

# Tanterra Today

OCTOBER 2016



## Tanterra Homeowners Association General Membership Meeting

Wednesday, November 2, 2016

7:30 p.m. at Greenwood Elementary School

The purpose of this meeting is for the Board of Directors to present the 2017 Budget and to elect three Board Members. **Board Nominations:** running for the Board this year are Tanterra residents Dick Bertin, Dave Bouve and Wayne Johnson.

- Ballot is for Tanterra homeowners only; Associate members do not vote.
- Additional nominations for Board members are encouraged and will be taken from the floor at the General Meeting. You are welcome to nominate yourself to be on the ballot.



### Absentee Voting Ballot for the November 2, 2016 General Meeting

Please mail this ballot to THOA, P.O. Box 25, Brookeville, MD 20833 before October 25, 2016 or have a neighbor bring it to the meeting in a sealed envelope (see instructions below). The following candidates have been nominated by the Nominating Committee for election for the three-year term ending 2019:

Tanterra Representative	Write in	Tanterra Representative(s)
_____ Dave Bouve	_____	_____
_____ Dick Bertin	_____	_____
_____ Wayne Johnson	_____	_____

### Proxy for the November 2, 2016 General Meeting

I, \_\_\_\_\_, of \_\_\_\_\_, Brookeville, MD 20833, authorize \_\_\_\_\_ to meet the quorum and vote for the following specific issue(s): \_\_\_\_\_

Conducted at the November 2, 2016 General Tanterra Homeowners Meeting.

\_\_\_\_\_ (signature) \_\_\_\_\_, 2016

**Note: Only one proxy per household is permitted. You must include your address in the proxy statement. Each envelope must be marked 1/390 on the back and separate envelopes are required for proxies and absentee ballots.**

**PLEASE MARK YOUR CALENDARS:**

**We have scheduled our Annual Homeowner's Meeting for Wednesday, November 2nd at 7:30 in the multi-purpose room (cafeteria) of Greenwood Elementary.** The big topics of discussion will be the presentation of the 2017 budget and the voting for new Board members. A copy of the budget is on pages 3—5. **If you can't make it to the meeting, please give your proxy vote to a friend or neighbor who will be attending the meeting so we can be sure to have a quorum.**

The Finance Committee proposed the 2017 budget to the Board who, in turn, made a few minor revisions to it before approving. In addition, on page one of this newsletter is the ballot for voting in the new Board members. As usual, we have three members whose terms expire this year.

**If you are interested in running for one of the Board positions, please contact either me or Melissa Frye at 443-562-7574 or [Melissafrye13@gmail.com](mailto:Melissafrye13@gmail.com) or, if you prefer, and we can include you on the ballot at the meeting. It's not too late.**

In other news, now that schools are open, please remember to drive slowly and carefully through our neighborhoods. We don't want to see anyone getting hurt, and the children don't always look both ways before crossing the street. Also, most school buses are now equipped with a camera that is activated when their red lights are flashing to catch cars passing the stopped buses. Do not pass a stopped school bus when its red lights are flashing. Not only is it illegal, but it is also very dangerous.

Have a safe and Happy Halloween, and I hope to see everyone at our Annual Meeting this November 2nd.

**Pool Closing**



# TANTERRA HOMEOWNERS ASSOCIATION

## BOARD MEETING MINUTES

August 17, 2016

FINAL – Approved 9/21/16

### Board Members

Present

Glen McEwen

Jim Frye

Dave Bouve

Jim Cagley

Glenn Wasik

Aleka Kapatou

### Others Present

Elizabeth Bialas

(Tanterra HOA  
Clerk)

Ted Karp  
(Architecture  
Committee)

Jacquie Weed  
(Social Com-  
mittee)

Dave Stout (Pool)

Jim Walsh (Hockey  
and Tennis  
Committee)

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:30 pm by President Glen McEwen.

**NOTE: The Tanterra Homeowners Association 2016 General Meeting will be held on Wednesday, November 2 at 7:30 pm in the All-purpose Room of Greenwood Elementary School.**

### Minutes

Glenn Wasik moved to approve the draft minutes of the July 27, 2016 Board meeting as amended. Aleka Kapatou seconded the motion, which passed unanimously.

