



March 2019

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President's Message

By Glen McEwen

If you have a Sherwood High School senior attending college this fall, please do not forget about the Dick Cole Memorial Scholarship. As I mentioned in previous newsletters, Dick contributed extensive time and energy in helping not only our neighborhood but the entire Olney community. To honor him, we have a \$500 scholarship available to eligible, graduating, Sherwood students. The selection criteria is:

- * Tanterra resident
 - * Tanterra Associate
 - * Member (if a Tanterra resident is not proposed or qualified)
 - * Community involvement
 - * Academic excellence
- If you have not done so already, please apply.

After a long and cold winter, spring is almost here. With it, there are wonderful things going on in our neighborhood! The Social Committee will be holding the annual **Easter Egg Hunt on Saturday, April 20th at 10:45 AM** at the pool parking lot with a special visit by the Easter Bunny himself. Do not forget your cameras! The rain date is April 22nd. The **7th Annual Community Yard Sale** is

scheduled for **May 18th**. The community yard sale is a great opportunity to clean out your house and garage and make a few dollars by selling your hidden treasures. The yard sale takes place throughout the community with each homeowner setting up "shop" in their yard, garage, or carport. Many neighbors pool their resources with others and have multi-family yard sales in one yard. Signs will be posted ahead of time in the neighborhood and will be advertised on the Olney/Brookeville Exchange several times.

With the warm weather around the corner, please plan on helping our Pool and Grounds Committees with cleanup. No special skills or tools are necessary; just a willingness to help make our community look nicer. Watch for signs at the neighborhood entrances for more information.

Mark your calendar for **Memorial Day weekend, Saturday, May 25th, for pool opening day!** Grilled hot dogs, chips, salads, and cold drinks will be available as well as fun and games! Please come and

reacquaint with old neighbors as well as meet the new ones.

Speaking of the pool, please encourage your kids to join the Tanterra Swim and Dive Team. If your children are young and not yet avid swimmers, have them join the pre-team and get swim lessons from the older kids on the team. More information will be released in April.

A few years ago, we began issuing *Tanterra Today* electronically! If you would like to receive our newsletter electronically as opposed to the expensive and antiquated, paper version, please include your email address(es) with your annual dues.

I understand some people are trying to be helpful in disseminating news and information regarding Tanterra through social media. However, please remember the only official means of communication from the board is the Tanterra website and newsletter. When you are not sure of facts regarding neighborhood matters, please check the website or feel free to call one of the board members.

Upcoming Events:

- March 20**
Board Meeting
- April 20**
Easter Egg Hunt
- May 18**
Community Yard Sale
- May 25**
Pool Opening Day

Please visit www.tanterra.com 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.

BOARD MEETINGS

Dates:
 March 20, 2019
 April 17, 2019
 May 22, 2019

Time:
 7:30 PM

Location:
 Tanterra Pool

***Check the website for any changes.**



Community Events

Science Saturday—Colors of Chemistry
 Saturday, March 9, 2019
 2-3 PM at the Olney Library



Join Science Connections to observe chemical reactions occurring around us every minute of every day. Learn all about colors and why we see the colors we do. Observe chemical reactions that change color and even give off light! Explore how science and art can mix together to make something amazing! For kids 7 and up. Please register online.

Medication Management

Tuesday, March 12, 2019
 2-4 PM at the Olney Library

Jean Dinwiddie, Doctor of Pharmacy, Specialist in Geriatrics and Chair of the Montgomery County Commission on Aging, will discuss the importance of proper management and administration of prescription and over-the-counter drugs.

Dr. Dinwiddie will provide helpful tips about communicating with physicians and pharmacists to ensure drug safety.

A Community Service Officer will be on hand to collect unwanted or expired medication. Bring in a one-gallon, plastic bag with or without the prescription bottle. PILLS

ONLY. Registration is preferred. Please contact: Marsha Weber at 301-605-3248.

Teens Takeover Tuesday
 Saturday, March 12, 2019
 4-5 PM at the Olney Library

Teens, looking for a fun and relaxing hour of board games, cards, puzzles, coloring sheets, and much more after school? Stop by "Teens Takeover Tuesday" on the following dates (3/12, 4/16, and 5/14) from 4 to 5 pm. Recommended for ages 11 and up.

This program will take meet in the J Program Room across from the Information Desk. No registration is necessary.

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

Name	Age	Phone



Updated 3/2019

New Neighbors Join Tanterra

Welcome to Matthew Schnupp & LaShawn Dianat on Conside Drive, Eddie Bang & Kyunghwa Baek on Heritage Hills Drive, Huaguang Wang on Heritage Hills Court, Katherine W. Farquhar on Alpenglow Lane, Jacquelyn C. Jackson on Tanterra Circle.

