

Tanterra Today

SEPTEMBER 2025



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IMPORTANT DATES

Architectural Meetings
September 17 - 7:00pm

Monthly Board Meeting
September 17 - 7:30pm

GREETINGS NEIGHBORS!

The pool has closed for the season and now the final days of summer are upon us. And as we say goodbye to another year at the pool, I wanted to take a moment to express my heartfelt gratitude to all of you who contribute to making our community such a vibrant, fun, and memorable place to live.

The variety of events at our pool is always a highlight for our members each year. From friendly games of corn hole and horseshoes to the lively volleyball matches for kids and adults alike, every weekend feels like a mini vacation. The kids have had a blast participating in everything from egg tosses to 3-legged races, water balloon relay to coin toss, and the always entertaining belly flop competition for the dads! These events bring us together in a way that strengthens our bonds and creates lasting memories. From our Food Truck Fridays, opening day party Memorial Day weekend, July 4th picnic (thanks again to Craig Zucker for the hot dogs!), Crab Feast and Closing Day party over Labor Day weekend, we owe a huge thanks to our Social Committee Chairs and members for their success. We even had some impromptu karaoke at the end of the Crab Feast night.

I'd like to extend a big thank you to Wayne Johnson and Dave Stout of the Pool Committee and of course our neighborhood's favorite DJ, Jim Cagley, who played everyone's favorites throughout the summer. Another huge thanks to our hard-working lifeguards, whose commitment to ensuring

a safe and enjoyable environment for our families is very much appreciated. They helped our swim and dive teams have a great season too! Our community wouldn't be the same without their efforts.

COMMUNITY YARD SALE OCTOBER 18!
Join your Tanterra neighbors next month for another community wide Yard Sale from 8am - 1pm. See flyer on back / outside page for more info.

Lastly, please mark your calendars for our **Annual Homeowners Meeting on Wednesday, November 19th at 7:30 at Greenwood Elementary**. This will be held in person, not via Zoom. We hope to see you there!

Glen McEwen, President





BOARD MINUTES - July 16, 2025

TANTERRA HOMEOWNERS ASSOCIATION, INC. Board of Directors Meeting July 16, 2025 (Approved 8/20/2025) ZOOM Meeting

Board Members Present:

Dave Bouve
Jim Cagley
Rob Campbell
Julie Funt
Wayne Johnson
Glen McEwen
Glenn Wasik
Jim Wenhold

Others Present:

Diana Cortijo
Grounds Chair

One (1) additional
homeowner

1. CALL TO ORDER/ESTABLISH QUORUM

The Meeting was **called to order at 7:31 PM** by President McEwen.

2. ADDITIONS/CHANGES TO THE AGENDA by the BOD

1) Social Committee information in Agenda deleted. 2) New Business: Annual Meeting Date.

3. HOMEOWNER'S FORUM

No questions or comments from Homeowners in attendance.

4. APPROVAL OF MINUTES

A motion was made by Glenn Wasik to approve the May 21, 2025 BOD Meeting Minutes. The motion was seconded by Julie Funt. The motion passed unanimously. A motion was made by Glenn Wasik to approve the June 18, 2025 BOD Meeting Minutes, as amended. The motion was seconded by Julie Funt. The motion passed unanimously.

5. REVIEW OF FINANCIALS

Jim Cagley reviewed the outstanding payments and dispositions. There are currently 7 unpaid Homeowners and there are six (6) extensions of payment. There are six (6) liens with the attorney for further action. Reported major expenditures since the last meeting: Pool Management Fees - \$30,100.00; Pool Utilities - \$3,564.98; Grounds - Mowing - \$2,400.00; and Pool Trash Collection - \$1,290.30. The Swim & Dive Team account balance is \$73,847.13. Jim Cagley announced that the Finance Committee Meeting to prepare the 2026 Budget will be held on September 4, 2025, at 6:00pm. Notice of this Meeting will be posted on the HOA Website and Facebook Page.