### Treasurer's Report

Clerk Liz Bialas distributed the current Balance Sheet (as of July 31) and the 8/16/16 Profit & Loss YTD statement. Treasurer Jim Frye reported that there are currently 5 approved payment extensions and 3 property liens have been placed for overdue charges. The treasurer reviewed current expenditures and reminded committees of their remaining balances.

### Committee Reports

#### Pool Committee:

The fire marshal paid a visit to the pool. No violations were cited but suggestions were made which the board will work to resolve. A homeowner asked the snack bar have consistent hours. The pool committee will purchase a new wireless security system. A recent incident at the pool was discussed. The board sent information to homeowners and associate members via the Yahoo ListServ and notifications will be posted at the pool. The board will continue to follow up with the county police for updates.

#### Architectural Committee:

Hank Griffith updated the board on the current architectural issues.

#### Greater Olney Civic Association (GOCA):

Aleka Kapatou reported there was no July GOCA meeting.

#### Grounds and Tennis Committees:

No report from the Grounds Committee. Jim Welsh reported on the conditions of the trees surrounding the tennis courts. The committee decided to put off trimming these trees until the spring cleanup day. Quotes for the resurfacing of the tennis and hockey courts continue to come in.

#### Newsletter:

Jim Frye reported more and more homeowners are signing up for the electronic newsletter.

#### Social Committee:

Jacquie Weed reported the social events are very well attended. The luau was tons of fun even though the weather didn't cooperate. The crab feast is sold out! The closing party is approaching and should be a blast.

The meeting was adjourned at 8:38 pm.

Submitted by Jim Frye ([jsfrye@gmail.com](mailto:jsfrye@gmail.com)) on behalf of Richard J. Bertin, Secretary ([richardbertin@verizon.net](mailto:richardbertin@verizon.net)).

## Tanterra Homeowner's Association 2017 Budget

Revenue	2015	2016	2017
Homeowner's Dues 390 at \$375/\$385/\$408	\$ 146,250	\$ 150,150	\$ 159,120
Associate Dues 225@\$515/\$515/ 235 @ \$515	\$ 115,875	\$ 115,875	\$ 121,025
Advertising - Tanterra Today	\$ 1,500	\$ 1,200	\$ 1,100
Architectural Fines	\$ 500	\$ 300	\$ 150
Interest Income	\$ 300	\$ 100	\$ 100
Finance Charges	\$ 500	\$ 750	\$ 750
Legal Fees Charged	\$ 500	\$ 500	\$ 500
Pool Passes	\$ 800	\$ 600	\$ 1,000
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000
Social Functions	\$ 4,000	\$ 4,000	\$ 5,000
Other Income	\$ 500	\$ 1,000	\$ 1,000
Swim & Dive Team	\$ 28,000	\$ 23,000	\$ 25,000
Volleyball Committee	\$ 5,000	\$ 6,500	\$ 6,500
<b>Total Revenue</b>	<b>\$ 304,725</b>	<b>\$ 304,975</b>	<b>\$ 322,245</b>

Expenses Administrative	2015	2016	2017
Accounting Services	\$ 6,000	\$ 6,000	\$ 6,200
Architectural/Engineering	\$ 200	\$ 200	\$ 200
Bank Service Charges	\$ 150	\$ 150	\$ 150
Clerical/Bookkeeper Services	\$ 24,720	\$ 25,500	\$ 26,000
Insurance	\$ 15,000	\$ 15,500	\$ 15,500
Legal Services	\$ 1,500	\$ 1,500	\$ 1,500
Miscellaneous Operations	\$ 2,200	\$ 2,200	\$ 1,000
Office Supplies	\$ 1,000	\$ 1,000	\$ 1,000
Postage - Operations	\$ 1,000	\$ 1,000	\$ 1,000
Tanterra.com	\$ 300	\$ 300	\$ 300
Utilities - Operations	\$ 500	\$ 500	\$ 500
<b>Total Administrative Expenses</b>	<b>\$ 52,570</b>	<b>\$ 53,850</b>	<b>\$ 53,350</b>

