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President's Message

By: Glen McEwen

Hello Neighbors!

Although we had 70 degree weather a few weeks ago, the leaves are changing color and reminding us of the fall season. Children and home schooling parents/teachers should be acclimated to the school day—balancing work while homeschooling and staying sane. Soon, we will be celebrating Thanksgiving with our families—stuffing ourselves with turkey and pumpkin pie. Before we know it, it will be the end of another great year in Tanterra.

As noted in Tanterra Today last month, the Tanterra Annual Homeowners Association meeting will be held via Zoom on Wednesday, November 18th at 7:30 PM. We will be discussing many topics concerning the neighborhood including a recap of last year's events and the 2021 budget. Please note we will NOT have the election for the Board of

Directors due to the pandemic. In accordance with CCOC recommendations, we must be able to accept nominations from the floor. Without being able to meet in person, this is not possible. Please check the Tanterra website calendar for the Zoom link.

Also, remember the Homeowner's association runs on the hard work of volunteers. If you can help out, please do so. We have a small percentage of the residents (and associates), who perform 90% of the volunteering. **These volunteers save the HOA tens of thousands of dollars per year!** Your help would be appreciated greatly.

Also, as noted in last month's Tanterra Today, Alyson Bennington and Jeremy Jenkins, two Tanterra residents, have reached out to Montgomery County regarding the installation of speed humps along Heritage Hills Drive.

This would be similar to those installed on Queen Elizabeth a few years ago. On October 7th, there was a Zoom call with the County detailing the requirements. Alyson and Jeremy have distributed ballots to the applicable houses and would appreciate your input. In order to be installed, there needs to be a certain percentage of yes votes from the houses along Heritage Hills and/or those streets with access to Heritage Hills only. Please be on the lookout for these ballots to respond promptly. As a friendly reminder, please slow down when driving through the neighborhood. There are many children playing outside before the weather gets too cold. We want them to be as safe as possible.

Have a Happy Thanksgiving! If you are traveling, please be careful, wash your hands, and wear a mask. I hope to see everyone on the 18th.

Upcoming Events:

November 18, 2020
2020 Annual Membership Meeting via Zoom

Please visit 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.

HOA Meetings

2020 ANNUAL MEMBERSHIP MEETING

11/18/20, 7:30 PM (ZOOM)

ARCHITECTURAL COMMITTEE MEETINGS

11/18/20, 7 PM (ZOOM)

12/16/20, 7 PM (ZOOM)



BOARD OF DIRECTORS' MEETINGS

11/18/20, 7:30 PM (ZOOM)

12/16/20, 7:30 PM (ZOOM)

- Meeting dates, times, and locations are subject to change.
- Please check the [Tanterra website](#) for Zoom meeting details.

Connect with the Tanterra Community

Website

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

Electronic Version of 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.tanterratarpons.org/Home.jsp?team=recmcsittstmd>



Facebook Pages

Tanterra Homeowners Association
Tanterra Social Events

New to the Tanterra Neighborhood?

Welcome Liudmila Pasali on Heritage Hills Drive, Justin and Jamie Boehm on Gold Mine Road, and Christopher and Laurie Biggs on Forestwood Drive.

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.

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

Name Age Phone

Not available on the website

Updated 11/2020



WANT TO ADVERTISE IN TAN TERRA TODAY?

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

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

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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**

TANTERRA HOMEOWNERS ASSOCIATION
BOARD MINUTES
September 23, 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 member; and 8 other homeowners were in attendance in the Zoom meeting.

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

1. Introduction
No changes were made to the agenda.
2. Homeowner's forum
One homeowner thanked the board for their work as well as for the work of the Architectural Committee.

The Board thanked one homeowner for his contributions to the by-laws updates.
3. Approval of minutes
After the August board meeting minutes were reviewed and slightly amended, Glenn Wasik motioned to approve, Wayne Johnson 2nd. The board unanimously approved.
4. Review of financials
The financial audit has been completed.

