It served as a good transition into retirement.

These past few years have been a wonderful experience for me. I looked forward to and was happy to meet and work with all of you. See you at the pool!



Free Tax Assistance

Date:
Thursdays

Start Time:
9:00 AM

End Time:
3:00 PM

Description:
AARP Tax-Aide Program will provide free income tax preparation assistance by trained volunteers for low-to-moderate income Montgomery County taxpayers, especially seniors 60 and over at the Olney library. To schedule an appointment, call 240-777-2577 or visit www.montgomeryserves.org/tax-aid

Read to a Dog

Date:
April 6, 2017

Start Time:
4:00 PM

End Time:
5:30 PM

Description:
Visit the Olney library and read to one of their visiting therapy dogs.

This is recommended for 1st, 2nd, and 3rd graders who want to improve their reading confidence. Just drop in; no registration required.

Recipe of the Month

Spinach and Goat Cheese Flatbread Pizza

2 whole-grain flatbreads

1/2 cup pizza sauce

2 tablespoons dried oregano

1 cup baby spinach

1/4 cup goat cheese

2 tablespoons pine nuts

*Preheat oven to 350 F.

Bake flatbread for 7 minutes. Spread pizza sauce on flatbread and top with oregano, spinach, goat cheese and pine nuts. Bake an additional 12 to 15 minutes.

Visit fitnessmagazine.com for more recipes like this one.



NOTICE: To All Tanterra Homeowners

Pursuant to Article V of the Re-Statement Declaration of Covenants, Conditions, and Restrictions for the Tanterra Homeowner's Association, Inc., all Tanterra property owners are hereby notified that the Annual Assessment for 2017 is \$408.00. Further notice is given that the Board of Directors for the Tanterra Homeowner's Association, Inc. has approved a dues policy that will obligate homeowners to additional fees and charges in the event the assessment mentioned above is not paid on or before March 17, 2017. The approved Dues Policy is listed below. If you have any questions, please contact the Treasurer.

Tanterra Homeowner's Association Dues Policy

- By Jan. 31, 2017 Bills are issued for calendar year 2017.
- By Mar. 1, 2017 If for some financial reason you are not able to pay your bill in full by the due date, you must submit a written request for an extension of making payment(s). All extensions must include the specific date(s) you are proposing to make the payment(s) and the amounts. All extensions of payment must be approved.
- On Mar. 17, 2017 Payment is due in full unless an extension has been approved. A late fee of \$15.00 will be added to each delinquent account. Finance charges of 18% per annum will start to accrue.
- On Apr. 1, 2017 Letters are sent to homeowners who have not paid and who do not have an approved extension.
- On Apr. 17, 2017 Names of all homeowners who have not paid and who do not have an approved extension are forwarded to the attorney who sends a demand letter. At this time, there is a \$25 charge for this service.

If payment is not received with all finance charges and attorney fees within 30 days after the attorney mails the collection letter, we shall instruct the attorney to file a Notice of Lien in the land records for Montgomery County. At this time, there is a \$50 fee for serving the notice and a \$200 fee for filing the lien.

Any homeowner or their renter who has not paid and who does not have an approved extension will not be permitted to use any of the association's recreational facilities.
- By Sep. 1, 2017 Action may be taken to have a suit filed in the appropriate court for payment of any past dues and/or fees. Currently, the attorney charges \$200 per hour plus court filing fees, and \$50 for process of this service.

The above mentioned fees are subject to change without written notice.

Architectural Updates

Inspections

The annual inspections should now be complete by the Inspections committee. The Architectural Committee will verify the results and send letters to those identified. Those affected will have 90 days to fix items. We allow extensions, but this requires a call to the Architectural Committee Chairman, Hank Griffith, at (240) 461-7536 or email skayhank@comcast.net to reach an agreement between both parties as to when the issue will be resolved. If you receive a letter and have a question or concern about the violation, give us a call and we will be more than willing to review the violation.

Over the past few years, our neighborhood's condition has improved immensely. You, as the homeowners, should be credited with making our community a better place to live.

Carports/Front of House

For the past year, we have published in many *Tanterra Today* editions that the 2017 inspections will pay special attention to the carport and front of house area. We wanted to give those affected time to plan and address the issue. Homeowners need to get this area cleaned up, and we have

made suggestions as to how you can go about doing this. Please read the article below on this subject:

We have a few carports and in some cases front of houses with garages etc., where some homeowners are using it for more than the original purpose of keeping their vehicle, trash cans, a bike or two, and a few other miscellaneous items. We do not allow lawn mowers, yard tools, gas cans, furniture, and general items such as oil cans, a collection of many items.

Many homeowners, who have the need for storage in this area, have requested that they be allowed to enclose the carport into a garage to eliminate our ability to see the various items there. You would need to submit an Architectural Request form if this is something you want to consider. Another option is to install or build a shed in the backyard of your home to store these items. Again, our guidelines on the Tanterra website speaks to what size is allowed and again an Architectural Request form is needed along with a permit by the county.

