



February 2020

**INSIDE THIS ISSUE:**

BOARD MEETINGS	2
BABYSITTING/ PETSITTING/ SHOVELING	2
VOLUNTEERS NEEDED	3
BOARD MINUTES	6-11
COMMUNITY EVENTS	12
NEIGHBORHOOD WATCH	13

**President's Message**

By Glen McEwen

So far so good this year regarding the weather...If (and when) we receive an accumulation of snow, please remember the County does not allow homeowner to maintain the streets, including the snow removal. As they concentrate on the main thoroughfares first, the snow removal on the neighborhood side streets gets lowest priority. This is why it takes a few days to get our streets cleared. For those looking for someone to shovel your driveway and/or sidewalks, please consider contacting one of the kids in the neighborhood on page 2.

Looking ahead to 2020, the invoices for the annual dues will be mailed out soon. **Payment is due on March 16, 2020.** If you are experiencing financial difficulty, please contact our Board Clerk, Elizabeth Bialas. Please note our HOA Covenants require the assessment of late fees for those who do not pay on time as well as prohibit pool and other activity privileges. Please reach out to Elizabeth or a Board member so this does not happen to you. The dues

notice includes a request for your email address. If you have not done so already, please send us your email address to add your household to the electronic mailing of *Tanterra Today*. It will cut printing and mailing costs, thus keeping the annual dues as low as possible.

**Your email address will be used for HOA business only. We will not distribute it to any other outside organization or company.**

If you are one of the few homeowners who received an architectural violation letter, please ensure you perform the corrections noted on the violation. If the requested corrective action becomes a financial hardship to you or if there are time constraints prohibiting a quick fix of the item, please contact the Architectural Committee. They will work with you to grant a time extension or provide an alternate correction that you had not considered. If you feel a violation was issued in error, you can appeal

the issue to the Board.

The Board will look at the specifics and either agree with the Architectural Committee's assessment or overturn it. **Whatever you do—please do not ignore the violation. It will not go away on its own and must be resolved in some manner by the homeowner.**

With spring and summer upon us soon, please remember we are looking for volunteers in the neighborhood. The pool and the common areas will need their usual cleanup and repair. We are looking to fill the positions in the Architectural Committee. Please look for the pool cleanup signs in April and the Architectural Committee request on **page 3**.

Have a safe and happy winter.



**Upcoming Events:**

**February 19 Board Meeting**

Please visit [www.tanterra.com](http://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.

**Board Meetings**

**2020 ANNUAL MEMBERSHIP MEETING**

11/4/20 @ 7:30 (GREENWOOD ELEMENTARY)

**BOARD OF DIRECTORS MEETINGS**

1/15/20 @ 7:30 (TANTERRA POOL)

2/19/20 @ 7:30 (TANTERRA POOL)

3/18/20 @ 7:30 (TANTERRA POOL)

4/15/20 @ 7:30 (TANTERRA POOL)

5/20/20 @ 7:30 (TANTERRA POOL)

6/17/20 @ 7:30 (TANTERRA POOL)

7/15/20 @ 7:30 (TANTERRA POOL)

8/19/20 @ 7:30 (TANTERRA POOL)

9/16/20 @ 7:30 (TANTERRA POOL)

10/21/20 @ 7:30 (TANTERRA POOL)

11/18/20 @ 7:30 (TANTERRA POOL)

12/16/20 @ 7:30 (TANTERRA POOL)



**\*Meeting Dates, Times, and Locations Subject to Change**

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

**Name                      Age      Phone**



*Updated 1/2020*



## Volunteers Needed: Tanterra Architectural Committee

Due to the resignation of the Architectural Committee announced at the 2019 Annual Membership Meeting in November, the Tanterra Board of Directors is looking for members to replace them. Enforcement of rules and covenants is one of the most fundamental obligations of a HOA. The Architectural Committee consists of three members. One chairperson and two others.

The Architectural Committee works under the direction of the Board and is responsible for:

- Approving or disapproving architectural changes.
- Organizing a group to go out each year and inspect for architectural violations.
- Review the report of the inspection group to confirm a violation.
- Send out notices to each homeowner of the violation.
- Investigate homeowner's complaints of architectural violations and take appropriate action.
- Make recommendations to the Board for changes to architectural rules.
- Enforce all rules as stated in the Restated Declaration, Conditions and Restrictions, adopted Rules and Guidelines, and other architectural documents. \*
- Have at least one member attend the monthly Board meeting or provide a written report when no one can attend.