6. REPORTS

Architectural Committee – Wayne Johnson

Wayne Johnson reported there were six (4) approvals for an architectural change at the July 2025 Meetings, including windows, fence, screened-in porch, driveway, siding and paint on an addition. All 2025 Architectural Violations have been closed out, there remains one (1) 2024 violation that is being worked on. Landscape inspections will occur starting on July 19, 2025.

Pool Committee – Wayne Johnson

No Pool Committee Meeting was held during this last period.

Wayne Johnson reported that an anonymous complaint had been received about the cleanliness of the Pool. He noted that the Pool is very crowded with Swim and Dive Team members during the week and they had not been cleaning up after themselves and there were crowds on the weekends. Glenn Wasik, a former Swim Team Rep, noted that the Swim and Dive Team should be cleaning up after themselves before they leave after each practice and meet and that he enforced this as a Team Rep, as it is the responsibility of the Team Reps to make sure the team members and parents do not leave the Pool in a messy or dirty condition.

Grounds Committee – Diana Cortijo

No Grounds Committee Meeting held during this last period.

Diana presented bids for tree work and power washing of the stone Tanterra neighborhood sign for the Board to review. Following a discussion, a motion was made by

(cont'd. on pg. 3)

(cont'd. from pg. 2)

Wayne Johnson to approve up to \$1,700.00 for tree trimming at and power washing of the stone Tanterra neighborhood sign. The motion was seconded by Glenn Wasik. The motion passed unanimously. Diana also presented a request for Nave to perform common ground tree trimming off of Considine Drive. Following a discussion, a motion was made by Wayne Johnson to approve \$800.00 for Nave to perform common ground tree trimming off of Considine Drive. The motion was seconded by Julie Funt. The motion passed unanimously.

Tennis/Hockey/Pickleball Committee – Rob Campbell

No Tennis/Hockey/Pickleball Committee Meeting held during this last period.

Rob reported that he had changed the lock at the front tennis court gate. He also noted there was tree growth through the tennis court fence that needed to be cleared out.

GOCA – Ricardo Ruano & Stacy Cummings – No Report

Newsletter – Sharlene Monroe - No Report

Social Committee – Barbara Stockinger, Donna Hubbard and Michelle Cagley

Upcoming events include the Crabfeast (August 16), Closing Party (August 30), four (4) Family Fun Happy Hours with Food Trucks (July 25, August 8, 22 & 29) and a Sunday Food Truck on July 20. Further details for these events and the remaining Summer 2025 activities will be posted at the Pool, on the website and on the Tanterra HOA & Social Facebook Pages.

Web Site – Jim Frye - No Report

Welcoming Committee - Sharlene Monroe – No Report

Adult Beverage - Wayne Johnson - No Report

No Adult Beverage Committee Meeting was held during this last period.

7. NEW BUSINESS

Following a discussion about the unfortunate inability of a Board Member to continue serving due to an unexpected medical condition, a motion was made by Jim Cagley to remove Director Jodie Siarkas from the Board pursuant to Article IV, Section 3 of the By-Laws and this motion was seconded by Glenn Wasik. The motion passed unanimously. Following a discussion, a motion was made by Glen McEwen pursuant to Article IV, Section 3 of the By-Laws to select Homeowner Justin Jordan as the successor Board Director of Jodie Siarkas to serve her unexpired term. The motion was seconded by Glenn Wasik. The motion passed unanimously.

Following a discussion, a motion was made by Jim Cagley to hold the Annual Meeting and Election on November 19, 2025, at 7:00 PM. The motion was seconded by Jim Wenhold and it passed unanimously.

Glen McEwen provided an update on the 2024 Tanterra HOA Financial Audit and indicated we hope to have it by the next BOD Meeting.