We will be sending letters out to those carports and front of houses that need

to be cleaned up to meet our standards.

Staining/Painting

Keep in mind that Tanterra homes do not have paint, but instead have stain. Many homes were done with a latex stain, and others used an oil base (most were with latex). It is important that prior to doing anything homeowners understand which was done on their house to ensure a good coat of stain. We only approve stain on the Tanterra homes. No gloss finish is allowed.

Solar Panels

Homeowners need to submit plans on the installation of solar panels.

Architectural Requests

We still have a few homeowners that are doing work without approval. We have a homeowner that put up the wrong color that did not match the house and needs to change or paint.

It is in our bylaws/covenants that as a homeowner you are required to fill out the Architectural change request for any work being done on the outside of your house. This includes window, door replacement, solar panels, staining your house, driveway expansion, roof shingles, windows, gutters, decks, fences, etc.

You can get this form at the Tanterra website on www.tanterra.com.

We turn around requests very quickly, but please do not send something and expect the same day approval. Should you have any questions or concerns when it comes to the Architectural issues in Tanterra, please don't hesitate to give me a call at (240)461-7536 or email Hank Griffith at skayhank@comcast.net



New Neighbors Join Tanterra



Welcome to our new neighbors, Hung Kim & Hye Min, on Tanterra Way!

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

Message from the Grounds Committee

By Peter Szwec

The grounds committee is looking for volunteers to help spruce up the common area trees. This will involve cutting dead limbs and dragging and piling them up by the tennis courts. Nave landscaping has agreed to haul them away. Limbs should be no larger in diameter than your forearm for safety and effort reasons.

There are two different volunteer opportunities on : Saturday, April 22nd, 9 AM - noon & Sunday, April 30th, 9 AM - noon.

Meet me at the tennis courts with gloves and any bow, pole, or chainsaws you have. If it is raining, that day will be cancelled with no substitute dates. We will just aim for the fall at that point.



Ten Steps to a Federal Job

Date:
April 1, 2017

Start Time:
2:00 PM

End Time:
3:30 PM

Description:
Janée LéFrere will discuss how to get and apply for a job with the Federal Government. She is a certified Federal Career Coach and Federal Job Search Trainer. This free workshop is at the Olney library and open to the public. Registration is not required.



1 to 1 Computer Training

Date:
April 3, 2017

Start Time:
6:00 PM

End Time:
7:30 PM



Description:
This Olney library event is free on Mondays. Sign-up starts at 5:15 PM at the information Desk.

A maximum of four individuals may sign up on a first come; first served basis. Bring your library card to use our computers, or register for a library card when you arrive.

If you want to save your documents, please bring a flash drive.

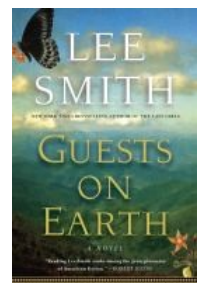
Book Discussion

Date:
April 4, 2017

Start Time:
1:30 PM

End Time:
3:15 PM

Description:
Please join the Olney library for a discussion of "Guests on Earth" by Lee Smith.





**Join us for Tanterra's
Annual Easter Egg Hunt !
Saturday, April 15 at 10:45 am***

*** Easter Egg Hunt
Starts at 11 am
SHARP, so
arrive early!!**



For Tots and Children up to 5th Grade

Tanterra Pool Parking Lot

***(Bring Your Camera for Pictures
with the Easter Bunny!)***

Rain date: April 17 at 11 am

***(Hunt Cancelled Only in Event of Heavy Downpour/
Event will go on with light rain.)***



Summer 2017 Fun in the Sun! Get Ready to Party!

By Tanterra Social Committee

Hello everyone! It is time to kick off another great summer season at Tanterra! It is only April now, but Memorial Day will be here before you know it. As always, our first event of the season will be the annual Easter Egg Hunt. Following that, we have lots of great social activities planned for the season. Save these dates so you do not miss out on the fun. We have a lot in store for you!

Easter Egg Hunt

Saturday, April 15th at 11 AM

Rain date: Monday, April 17th at 11 AM

Children 0-5th grade join us and meet the Easter Bunny. Collect as many treat filled eggs as your basket can carry! The hunt begins at 11:00 AM, do not be late or you will miss the fun!

Opening Day Festivities

Saturday, May 27th

Family Party from 12 – 2 PM Hot dogs, chips and beverages will be served.

Meet-N-Greet from 8 PM – 12 AM (Adults only)

Friday Night Family Happy Hours (5 – 8 PM)

June 9th

July 7th

August 11th

Independence Day Celebration

Tuesday, July 4th from 12 – 2 PM

Hot dogs, chips, and beverages will be served.

Adult Parties

Saturday July 24th from 8 PM – 12 AM (Adults only)

Live music, food, and beverages will be available.

Midnight Murder Mystery Night

Saturday, August 29th from 8 PM – 12 AM (Adults only)

Crab Feast

Saturday, August 19th from 8 PM – 12 AM (Adults only)

Pool Closing Party

Saturday, September 2nd from 12 - 2 PM

Hot dogs, chips, and beverages will be served.