Grounds Committee	2015	2016	2017
Miscellaneous - Grounds	\$ 4,000	\$ 6,000	\$ 6,000
Mowing - Grounds	\$ 14,000	\$ 14,000	\$ 14,000
<b>Total Grounds Committee</b>	<b>\$ 18,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>

Pool Committee	2015	2016	2017
Chemicals	\$ 10,000	\$ 10,000	\$ 10,000
Lifeguard Bonus	\$ 3,000	\$ 3,000	\$ 3,000
Management Fees	\$ 95,000	\$ 95,000	\$ 98,000
Miscellaneous	\$ 5,000	\$ 2,500	\$ 2,500
Permit Fees	\$ 1,200	\$ 1,200	\$ 1,200
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000

# Tanterra Homeowner's Association

## 2017 Budget

Repair & Maintenance	\$ 12,000	\$ 9,000	\$ 12,000
Supplies	\$ 5,500	\$ 5,500	\$ 4,000
Telecommunications	\$ 1,000	\$ 1,400	\$ 1,400
Utilities	<u>\$ 18,000</u>	<u>\$ 18,000</u>	<u>\$ 18,000</u>
<b>Total Pool Committee</b>	<b>\$ 151,700</b>	<b>\$ 146,600</b>	<b>\$ 151,100</b>

Tanterra Today	2015	2016	2017
Miscellaneous	\$ 1,000	\$ 1,000	\$ 1,000
Postage	\$ 1,900	\$ 1,900	\$ 1,500
Printing	<u>\$ 5,400</u>	<u>\$ 5,400</u>	<u>\$ 4,500</u>
<b>Total Tanterra Today</b>	<b>\$ 8,300</b>	<b>\$ 8,300</b>	<b>\$ 7,000</b>

Taxes	2015	2016	2017
Condo	\$ 1,200	\$ 1,200	\$ 2,000
Federal & State	\$ 500	\$ 500	\$ 400
Personal Property	\$ 400	\$ 400	\$ 400
Real Estate	<u>\$ 1,000</u>	<u>\$ 2,500</u>	<u>\$ 2,900</u>
<b>Taxes Total</b>	<b>\$ 3,100</b>	<b>\$ 4,600</b>	<b>\$ 5,700</b>

Social Committee	2015	2016	2017
Miscellaneous (Opening, Closing, Events, etc.)	\$ 9,000	\$ 9,500	\$ 9,500
Volunteer Appreciation Dinner	<u>\$ 1,500</u>	<u>\$ 1,500</u>	<u>\$ 1,500</u>
<b>Total Social Committee</b>	<b>\$ 10,500</b>	<b>\$ 11,000</b>	<b>\$ 11,000</b>

Activities/Civic	2015	2016	2017
Charitable Contributions	\$ 1,600	\$ 1,600	\$ 1,600
Recognition Awards	\$ 300	\$ 300	\$ 300
Swim & Dive Team	\$ 32,000	\$ 31,000	\$ 31,000
Tennis	\$ 500	\$ 500	\$ 500
Volleyball	\$ 3,000	\$ 3,000	\$ 6,500
Welcome Committee	<u>\$ 150</u>	<u>\$ 150</u>	<u>\$ 100</u>
<b>Total Activity/Civic</b>	<b>\$ 37,550</b>	<b>\$ 36,550</b>	<b>\$ 40,000</b>

<b>Total Expenses</b>	<b>\$ 281,720</b>	<b>\$ 280,900</b>	<b>\$ 288,150</b>
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	2015	2016	2017
Total Revenue	\$ 304,725	\$ 304,975	\$ 322,245
Total Expenses	<u>\$ 281,720</u>	<u>\$ 280,900</u>	<u>\$ 288,150</u>
<b>Anticipated Contributions to Reserve Fund</b>	<b>\$ 23,005</b>	<b>\$ 24,075</b>	<b>\$ 34,095</b>

## Tanterra Homeowner's Association 2017 Budget

Reserve Fund	2015	2016	2017
Reserve Fund Beginning Balance	\$ 26,407	\$ 45,451	\$ 60,526
Estimated Contributions to Reserve Fund	<u>\$ 15,005</u>	<u>\$ 15,075</u>	<u>\$ 28,595</u>
<b>Total Reserve Fund for Capital/Emergency Expenses</b>	<b>\$ 45,451</b>	<b>\$ 60,526</b>	<b>\$ 89,121</b>