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.



Architectural Updates

Tanterra Rules

At the HOA board meeting on September 26, 2018, the Architectural Committee presented the board with a revised set of rules for our guidelines along with a new timeline for homeowners to fix any issue. We combined six rules down to two to make it easier for the homeowners to understand. The board voted and approved the new rules. They are now available on the Tanterra website at tanterra.com. On the left side of the homepage, click on Homeowners Association and then Architectural. You can view the revised guidelines rule as well as the new timeline rule. These new rules have been filed with Montgomery County and became effective on 1/1/2019.

Please take a minute and visit the website to see what our guidelines in-

clude. Please remember that all work on the outside of your house needs an Architectural Request Form, which is available on the website. We are very quick on the turnaround. You can contact Hank Griffith at 240-461-7536 or skayhank@comcast.net and ask if an Architectural Request is needed if you are unsure. **WE HAVE HAD INSTANCES WHERE AN ARCHITECTURAL REQUEST FORM WAS NOT SUBMITTED AND THE HOMEOWNER UNFORTUNATELY HAD TO REDO THE WORK.** Please take the extra time to save yourself possible additional costs, work, and aggravation.

Inspections

It is that time of year when annual Inspections will be taking place over the next 45 days. Our homes have been selling

at a rapid pace with the values increasing. We are very competitive with surrounding communities of like age and in many cases a more desirable place to live. It is through the inspections that we are able to give reminders of items that need fixing, cleaning etc. If you receive a letter from the Architectural Committee about something needing to be done on your property and have any questions or concerns, please contact us. We are more than happy to speak and meet with you if you choose to do so. Contact information will be included in the letter. We work with our homeowners in determining a fair schedule for the community as well as the homeowner.

Dead Trees

Last year, we received more calls than ever from homeowners concerned about trees on

neighboring properties. If you have a neighbor with a dead tree or a tree that could fall onto your property, it is up to you as the homeowner to act. First, you should send a letter to your neighbor detailing your concern with their tree causing possible damage to your property. Once on notice and if the tree falls, their insurance company could be responsible for damages. If you say nothing, the liability is on you for any damage done to your property. Also, you can contact the county by dialing 311, and they will inspect the tree. They will determine if it is dangerous and send a notice to the owner of the dead tree. If the architectural committee sees a dead tree, we will send a notice to the homeowner asking for its removal. The problem is we cannot see dead trees from the street in many cases.



Connect with the Tanterra Community!

Website

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

Email 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 board's database is set up by address rather than by owner name.

Swim and Dive Teams

<http://www.tanterratarpons.org/Home.jsp?team=recmcslttstmd>

Facebook Pages



Tanterra Tarpons Swim and Dive Team
Tanterra Hockey
Tanterra's Social Events

Update

Hockey:

Sorry to say no Tanterra skaters were picked up by the Caps at the NHL trade deadline. There is always next year!



Live Discussion with County Executive: Marc Elrich



Thursday, March 14, 2019
1-2 PM



There will be an online forum allowing County residents to send questions or comments directly to the County Executive. Selected questions will be answered during the scheduled, one-hour discussion time. The questions not able to be answered by the County Executive during the online chat will be answered by him separately.

Visit https://www2.montgomerycountymd.gov/mcgportalapps/LiveDisc_List.aspx?discID=10 for more information.

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 2019 is \$450.00. 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, 2019. 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, 2019 Bills are issued for calendar year 2019.
- By Mar 1, 2019 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, 2019 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, 2019 Letters are sent to homeowners who have not paid and who do not have an approved extension.
- On Apr 17, 2019 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, 2019 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.

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. Finding the right agent takes balancing credentials and chemistry. You want to choose someone you like—after all, you might spend the next few weeks or even months working together.

Feel free to contact me if you have any questions.



Jodie Siarkas, REALTOR®

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SOLD!!!! Multiple offer's the first weekend! Six offers, very competitive and went for much over listing price! Who you work with matters! If you want quality service with excellent results, give me a call!



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Tanterra HOA Board of Directors & Committees

**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 (2019)	wayneljohnson@verizon.net	301-774-1906
Treasurer - Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary - Dick Bertin (2019)	RichardBertin@verizon.net	301-774-7926

Other Board Members

Dave Bouve (2019)	bouved@gmail.com	
Jim Cagley (2020)		301-570-1475
Aleka Kapatou (2020)		301-774-4624
Erwin Hesse (2020)	erwin.c.hesse@gmail.com	
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 Association	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
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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
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
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Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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