



February 2019

INSIDE THIS ISSUE:

BOARD MEETING DATES	2
COMMUNITY EVENTS	2
BABYSITTING/ PETSITTING/ SHOVELING CONTACTS	2
NEW NEIGHBORS	2
CONNECT WITH TANTERRA	3
BOARD MINUTES	4-6
HOA DUES NOTICE	7

President's Message

By Glen McEwen

Olney Home for Life



Olney Home for Life (OHFL) is an all volunteer organization providing friendly calls, friendly visits, and transportation services.

It enables a community of neighbors helping neighbors, similar to the experiences of grandparents and great-grandparents. Anyone over 60 living in Olney, Brookeville, Ashton, and Sandy Spring can use the services. Transportation is provided for doctor's appointments, hospital visits, shopping, and social gatherings within a 10-15 mile radius of downtown Olney. OHFL provides transportation for out-of-area people needing transportation to Medstar Montgomery's Cancer Center. The Friendly Calls Program provides free, friendly calls daily to Olney area seniors. The Friendly Visits Program provides weekly visits to homebound seniors due to chronic illness or physical concerns. To volunteer or request services, call 301-446-2512 or visit: www.olneyhomeforlife.org

UPCOMING EVENTS:

February 20th
Board Meeting

Please visit www.tanterra.com or the Yahoo listserv 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.

Friendly Reminders from Montgomery County Regarding Shoveling

- ◆ Wait to shovel the end of your driveway until crews have made one pass. We recommend parking your car in your driveway if you have one. Crews do a much better job clearing your street of snow without maneuvering around parked vehicles. When shoveling, stand facing the street and shovel snow to the right (into the yard instead of into the street). This reduces the amount of snow the plow re-deposits across driveway entrances.
- ◆ County Code Sec. 49-17 requires residential, commercial, and of multi-unit apartment building property owners to clear their public sidewalks, driveways, and entrances within 24 hours of the end of a snowstorm. MCDOT clears more than 60 miles of sidewalks along County-owned right-of-ways. Help keep our communities and neighbors safe by doing your part. If your neighbor is elderly or disabled, you can assist them by clearing their sidewalks and checking on them during storms. Residents who wish to report an unshoveled sidewalk can call 311 (240-777-0311). Reports must include an exact address.



BOARD MEETINGS

Dates:
February 20, 2019

Time:
7:30 PM

Location:
Tanterra Pool

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



Community Events

RSVP/ARP Tax Aide Program
Wednesday,
February 7, 2019 - April 13, 2019
Begins at 9 AM and runs until 3 PM at the 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 and over.

Appointments are required. Beginning January 30th, schedule an appointment by calling 240-777-2577 or going online at

www.montgomeryserves.org/tax-aide

Baby Storytime
Monday,
February 4, 2019
9:30-10 AM at the Olney Library

This is recommended for infants to 18-month old babies. These 20-30 minute story times introduce a diverse collection of books, songs, rhymes and bounces developmentally appropriate for children from birth until they start walking.

This is a wonderful way to introduce your child to the joys and culture of reading in a positive and fun atmosphere. This story time is designed so the baby will be in their caregiver's lap and the

grownup is actively involved in the program.

Olney Daytime Book Discussion
Tuesday,
February 5, 2019,
1:30 PM at the Olney Library

Join us for a book discussion of "The Lowland" by Jhumpa Lahiri.



Visit <https://www.montgomerycountymd.gov/library/branches/olney.html> for more events.

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 2/2019



New Neighbors Join Tanterra

No new neighbors this month.

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.



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.tanerratarpons.org/Home.jsp?team=recmcslttstmd>

Facebook Pages



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

Yahoo Newsgroup



If you are not signed up you can sign up in several ways:

- 1) Go to the Tanterra Website <http://www.tanterra.com/cm/> and click on the link "Subscribe to Email." Then enter your email as indicated and you will become a Tanterra HOA Yahoo Group member.
- 2) Go to Yahoo.com and either enter your Yahoo login information or sign up to join Yahoo (you can use any email account). Select groups and search for tanterrahoa. Click on the "Join Group" link and follow the prompts.
- 3) To subscribe without setting up a Yahoo account, send a blank email to tanterrahoa-subscribe@yahoogroups.com
- 4) If the above three methods do not work for you, send Amy Matathias (matathi@aol.com) a request to join the TanterraHOA yahoo group. She will send you an invitation.

Tanterra Homeowners Association: December Board Meeting Minutes

By Jim Frye on behalf of Richard J. Bertin, Secretary

TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
December 12, 2018
FINAL – Approved January 16, 2019

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"/> Jim Frye	<input checked="" type="checkbox"/> Erwin Hesse
<input type="checkbox"/> Richard Bertin	<input type="checkbox"/> Glenn Wasik
<input checked="" type="checkbox"/> Dave Bouve	

Others Present:

Elizabeth Bialas (HOA Clerk), Carolyn Reiss (Tanterra Today), Ted Karp (Architectural Committee), Dave Stout (Pool Committee), Jacquie Weed (Social Committee), Peter Szwec (Grounds Committee), David Hamerski (Premier Southwest Insurance Group). Guests included nine, homeowner guests, who signed circulated attendance sheet.