8. OLD BUSINESS

Glen McEwen discussed the latest draft of the new Reserve Fund Study. President McEwen and Vice President Johnson have met on multiple occasions to clarify information and question perceived inaccuracies in projected costs in the draft study. There efforts have resulted in a reduction of the projected annual HOA contribution to the Reserve Fund from approximately \$96,000 (over twice the current amount of \$47,027) to approximately \$50,000. Jim Cagley pointed out that Article IV, Section 2 of the Re-Styled Declaration of Covenants, Conditions and Restrictions permits an increase of only 6% of the annual HOA assessment, which would have allowed only an additional \$12,636 in income for total HOA revenue in 2026. He thanked Glen and Wayne for using their knowledge and experience in developing the new Reserve Fund so as to avoid a potential future separate Homeowner assessment in addition to annual HOA dues.

9. ADJOURNMENT

A motion was made by Glenn Wasik to adjourn. The motion was seconded by Jim Wenhold. The motion passed unanimously, and the **meeting adjourned at 8:18 PM.**

/s/ Jim Cagley, Secretary

2025 Election Rules

The Election Committee is comprised of Jim Frye, Julie Funt and Beth Murray. These individuals will be checking in homeowners and/or examining and tabulating the votes.

The first 10 minutes of the Annual Meeting, currently scheduled for November 19, 2025, will be allotted for a “meet and greet” of the candidates for the Board of Directors. During the Annual Meeting, and prior to the Election voting, each candidate will be allowed up to two minutes to explain why they should be elected to the Board. Comments will be kept to why they are suited for the position, what experience they have that would make them a good Board Member, how long they have lived in the neighborhood, what they would like the Board to do, etc. Essentially, they will be providing the Candidate Bio information that was included in the Newsletter. Other candidate backing and/or bashing will not be permitted (one candidate cannot say anything good or bad about another candidate's position on an issue). Candidates will be speaking in alphabetical order per their last name.

The Candidates receiving the highest three vote totals, including absentee ballot votes, will be declared the winners of the Election. In the event of a tie between the 3rd place finishers, the following will take place: in the event one of the candidates does not acquiesce to allow the other to have the Board Member position, a run-off election between the tying candidates will take place by a secret ballot at the Annual Meeting. No additional comments by the candidates will be allowed. Slips of paper will be distributed and homeowners in attendance will vote (one per household) by writing the name of the candidate they are voting for on the slip and depositing it in the ballot box. These votes will be added to absentee ballot votes that were received for each run-off candidate and the highest vote total will receive the position. In the event a tie still remains at this point, a coin flip will determine the winner.

Following the announcement of the Election Results, those members of the Election Committee attending the Annual Meeting, currently scheduled for November 19, 2025, will certify the Election Results.



Nomination for 2025 Election Rules

The 2025 Nominating Committee for the 2025 Board of Directors Election is comprised of Jim Wenhold (Chair), Diana Cortijo and Jim Frye. Pursuant to Article V, Section 1 of the By-Laws of Tanterra Homeowners Association, Inc., "The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled."

To fulfill its duties, the Nominating Committee will be reviewing the potential candidates for approval for nomination to ensure that they are eligible and in good standing. The Nominating Committee will publish a Call for Candidates for the 2025 Board of Directors Election in the October 2025 Tanterra Today.

The Nominating Committee will also be reviewing for approval all Candidate Biographies (Bios) prior to their submission for publication in the Tanterra Today and placement on the Tanterra HOA website and/or Tanterra HOA Facebook Page. Candidate Bios are optional for each potential candidate and must be submitted to the Nominating Committee Chair by 3:00 PM on October 18, 2025, so these may be distributed to the Nominating Committee members prior to the Nominating Committee Meeting, currently scheduled for 7:00 PM on October 21, 2025.

The Candidate Bios should be limited to information about potential candidates only and why they are suited for the position sought, what experience they have that would make them a good Board Member, how long they have lived in the neighborhood, what they would like the Board to do, etc. These Candidate Bios are designed to provide basic biographical information and are not campaign literature. Because these Candidate Bios will be mailed and posted on the Tanterra website, the HOA could potentially be liable for publishing defamatory statements about third parties and therefore the Candidate Bios should not be defamatory, insulting, bashing or denigrating toward other candidates or critical towards any specifically named individuals. Any potential Candidate submitting a Candidate Bio for publication that the Nominating Committee determines contains such type information will be provided a final option to re-submit for approval a different Candidate Bio until 10:00 AM on the day after the Nominating Committee meets, currently expected to be October 22, 2025 at 10:00 AM. If not acceptably resubmitted, the Bio is rejected.