Potential Reserve Fund Uses	2015	2016	2017
Furniture	\$ 8,000	\$ 8,000	\$ 5,000
Walking Path Repairs	\$ -	\$ -	\$ -
Parking Lot	\$ -	\$ 1,000	\$ -
Security System	\$ -	\$ -	\$ 500
Tennis Courts	\$ -	\$ -	\$ -
Walking Path Sealing	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Total Reserve Fund Uses</b>	<b>\$ 8,000</b>	<b>\$ 9,000</b>	<b>\$ 5,500</b>

## VEHICLES PARKED ON SIDEWALKS

We want everyone to know that if you or a guest visiting you park on the sidewalk that Montgomery County Police will be called to ticket and possibly tow that vehicle away and off the sidewalk. The safety of the children and residents of our neighborhood is more important than a vehicle blocking the sidewalk and hindering their ability to get to their destination. Please be considerate, and **keep vehicles off the sidewalks**. We have been getting more complaints about this.

You should call (301) 279-8000 Police non-emergency line where you can report cars parked in this manner. Your name when reporting is kept anonymous.

We are resending this notice because we don't want to see any homeowner receive a citation for parking on the sidewalk. The police will not knock on your door and ask you to move the vehicle, but will write a ticket immediately.

Also those with sidewalks also have a county obligation to shovel them when it snows so pedestrians are able to access them. Montgomery County will do it if not done after a complaint and bill it to your house annual tax bill. The cost to do this by the county is quite expensive.

## STREETLIGHTS

Help keep our neighborhood safe. If you see a streetlight that is leaning, turning on and off, or completely out please report it to Montgomery County. It is easy to do and takes very little time. **Just** report it to Montgomery County by dialing 311. You will need to give the address where the street light is located, and the county will send someone out to fix it within a couple of days. More information is available at [http://www.montgomerycountymd.gov/DOT-Traffic/streetlight\\_maint.html](http://www.montgomerycountymd.gov/DOT-Traffic/streetlight_maint.html).

In addition, if homeowners would leave a couple of lights on outside of your house throughout the night this will help deter vandalism and crime outside your house. If you see something on your street that doesn't look right, don't hesitate to call Montgomery County Police. There are two ways to reach them. One is through the emergency line at 911 and the other is their business line that they will send someone out when an officer is available. The business line number is (301) 279-8000 and you can report anonymously if you are more comfortable.

**Commercial Vehicles** – Please remember that they need to be parked in the driveway or this will be considered a violation and a fine will be sent. Please cooperate by following the Covenants and Bylaws where it is required that commercial vehicles not be parked on the street.

## Complaints from Homeowners about problems in the neighborhood

We receive a few calls from homeowners who complain about various issues/problems in the neighborhood. When we get these calls we will look into it. We are asked by these homeowners what options they have as well. You can call Montgomery County and file a complaint by dialing 311. They will take down the address where the problem is and send out an inspector to determine if it is a legitimate complaint. All complaints by you the homeowner are **ANONYMOUS**. Some of the items that they will act on are:

- Untagged and inoperable vehicles (even if they are in the driveway)
- Debris and clutter around the house
- Damaged wood on houses or need staining
- Falling gutters
- Broken windows
- Missing roof shingles
- Dead trees
- Driveways that are in need of repair
- Lawns and weeds greater than 12"

**Note about dead trees.** If you have a neighbor with dead tree or a tree that you feel could fall onto your property it is up to you as the homeowner to do a couple of things. First you should start by sending a letter to your neighbor and tell them of your concern that their tree could cause damage to your property. Once on notice should the tree fall their insurance company could be responsible for damages. If you say nothing the liability is on you for any damage done to your property. You can also contact the county as mentioned above and they will inspect the tree and determine if it is dangerous and send a notice to the owner of the dead tree. If the architectural committee can see a dead tree we will send a notice to the homeowner asking that it be removed. The problem is that we cannot see dead trees from the street in many cases.