\* These documents can be found on the Tanterra.com website.

If you are interested in being a member or the chairperson of the Architectural Committee, please notify both Glen McEwen & Wayne Johnson before the February 18, 2020 Board of Directors meeting. You may call or email them. If you email, please give a brief bio of yourself which should include:

- Your contact information
- Your occupation (or former occupation, if retired)
- How many years you have lived in Tanterra
- Your activities in the community of Tanterra or in other endeavors
- Any other facts you think would be relevant to the volunteer position

Glen McEwen can be reached at: 301-570-3586 or email [fivemcewens@msn.com](mailto:fivemcewens@msn.com)

Wayne Johnson can be reached at: 301-742-0678 or email [wayneljohnson@verizon.net](mailto:wayneljohnson@verizon.net)

Please notify **both** Wayne and Glen. Please do so even if you have previously notified someone about volunteering for the Architectural Committee. We anticipate an interview process, depending on the number of people who express interest.

**Notice: To All TANTERRA HOMEOWNERS**

Pursuant to Article V of the Re-Styled 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 2020 is \$477.00. 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 16, 2020. 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, 2020            Bills are issued for calendar year 2020.
  
- By Mar 1, 2020            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 16,2020            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, 2020            Letters are sent to homeowners who have not paid and who do not have an approved extension.
  
- On Apr 17, 2020            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, 2020

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 NIOTICE \*\*\*\*

**A special thanks to Carolyn Reiss for all her years editing *Tanterra Today*.**

**Carolyn, enjoy your time with family and friends. We cannot wait to hear about all your trips!**



**TANTERRA HOMEOWNERS ASSOCIATION MEETING  
BOARD MEETING MINUTES  
November 20, 2019**

Board members in attendance

<input checked="" type="checkbox"/> Glen McEwin	<input checked="" type="checkbox"/> Jim Cagley
<input checked="" type="checkbox"/> Wayne Johnson	<input checked="" type="checkbox"/> Aleka Kapatou
<input checked="" type="checkbox"/> Erwin Hesse	<input checked="" type="checkbox"/> Jodie Siarkas
<input type="checkbox"/> Glenn Wasik	<input checked="" type="checkbox"/> Dave Bouve( via phone)
<input checked="" type="checkbox"/> Josh Scall	

Others present: Elizabeth Bialas, Clerk

Guests included: Four (4) homeowners\*

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

1. Introduction

President Glen McEwen stated proper conduct for meeting

2. Additions/Changes to the agenda by the BOD

Jim Cagley motioned to add that there is no recording of any Tanterra meetings. This includes prohibiting voice recording, video, audio video, livestream or photos. Jim Cagley motioned, Wayne Johnson seconded.

3. Approval of minutes

4. Introductions of officers

Glen McEwin, President; Wayne Johnson, Vice President; Jim Cagley, Treasurer; Jodie Siarkas, Secretary; Aleka Kapatou, GOCA; John Scall, Board; Dave Bouve, Board

Elections of Officers

Wayne Johnson nominated Glen McEwen for President, Jodie Siarkas 2nd. Jim Cagley nominated Wayne John for VP, Dave Bouve 2nd. Wayne Johnson nominated Jodie Siarkas for secretary, Josh Scall 2nd. Wayne Johnson nominated Jim Cagley for Treasurer, Jodie Siarkas 2nd. All passed unanimously.

5. Review of financials

Final bill was received by Georgetown Aquatics. There are 2 property liens in place. A motion was made for the approval of mandatory BOD D&O insurance in the amount of \$2,853 for insurance. Wayne John moved to motion, Jim Cagley 2nd. Motion passed unanimously. In regards to the 2020 budget, Wayne Johnson moved to approve the budget, Jim Cagley 2nd.

6. Committee Reports

Architectural Committee

Hank Griffiths will assist with the selection of the new architectural committee. All homeowners interested in being on the new committee may email the board. Candidates will be interviewed by the board. The committee is responsible for calling attention to the properties in need of repairs, the chairman then verifies the issue and homeowner is notified. Interim committee will be Wayne Johnson as chair, Glenn McEwen and Jodie Siarkas as committee members. Glen McEwen motioned to approve the interim committee, Wayne Johnson 2nd. Motion passed unanimously.

Pool

A final emptying of the septic tank was done by Fogel septic. They stated that as long as we do have the tank emptied once a year the system should work fine. We have contacted WSSC and will pursue the steps we need to take to get a refund or credit for the sewer fees we have been paying. Swim and dive account has \$31,213.74 balance.