The Chair of the Nominating Committee will provide the President and the Editor of the Tanterra Today with the names of all approved Election Candidates within 48 hours after the Nominating Committee Meeting for approval of nominations for election to the Board of Directors.

Election Candidates will have the opportunity to campaign during the time up to the Election and at the "meet and greet" at the Annual Meeting, currently scheduled for November 19, 2025. Candidate Bios, which are paid for and distributed by the HOA, are not campaign literature. Campaign literature may not be posted on the Tanterra HOA website and/or Tanterra HOA Facebook Page. Campaign materials may be distributed using mailing labels that are available for this purpose by purchase from the Clerk of the HOA for \$25.00.



The Wet Bandits Make a Splash!

The Wet Bandits, Olney's adult swim team (17 and over) just wrapped up their second season in the DMV Grown-Up Swimming League.

What started as a fun way for parents, neighbors and former swimmers in the greater Olney area to jump back in the pool has quickly grown into one of the most spirited teams in the area. The County had 11 teams competing this past summer, and after finishing 6th overall in their inaugural season (2024), the Bandits made a big leap this year - moving up to 3rd place in the League's standings this year (2025) and proudly bringing home a trophy.

The Wet Bandits team welcomes swimmers of all skill and ability levels, from those who haven't raced since childhood to those just learning their strokes, making it a truly inclusive and encouraging group. This season was filled with competitive races, packed cheering sections, and plenty of laughs both in and out of the water. More than just swimming, the Bandits have become a way to stay active, build friendships and bring the Olney community together.

As the team builds momentum, we'd love to keep growing. If you'd like to join next season - or if you know friends, neighbors, or family members who might be interested - please help spread the word. The more swimmers, the bigger the splash next summer! For more information, please visit <https://thewetbandits-gus.swimtopia.com/> or contact the team's Coach Alex Wetzler alexwetzler@gmail.com directly.

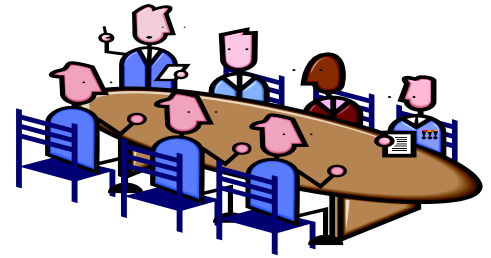
For those adults looking to get into - or continue with - training this Fall, Winter and Spring, please reach out to the Ancient Mariners Masters swim league at <https://ancientmariners.org/>. Some of the Wet Bandits have decided to join the Ancient Mariners aswell for their year round fitness training.





Tanterra HOA Board of Directors

P. O. Box 25
Brookeville, MD 20833



Officers

President - Glen McEwen (2025)	glenmcewen@msn.com	301.570.3586
Vice President - Wayne Johnson (2025)	wayneljohnson@verizon.net	301.742.0678
Treasurer & Secretary - Jim Cagley (2027)	JCBozLaw@aol.com	301.570.1475

Other Board Members

Dave Bouve (2026)	Bouved@gmail.com	
Rob Campbell (2027)	robjcamp@gmail.com	
Julie Funt (2026)	jrfunt@gmail.com	
Justin Jordan (2025)	Jordan-va@hotmail.com	
Glenn Wasik (2027)		301.774.5020
Jim Wenhold (2026)	JamesWenhold@outlook.com	301.452.3246

Clerk

Jim Frye & John Siarkas (contact for HOA resale packet)	Clerk@Tanterra.com
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Committees

