

Tanterra Today

JANUARY 2013



President's Message

by Glen McEwen

On behalf of the Board, I would like to wish everyone a Happy New Year and I certainly hope that everyone had a wonderful holiday season!

2012 was a good year for the neighborhood and we want to make 2013 even better. A few of the items that the Board will be involved in for 2013 are the pool renovation completion (see more below), maintenance of our pathways, tennis courts and pool parking lot, trimming trees in the common areas, and providing architectural oversight of homeowner improvements. If there are any items that you believe should be brought to the Board's attention for action, please feel free to either attend one of our monthly meetings (typically held on the 3rd Wednesday of each month at the pool) or email any of the Board members. Please remember that the Board is here to serve our homeowners and look out for the neighborhood's best interest.



Invoices for our annual dues will be mailed out later this month with payment expected by March 17th. Our neighborhood covenants require us to assess late fees for those who do not pay on time, as well as remove pool and other activity privileges. Your prompt attention to your payment is appreciated. **Also, as a reminder to those of you who elected the three year payment plan for the special assessment, your final installment of \$300 will be due by March 15th.** For those homeowners wishing to ease the burden of making two HOA payments in March, you can make monthly payments for the special assessment between now and March. If you wish to do this, please contact Elizabeth Bialas

(contact info on page six of this newsletter).

For those of you that have not been by the pool recently to see the renovation progress, I urge you to do so. You may also check out the pictures on pages two and three of this newsletter. I am happy to say that with the good weather we had in the fall, the renovation work is ahead of schedule. All of the underground piping work has been completed, the new baby pool structure has been completed, the concrete deck around the pool and the pool house has been completed, drains have been added around the pool house to eliminate the ponding of water, a new sand box has been added between the pool and the parking lot, new in-pool lighting has been installed, new pool coping stone has been installed and the water line ceramic tile has started. With winter weather approaching, not much more work will be completed prior to spring, but the good news is that not a lot of work remains to be done when warm weather resumes, and Memorial Day weekend opening will be here before we know it!

As always, we are in need of volunteers to help serve our community. For example, help is always needed for the Easter Egg hunt, getting the pool ready for opening day and common area cleanup. Please let us know if you would like to volunteer - no experience or special talents are required.

Lastly, several homeowners have noticed burned out street lights in our community. Please call the County's customer service line at 240-777-0311, Monday-Friday between 7 a.m. and 7 p.m. to report any non-working lights in your area.

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Check out www.Tanterra.net for back editions of newsletters, announcements and other community news!

Submit all items for publication by the 20th of each month to TanterraToday@hotmail.com.

Next Board Meeting: January 16

Meeting begins at 7:30 pm and is held in the Shed by the Pool

EDITOR'S NOTE: The minutes from the November meeting will be reviewed at the January 2013 meeting and published in the February newsletter. There was no Board meeting in December.

Dear Homeowners and Associate Members: As of December 11, 2012, the last of the concrete was poured at the pool. The contractor was kind enough to even throw in a new concrete sandbox for the kids, and has been great to work with; he also had some very good suggestions for drainage. Because we got lucky on the weather, everything has been running smoothly, with no unforeseen costs. The entire project is looking great and we are ahead of schedule. The following details the progress we have made. Pool Construction Committee

Completed Items:

- All concrete completed
- New lifeguard stands installed
- Baby pool is complete except for white coat (to be completed in spring)
- Gutters installed on pool house, with new drain system around pool house
- New outdoor showers and water lines connecting those showers have been installed around the pool deck
- All tile work completed - in baby pool, main pool, racing lanes and lap lane targets
- New coping stones installed around pool edge
- Three new electrical outlets have been installed at various light posts around pool

- Filter (pump) room next to the ladies' restroom is also completed
- New lights installed inside pool
- All new piping to skimmers, returns and vacuum lines

Items to be Completed this Spring:

- New white coat for both pools
- Install diving stands (we are giving them a new powder coat (painted))
- Caulking
- New aluminum fencing around pool (amount to be determined by money left in budget)
- Final inspection by County



POOL DECK GONE - JACKHAMMERED UP; FENCING AROUND POOL REMOVED



ALL COPING TILE GONE - MEN WORKING INSIDE OLD POOL SHELL



NEW CONCRETE BEING POURED FOR BABY POOL



NEW BABY POOL - NOTICE NEW SLOPE - HANDICAP/WHEELCHAIR-FRIENDLY !



NOTE NEW SAND-BOX AT LEFT OF PICTURE



OVERVIEW OF POOL WITH NEWLY POURED CONCRETE POOL DECK, NEW BABY POOL (notice new, graduated slope), and NEW COPING TILES IN PLACE (i.e., tile around all pool edges). MAN INSIDE POOL WORKING ON TILES.