If you have any questions or concerns please feel free to give me a call. We are more than happy to meet with you on any questions you may have. Hank Griffith (240) 461-7536 or [skayhank@comcast.net](mailto:skayhank@comcast.net)



**37<sup>th</sup>**  **OLNEY**  
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- ✓ Inspect and clean gutters and check all downspouts
- ✓ Have your heating system inspected and serviced by a professional
- ✓ Clean the humidifier plates or pads to insure high efficiency
- ✓ Test smoke and Carbon Monoxide monitors
- ✓ Review fire escape plans with your family
- ✓ Rid your home from fire hazards
- ✓ Inspect fire extinguishers to be sure they are ready for use
- ✓ Inspect your fireplace and chimney– call a professional if necessary
- ✓ Clean and inspect dryer hoses and exterior dryer vents
- ✓ Check your air ducts and clean the register covers
- ✓ Scrape peeling paint and apply touch up paint to trim and fences
- ✓ Check the condition of your deck; apply a waterproofing sealer if needed
- ✓ Clean and store outdoor furniture
- ✓ Check roof for damaged or missing shingles or problems with flashing

*Remember to take time to enjoy the beauty of Fall*

If you or someone you know needs a real estate professional, please call me.



**Jodie Siarkas, REALTOR®**

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## 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 (2016)	wayneljohnson@verizon.net	301-774-1906
Treasurer	Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary	Dick Bertin (2016)	RichardBertin@verizon.net	301-774-7926

### OTHER BOARD MEMBERS

Glenn Wasik (2018)	301-774-5020	Jim Cagley (2017)	301-570-1475
Dave Bouve (2016)	bouved@gmail.com	Aleka Kapatou (2017)	301-774-4624
Bryan Moffett (2017)	202-701-6284		

**CLERK:** Elizabeth Bialas 301-774-3809 LizBialas@verizon.net (also contact for HOA resale packets)

### COMMITTEES

<b>Architectural</b>	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
<b>Grounds &amp; Environment</b>	Peter Szwec	pszwec@verizon.net	240-599-5160
<b>Greater Olney Civic Assn</b>	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
<b>Neighborhood Watch</b>	Vacant		
<b>Social Committee</b>	Jacque Weed	jsweed1@verizon.net	301-774-3431
<b>Pool Committee</b>	Wayne Johnson	tanterrapool@hotmail.com	301-774-1906
<b>Pool Phone</b>			301-774-4035
<b>Pool - Day-time parties</b>			301-774-4035
<b>Pool - After Hours Rental</b>	Dick Bertin	RichardBertin@verizon.net	301-774-7926
<b>Dive Reps</b>	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
<b>Pre-Team Rep</b>	Katie Parker	parkerkatie81@gmail.com	301.908.6531
<b>Swim Team Reps</b>	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
<b>Swim Team Treasurer</b>	Jim Cagley	JCBozLaw@aol.com	301-570-1475
<b>Tanterra Website</b>	Jim Frye	JSFrye@gmail.com	301-814-3993
<b>Tanterra Today</b>	Charlotte Cary	tanterratoday@hotmail.com	301-774-6862
<b>(Co-Editors)</b>	Carolyn Reiss	reisscarolyns@gmail.com	240-389-1712
<b>Tennis/Hockey</b>	Jim Welch	Jp Welch11@gmail.com	301-535-0274
<b>Volleyball</b>	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
<b>Welcoming Committee</b>	Jodie Siarkas	jsiarkas@comcast.net	301-774-2117



**Thomas W. Musgrove, Sr.**

18600 Shady View Lane

If you have new neighbors or new additions to your family, please email [tanterratoday@hotmail.com](mailto:tanterratoday@hotmail.com) so we can welcome them to our community.

*From Last Month's New Neighbors*

Hi Charlotte,

I just wanted to say thank you so much for stopping by on Wednesday to welcome us to the neighborhood. We are really excited to be here and everyone has been so nice, stopping by to say hello, I think we found a wonderful street and neighborhood to join.

We are already looking forward to spending next summer at the pool!

Thank you!

Kelly & Doug Airel





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## **Upcoming Events**

**October 19** Board meeting at the pool 7:30

**November 2** Tanterra Annual Meeting at Greenwood  
7:30—9:00

Please check the website at **[www.tanterra.com](http://www.tanterra.com)** or the  
Yahoo listserv for changes to events.