Architectural Chair	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Grounds & Environment	Diana Cortijo	DCortijo2@gmail.com	
Greater Olney Civic Association ("GOCA")	Stacy Cummings	stacycummings@gmail.com	
	Ricardo Ruano	r.a.ruano@gmail.com	
Neighborhood Watch	Caroll Majors	CarollMajors76@gmail.com	301.466.7590
Social Committee Co-Chair	Barbara Stockinger	bstock01@verizon.net	301.758.8646
Social Committee Co-Chair	Michelle Cagley	MeshellBob@aol.com	301.717.1120
Social Committee Co-Chair	Donna Hubbard	Dhubatwfc@aol.com	301.219.7793
Pool Committee	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Pool - After Hours Rental	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Dive Rep	David Biss	David.Biss@gmail.com	
	Jenny Wyne	G.Einsig@gmail.com	
Pre-Team Rep	Kevie Keeton	KevieAnneKeeton@gmail.com	
	Lisa Dodd	FamilyDodd2015@gmail.com	
Swim Team Reps	Amy Blachere	Amy.Blachere@gmail.com	301.260.8385
	Melissa Frye	MelissaFrye13@gmail.com	443.562.7574
	Amy Floyd & Seema Morse		
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301.570.1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301.814.3993
Tanterra Today Editor	Sharlene Monroe	TanterraToday@gmail.com	
Tennis / Hockey	Rob Campbell	robjcamp@gmail.com	
Adult Beverage Committee	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Welcoming Committee	Sharlene Monroe	TanterraToday@gmail.com	301.648.2025

welcome



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If you have new neighbors, please email TanterraToday@gmail.com to let us know! The HOA Welcoming Committee has a small gift to provide. ♥

2 0 2 5

HOA Meeting Schedule

Architectural Committee Meetings

All Meetings begin at 7 pm

Sept. 17	Nov. 5
Oct. 1 & 15	Dec. 3 & 17

Board of Directors

All Meetings begin at 7:30 pm

Sept. 17	**Nov. 19**
Oct. 15	Annual Home-
Dec. 17	owners Meeting
	(in person, not Zoom)

Meeting dates, times & locations are subject to change. All meetings via Zoom unless otherwise noted. Please check www.Tanterra.com for Zoom meeting details.

BABYSITTERS ∞ PETSITTERS ∞ HOUSESITTERS ∞ GARDEN HELPERS

Name	Age	Phone / Email
Nisar Ahman Alokozai (B/G/S; CPR certified 2025)	15	10031624nisar@gmail.com
Christopher Barakat	19	240.447.1090
Cooper Hawkins (B/S; CPR certified in 2020)	17	240.205.1742
Greg Kilby (GH/S; CPR certified in 2025)	14	240.413.9054
Ava Magro (B/H; CPR certified in 2024)	13	240.885.2957
Brody Magro (P/H/G/S)	13	240.885.2357
Cruz Magro (P/H/G/S)	13	240.886.2778
Piper Matthews (B/P/G)	16	240.889.0399
Sheisa Naderi (B/P/H)	19	240.731.9463
Kiefer Sumang (S/P)	10	202.600.2560
Kirem Sumang (B/S/P/G; CPR certified in 2023)	14	202.600.2560
Niko Smargiassi (B/P/G/S)	13	202.774.0678
Amanda Wenhold (B/H; CPR & 1st Aid cert., Lifeguard)	21	301.971.7231



Please email us your name, age and contact info to TanterraToday@gmail.com if you would like to be added to this list. Please indicate which category you are interested in: Babysitting (B), Pet sitting (P), Housesitting (H), Garden Helper (G) or Snow Removal (S).
Thank you!

Tanterra Today

P. O. Box 25
Brookeville, MD 20833-2707

RETURN SERVICE REQUESTED

Presorted
Standard U.S.
Postage Paid
Suburban, MD

Permit No. 25
20898



Community YARD SALE

October 18, 2024
8 am - 1 pm

Set Up in Each
Homeowner's Driveway

Questions? Contact TomMusgrove@verizon.net or
Sharlene Monroe at TanterraToday@gmail.com