Currently there are 2 homeowners with an extension for paying their dues and 5 liens in process along with one other home with an outstanding balance.

Jim Cagley discussed the proposed budget (by reviewing line items in detail) as developed by the Finance Committee for 2021. The highlights of the proposed budget are:

Homeowners dues to remain at \$477.00/household

Associate dues to remain the same at \$530.00/household

Wayne Johnson proposed to change the name of the Sports activity fund (as noted on the budget spreadsheet), to Sports Beer Fund (volunteer).

Wayne Johnson motioned to use reserve funds to install vinyl soffits at the pool house at a cost not to exceed \$10,000.

Jim Cagley motioned to approve a refund of \$140 to the 123 associate members that paid the full \$530 associate fee. The refund would be applicable due to the pool not opening until July 1st due to COVID pandemic. Refund to be made on or before Dec. 31, 2020. The total amount to be refunded is \$17,220. Dave Bouve 2nd the motion and the Board unanimously approved.

Wayne Johnson discussed that the pool's white coating needs to be re-done and companies to perform this work was discussed. Glen McEwen moved to approve the Diamond Coat finish on the main pool as well as the baby pool as opposed to the less costly but not as durable white coat be installed at a cost not to exceed \$80,000. Josh Scall 2nd the motion and the board unanimously agreed.

Wayne Johnson motioned to approve the budget at the Annual meeting, Dave Bouve 2nd, board unanimously agreed.

Wayne Johnson motioned to accept Miller-Dodson's proposal for the Reserve Fund Study at a cost of \$3,352. It was noted that a \$10,000 budget had been previously approved for this line item.

5. Committee reports

Pool Committee:

Wayne Johnson reported that everything went well this summer. Jim Cagley reported the swim and dive clinics included 76 individuals from 52 families participating.

Jim Cagley reported that there is a \$32,641.43 balance in the Swim/Dive Team account.

Grounds Committee: NO REPORT

Architectural Committee:

2 requests were received and approved.

The new committee recommendations were announced: Jamie Camino, Bruce Moran, Jan Hines, Ray Lorian and Wayne Johnson volunteered to stay on for a smooth transition. It was noted by the Board that 6 applications had been received and reviewed from individuals interested in being on the Committee.

Wayne Johnson motioned to approve the new committee members, Josh Scall 2nd, the board unanimously approved based on the applicants' credentials.

Jodie Siarkas and Glen McEwen resigned from the Architectural Committee.

GOCA:

Aleka noted that GOCA approved sidewalk installation on RT. 108 from Olney to New Hampshire Ave.

Newsletter: Please adhere to the deadlines. The Board reminded the editor to include the annual CCOC Notice as well as the proposed budget in the next newsletter.

Social Committee: NO REPORT

Web site: NO REPORT

Welcoming Committee: NO REPORT

6. Unfinished business:

By-laws update - Tabled until next month

Zoom meeting for the installation of speed humps on Heritage Hills Dr scheduled for Oct. 7th at 7:30 pm, signs will be installed along Heritage Hills and notice will be included in the newsletter

Elections will need to be moved to a later date due to COVID, the Annual meeting will be held via zoom.

Glen McEwen reported that the annual meeting will be held either Nov. 18 or Dec. 16.

With there being no further business, a motion was made by Jim Cagley at 9:14 pm to adjourn the meeting. Erwin Hesse 2nd. The Board unanimously approved.

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	wayneljohnson@verizon.net	301-742-0678
Grounds & Environment	Peter Szwec	pszwec@verizon.net	240-446-7684
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	wayneljohnson@verizon.net	301-742-0678
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	Simpkins.four@yahoo.com	240-602-6280
	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 Editor	Andrea Hesse	TanterraToday@gmail.com	
Tennis/Hockey	Jim Welch	Jpwelch11@gmail.com	301-535-0274
Volleyball	Wayne Johnson	wayneljohnson@verizon.net	301-742-0678
Welcoming Committee	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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