Be sure to check upcoming newsletters for more details. Flyers will be posted at the pool with all the particulars. We will be seeing you soon!

Tanterra Homeowners Association: February Board Meeting Minutes

By Richard J. Bertin, Secretary

February 15, 2017
APPROVED March 15, 2017

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:35 pm by President Glen McEwen.

Minutes

Glenn Wasik moved to approve the minutes of the January 18, 2017 Board meeting as amended. Jim Frye seconded the motion, which passed unanimously.

Treasurer's Report

Clerk Liz Bialas distributed the current Balance Sheet (as of January 31, and the February 9, 2017 Profit & Loss YTD statement. She reported that 2016 books are nearly completely closed. Just one payment default remains. Treasurer Jim Frye reported Homeowner and Associate Member dues payments are coming in well.

Committee Reports

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on the February 14th GOCA meeting and provided minutes of the January meeting. The Montgomery County Department of Transportation has a snow website with valuable storm-related information for residents.

Newsletter:

Carolyn Reiss reported that homeowner, Andrea Hesse, will now be serving as co-editor. The Board expressed appreciation to outgoing co-editor, Charlotte Cary, for her long service in that role.

Social Committee:

No report. A meeting is planned for mid-March to plan the social schedule for 2017.

Web Site:

Jim Frye reported that the site is up and running well with current calendar information.

Welcoming Committee:

The Board welcomed new committee chair, homeowner Brooke Marshall. The role of the committee and its resources were discussed.

New Business

Dave Bouve has again volunteered to present the Dick Cole Memorial Scholarship to the winning Sherwood student in the Spring.

The meeting was adjourned at 8:18 pm.

* *Board Members in Attendance:* Richard Bertin, Dave Bouve, Glen McEwen, Jim Frye, Aleka Kapatou, Bryan Mof-fett, Glenn Wasik

* *Others in Attendance:* Elizabeth Bialas (Tanterra HOA Clerk), Carolyn Reiss (Tanterra Today Co-Editor), Brooke Marshall (Welcoming Committee)

Tanterra HOA Board of Directors

**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 (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 (2017)		301-570-1475
Aleka Kapatou (2017)		301-774-4624
Bryan Moffett (2017)		202-701-6284
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	240-599-5160
Greater Olney Civic Assn	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	Jp Welch11@gmail.com	301-535-0274
Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Brooke C. Marshall	bmarshall@draggalaw.com	301-570-6630

Community Yard Sale!

Toys, home décor, clothes, books, and much more...Join the Tanterra Community and sell/buy some great items.

June 10, 2017

8 am - 1 pm



**Event will be advertised on
Olney Brookeville Exchange*,
Craigslist, and Facebook**

*a Yahoo Listserve of over 5,000 Olney families

**Questions? Contact us at:
TanterraToday@hotmail.com**

Tips on how to sell your home this spring

Pay attention to curb appeal: trimming trees and bushes so buyers can see the house, and pressure-washing the driveway, front walk, house and patio or deck. Adding colorful flowers to sell your home this spring and clean the windows so they sparkle inside and out.

Eliminate clutter and pare down possessions: Sellers need to go through all of their furniture and closets with a discerning eye to eliminate clutter. If you have 17 sweaters, you need to pare it down to two, so your closets look bigger, Pack up anything you want to keep, and put it off-site in a pod or a storage unit because you want your home to look like it always has plenty of space in all the closets.

Do pre-inspection repairs: If you know a home inspector is going to find something wrong with your house, go ahead and fix it first. If you know something is broken. It makes more sense to do the repairs ahead of time rather than wait for a buyer to request it. Buyers may end up asking you to spend \$300 on what should cost \$100 just to make sure it's done right.

Price it Right: Even though prices continue to rise in some areas, sellers need to be reasonable and compare their homes to similar properties that have recently sold. If you price too low, they'll think something is wrong with your home. If you price it too high and have to lower your price, it will hurt you more than if you price it right the first time.

Hire the right agent: The majority of buyers start their home search online. To sell a home this spring, hire a Realtor who will make sure that professional photos and a vibrant description are widely available on multiple websites. I start marketing the moment I have a signed listing agreement, contacting other Realtors and neighbors to let them know the home will be coming on the market.

Before you decide on hiring a MEGA team or Individual agent ask yourself if you will ever meet the person on your house sign.

Yes, selling your home is a huge financial transaction. But it's an emotional one as well. Chances are you will feel anxious at some point. An individual agent provides you a single contact, someone with whom you can build trust. You never need to worry about your concerns being communicated to other team members. You have one person to call who is keeping track of the entire process. You know when you talk to the individual agent that they know what is going on. You also have one person to hold accountable if a problem arises. There's no passing the buck when there is no one to pass to.

Feel free to contact me if you have any questions.

**FREE HOME
EVALUATION**



Jodie Siarkas, REALTOR®



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