Grounds

Peter Szwec discussed 4 bids received for clearing snow from paths as well as PERC tet for common area. No formal action taken.

Tennis/Hockey/Pickleball - NO REPORT

GOCA - No Report

Newsletter - No Report

Social - No Report

Website -

We've renewed our Godaddy hosting. The website will be updated to include contact information for the Board.

Unfinished Business

A. Speed bumps meeting will be held in the Spring. Date to be determined.

B. Carol and Judy Majors have ordered the Neighborhood Watch signs. Placement of signs will be on Heritage Hills at Queen Elizabeth, Heritage Hills at Goldmine, and Shady View at Queen Elizabeth. Request was made to track neighborhood crime before and after signs are placed.

8. December HOA meeting will be held on December 18.
9. Homeowners Forum
10. With no further business Glen McEwen adjourned the meeting at 9 pm.

Submitted by Jodie Siarkas, Secretary (jsiarkas@comcast.net)

\*The attendance may not be accurate because the sign in list was lost.

**TANTERRA HOMEOWNERS ASSOCIATION MEETING  
BOARD MEETING MINUTES  
December 18, 2019**

Board members in attendance:

Glen McEwen

Jim Cagley

Wayne Johnson

Aleka Kapatou

Erwin Hesse

Jodie Siarkas

Glenn Wasik

Dave Bouve

Josh Scall

Others present: Elizabeth Bialas, Clerk, Peter Szwec, Grounds

Guests included: Three (3) homeowners were in attendance.

The Tanterra Homeowners Association monthly Board meeting called to order at 7:32 pm by President Glen McEwen.

1. Introduction

President Glen McEwen stated proper conduct rules for meeting

2. Additions/Changes to the agenda by the BOD

3. Approval of minutes

Wayne Johnson motioned to approve the minutes, Dave Bouve seconded.

4. Introductions of directors:

Glen McEwin, President; Wayne Johnson, Vice President; Jim Cagley, Treasurer; Jodie Siarkas, Secretary; Aleka Kapatou, GOCA; Josh Scall, Board; Dave Bouve, Board

5. Review of Financials

Elizabeth Bialas reported that currently we have 1 extension to a neighbor. 3 liens, 2 are taken care of, 3 architectural violation. One new homeowner has already paid their 2020 association dues.

6. Committee Reports

Architectural Committee

No report

Pool

Wayne Johnson reported that we are taking the steps to pursue getting a credit from WSSC.

Grounds

Peter Szwec supplied a map for the ground water company. No response from the company. Scheduling of a PERC test in the Spring of 2020. Wayne Johnson discussed how we work with standing puddles. The field is currently not used. When water goes to the storm drain field we can plant trees to absorb the water. To be discussed more in March or April 2020.

Tennis/Hockey/Pickleball

No report

GOCA

No report - Aleka will report in January meeting.

Newsletter

No report

Social

No report

Website

Homeowner Bruce has been trained by Jim Frye to be a backup for the website.

Welcoming

No report

#### 7. Unfinished Business

The neighborhood watch signed have been installed.

Wayne Johnson motioned to renew our insurance policies \$10,664.00. Jodie Siarkas seconded. There was also a discussion regarding our insurance coverage with David Hamerski and that we have coverage with regards to alcohol consumption at the pool.

8. December HOA meeting will be held on December 18.

#### 9. Homeowners Forum

Revision of by-laws were mentioned. Discussion and reviews on this is tabled for the January meeting.

All scheduled meeting will be posted in the monthly newsletter, including committee meetings.

A Homeowner asked about the charitable donations within our budget. The board explained where they go.

10. With no further business Glen McEwen adjourned the meeting at 8:27 pm.

Submitted by Jodie Siarkas, Secretary (jsiarkas@comcast.net)

## Community Events

### Fulfill Your Potential: Job Hunting Workshop

Saturday, February 1, 2020, 10 - 11 AM  
Quince Orchard Library

This weekly workshop will help identify viable career choices, assist in preparing resumes, teach how to network, conduct interviews and more!