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

Introduction

Following introductory remarks by President McEwen, Board business proceeded in accordance with the agenda distributed.

Minutes

Wayne Johnson moved to approve the minutes of the October 25, 2018 Special Board Meeting. Dave Bouve seconded the motion, which passed unanimously. Wayne Johnson moved to approve the minutes of the November 7, 2018 Tanterra HOA Annual Meeting as amended. Dave Bouve seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of November 30) and the December 5 Profit & Loss YTD statement were distributed to Board members. Treasurer Jim Frye briefly recapped our bank balances, and the status of dues payments, extensions (now three), and pending new liens (now two) and one foreclosure.

Committee Reports

Pool Committee:

Chairman Wayne Johnson reported a replacement pump has been ordered. Written estimates are coming in for the pavilion roof replacement. The Board had a discussion if an eye wash is needed for the pump room. Maryland does not require one, but Wayne will check with Georgetown Aquatics on requirements.

Grounds Committee:

Tanterra Homeowners Association: December Board Meeting Minutes Continued...

By Jim Frye on behalf of Richard J. Bertin, Secretary

Peter Szwec walked the grounds with an arborist to continue to assess the trees on the grounds. Peter received a bid from one company for pruning work which is needed and will seek other bids. Peter will contact the state highway administration about limbs that fell near the Georgia Avenue / Heritage Hills entrance. In the coming years, Peter will plant trees to replace the fallen trees.

Architectural Committee:

Ted Karp asked the Board for feedback on allowing vinyl fencing and excluding chain link in the current architectural guidelines. The Board agreed and asked Ted to draft language to amend the architectural guidelines which will be voted on at the January 2019 meeting. The color still must be approved prior installation.

Ted read a letter from Montgomery County regarding what can and cannot be placed in the county right of way. The county will enforce the rules of the right of way; Tanterra will not.

The Architectural Committee drafted an update to the rules for the Little Free Library. This revision is to update the placement language to be in line with Montgomery County rules. The Architectural Committee will reach out to current homeowners with Little Free Libraries to make them aware of the information obtained from the county. After discussion, Wayne Johnson moved to approve the rules as amended. Jim Cagley seconded the motion which passed unanimously.

The Architectural Committee informed the Board the Front Yard Subcommittee will meet in early April. The subcommittee plans to bring a recommendation for the front yard policy to the April Board meeting.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on recent GOGA activities. Aleka informed the Board that the county has decided culvert running under driveways in the County right of way are the responsibility of the homeowner. No new information is available on the communication tower. Aleka reported on a new senior housing neighborhood to be located near Batchellors Forest Road and Georgia Avenue.

Newsletter:

Carolyn Reiss reported that the January newsletter will be sent out a few days later than normal due to the holidays.

Website:

Jim Frye reported the site continues to work well. The calendar of all events, including Board meetings, continues to be maintained accurately.

Old Business:

Peter Szwec contacted the county about the speeding through the neighborhood. He contacted the homeowner associations surrounding Tanterra. Peter reported the county is aware of the speeding problem and will be conducting a survey to further assess the problem. Language for recommended ethics agreement for the Board of Directors has been sent to association lawyers for comment.

New Business:

Tanterra Homeowners Association: December Meeting Minutes

By Jim Frye on behalf of Richard J. Bertin, Secretary

Insurance agent, David Hamerski from Premier Southwest Insurance Group, explained the current insurance coverage. The Tanterra policies will renew on January 1, 2019. A new workers compensation policy was recommended for better coverage at a nominal cost. Mr. Hamerski read the current alcohol coverage and stated coverage was sufficient for our events. The Board informed Mr. Hamerski of their intentions to keep the policies and coverage levels as is, with the addition of adopting the recommended workers compensation policy. The Board will provide Mr. Hamerski with a list of social events.

2019 Budget—Aleka Kapatou moved to approve the 2019 budget as presented at the November 2018 Annual Meeting. Dave Bouve seconded the motion; and it passed unanimously.

Homeowner Open Forum:

A homeowner asked about the timeframe for the county to fix a broken street light.

A homeowner asked why an Ethics statement needs to be required of the Board. The Board informed the homeowner of the CCOC's recommendation.

A homeowner brought up their concern for alcohol being served at the pool. The Board deferred to Mr. Hamerski's previous statement that current coverage is sufficient.

A homeowner questioned the number of social events including alcohol. The Board reviewed the 2018 social event calendar.

A homeowner stated the bylaws require a 20-year review. The homeowner volunteered to serve on a review committee. The Board will investigate the requirements and the timeline of the last review.

There being no further business, the meeting was adjourned at 9 PM.

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 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.

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
---	-----------------------	--------------

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
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301-908-6531
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
Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
Tanterra Today	Andrea Hesse	andreaasv@gmail.com	
(Co-Editors)	Carolyn Reiss	reisscarolyns@gmail.com	240-389-1712
Tennis/Hockey	Jim Welch	Jp Welch11@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.



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
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

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

**BB
&K**
BEAUTIFULBATHSANDKITCHENS.COM

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**