~ 301-260-2036 ~

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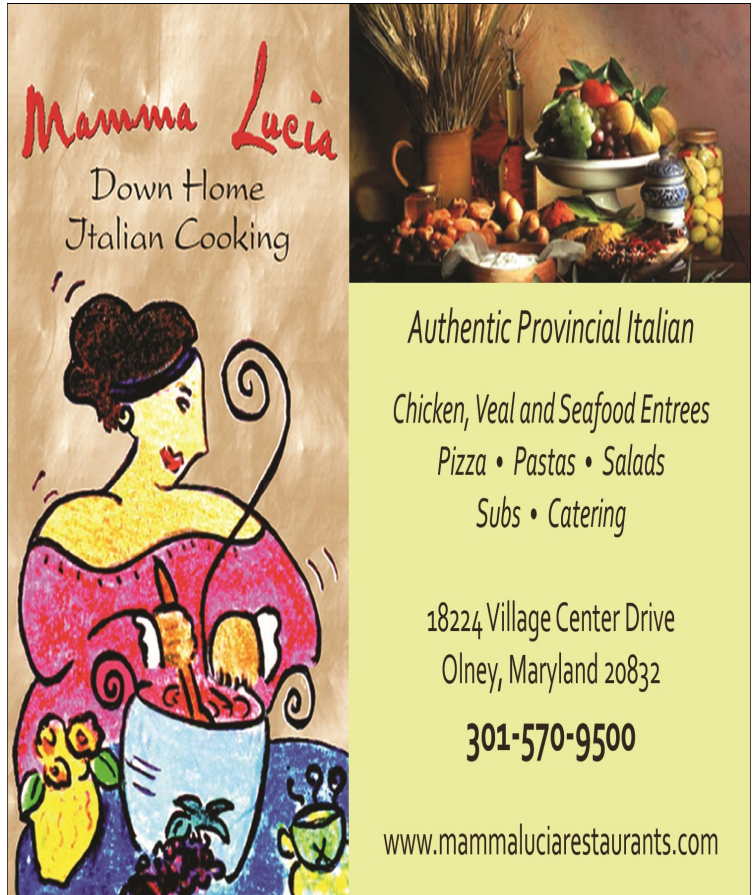
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MARY KERR'S JANUARY Timely Tip

Happy New Year!
Start the New Year by checking the weather stripping on all your exterior doors. Put "kiddie plugs" in all your exterior wall outlets and stop drafts/save energy!



Mary Kerr 
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NOTICE: TO ALL TANTERRA HOMEOWNERS

Pursuant to Article V of the Re-Statement of Covenants, Conditions, and Restrictions for the Tanterra Homeowner’s Association, Inc., all Tanterra property owners are hereby notified that the Annual Assessment for 2013 is \$345.00. 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, 2013. 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, 2013 Bills are issued for calendar year 2013.
- By Mar 1, 2013 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, 2013 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, 2013 Letters are sent to homeowners who have not paid and who do not have an approved extension.
- On Apr 17, 2013 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 Sept 1, 2013 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 notice.

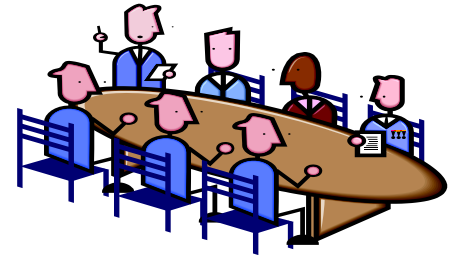
ADVERTISING RATES: Full Page Inserts:

\$100/mo. Advertiser must provide 620 flyers measuring 8-1/2” x 11”. Flyers can be two-sided!

SNOW SHOVELING

NAME	AGE	PHONE #
Jonathan Uhl	17	301-509-9661

Tanterra HOA Board of Directors
 P. O. Box 25
 Brookeville, MD 20833
 www.Tanterra.com



OFFICERS

President	Glen McEwen	(2015)	fivemcewens@msn.com	301-570-3586
Vice President	Wayne Johnson	(2013)	wayneljohnson@verizon.net	301-774-1906
Treasurer	Charlie Cook	(2014)	Charlie.iii@verizon.net	301-774-8059
Secretary	Dick Bertin	(2013)	RichardBertin@verizon.net	301-774-7926

OTHER BOARD MEMBERS

Glenn Wasik	(2015)	301-774-5020	Jim Cagley	(2014)	301-570-1475
Dick Cole	(2013)	301-774-6534	Aleka Kapatou	(2014)	301-774-4624
Jim Frye	(2015)	301-814-3993			

CLERK: Elizabeth Bialas 301-774-3809 LizBialas@yahoo.com (also contact for HOA resale packets)

COMMITTEES

Architectural	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
Grounds & Environment	Ron White	Rononearth@hotmail.com	240-678-3189
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Thank you to all my clients and friends for your patronage, referrals and friendship - I love being of service to your family and friends! My best wishes to all for a wonderfully blessed 2013.



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Ads are due by the 20th of the month