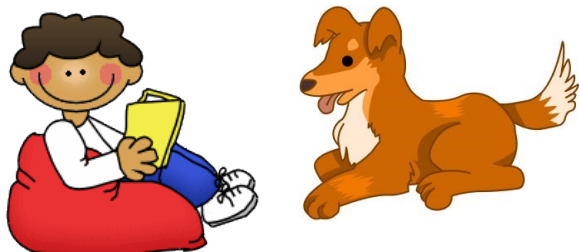
Shu Deng is an established project manager with years of experience in building successful and high-performing teams. He has worked with, interviewed hired, and recruited subject matter experts from a wide range of fields, such as HR, legal, marketing, PR training, sales, and service. For more information, call 240-777-0200. Please check-in at the Information Desk on February 1st.



### Read to a Dog

Thursday, February 6, 2020, 4 - 5:30 PM  
Olney Library

Come and read to one of the visiting therapy dogs. Recommended for children ages 5-10 who want to improve their reading confidence. Drop-in, no registration required.



### RSVP/AARP Tax Case- Aide Program

Thursday, February 6, 2020, 9 AM - 5 PM  
Olney Library

RSVP/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 years and over).

Tax-Aide will provide tax assistance from 9 AM - 5 PM on Thursdays from February 6 to April 16. Appointments required! Beginning January 27, schedule an appointment by calling 240-777-2577 or visit [www.montgomeryserves.org/tax-aide](http://www.montgomeryserves.org/tax-aide)



### Songwriter's Toolbox

Saturday, February 8, 2020, 12:30 - 3 PM  
Rockville Memorial Library

Whether you are a seasoned songwriter or writing your first song, join and hear what your peers are doing. Share your latest writings and find out what SAW can do to help you be a better songwriter. These sessions strive to be respectful, positive environments and a genuine attempt to address and assist your efforts to write a better song. If you elect to share an original song, please bring 10 - 15 copies of the lyrics to facilitate discussion. For more information, please see [saw.org](http://saw.org) or email [president@saw.org](mailto:president@saw.org). The Songwriter's Toolbox meets in Meeting Room #1 (on the right first floor).



## Neighborhood Watch Updates

By Carol Majors

We are pleased to announce three Neighborhood Watch signs are up in our Tanterra neighborhood. Locations include: Georgia Ave & Queen Elizabeth, Shady View Lane & Queen Elizabeth, and Rt 108 & Queen Elizabeth. We appreciate your continued attention to help make our community a safer place.

### Home Security Surveys

As part of this continuing effort, Officer Katie Beard of Montgomery County Police has offered to conduct Home Security Surveys to homeowners who request it. During this walkthrough, she will provide individual recommendations on ways to enhance the security in our homes. This may include checking lighting, locks, windows, bushes, etc. To request this security check, please contact Officer Beard directly and schedule an appointment.

### Contact Information:

Katie Beard  
Community Service Officer  
Montgomery County Police  
4th District  
Email (Preferred contact): [Kathryn.Beard@montgomerycountymd.gov](mailto:Kathryn.Beard@montgomerycountymd.gov)  
Phone: (240) 773-5500

Remember if you see something that seems dangerous or suspicious, call 911!



**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
---	-----------------------	--------------

**Committees**

Architectural	Wayne Johnson	wayneljohnson@verizon.net	301-742-0678
Grounds & Environment	Peter Szwec	pszwec@verizon.net	240-599-5160
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	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 Editor	Andrea Hesse	andreaASV@gmail.com	
Tennis/Hockey	Jim Welch	Jpwelch11@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

**Advertisers**

We thank you for your support! If you would like information and rates for advertisements, please email [tanterratoday@gmail.com](mailto:tanterratoday@gmail.com).



**SOLE D'ITALIA**  
RESTAURANT

Serving the Community since 1975  
with Great ITALIAN Cuisine

14324 Layhill Road  
Silver Spring, MD. 20906

**1/2 price Pizza Tuesday's\***

**301-598-6660**

fax 301-598-0374  
[www.soleditaliapizza.com](http://www.soleditaliapizza.com)  
also on facebook

**~Catering is our Specialty  
From a Small Get-together  
to a Formal Function**

**~WE DELIVER~**  
**Limited Area**



\*with drink purchase,  
not valid for Delivery or Specialty Pizzas

**BEAUTIFUL BATHS  
& KITCHENS**

*"Your full service remodeler"*

**DAVID G. KELLER**  
PRESIDENT/OWNER  
[bbkdavid@gmail.com](mailto:bbkdavid@gmail.com)

P.O. BOX 1038  
OLNEY, MD 20830  
O - 301-260-2036  
C - 240-793-2909



BEAUTIFULBATHSANDKITCHENS.COM

[www.beautifulbathsandkitchens.com](http://www.beautifulbathsandkitchens.com)

# 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**