



Tanterra Today



January/February 2017

PRESIDENT'S MESSAGE

BY GLEN MCEWEN

So far so good this year with regards to the weather. If (and when) it does snow, please keep in mind that by law, the County will not allow us to maintain the streets, including the snow removal. And, in as much as they concentrate on the main thoroughfares first, the snow removal on the neighborhood side streets get lowest priority. That's why it usually takes a few days to get our streets cleared.

Looking ahead to 2017, the invoices for the annual dues will be mailed out soon. Payment is due **March 17**, and if you are experiencing difficulty, please contact our Board Clerk Elizabeth Bialas at **LizBialas@verizon.net** by **March 1**. Please note that our HOA Covenants require us to assess late fees for those who do not pay on time, as well as prohibiting pool and other activity privileges, so please reach out to Elizabeth or a Board member so this does not happen to you. If you haven't done so already, please send Elizabeth your email address so we can utilize the electronic mailing of the Tanterra Today in order to save printing and mailing costs to keep the annual dues as low as possible. **Your email address will only be used for HOA business.**

If you are one of the few homeowners who receive an architectural violation letter, please make sure 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 that will prohibit a quick fix of the item, please contact the Architectural Committee. They will either work with you to grant a time extension, or they may provide an alternate correction that you had not considered. If you believe the violation is in error, you have the option to 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.**

We have heard of a few instances in the neighborhood of items being stolen from cars parked either in the street or in driveways. It appears that the cars were left unlocked and someone saw an opportunity and took it. Please be sure to lock your car doors (as well as your house doors and windows) so this doesn't happen to you.

With spring and summer soon upon us, please remember we are always looking for volunteers to help out in the neighborhood. Please refer to the Committee Chairs on page 7 of this newsletter if you wish to lend a hand. Volunteers save the homeowners money by doing many things that the HOA would otherwise have to pay for.

Welcome, New Neighbors

A belated welcome to:

Erwin C. Hesse & Andrea S. Hesse
19013 Alpenglow Lane

From the Hesse Family:

Hi Charlotte and Carolyn,

Erwin, our sons, and I would like to thank you for the warm welcome. We moved from the Hallowell community in Olney, and are excited to embrace Tanterra as our new home.

Sincerely,
Erwin & Andrea Hesse

Joshua S. & Kelsey Scall
18748 Considine Drive

From the Scall Family:

Hello,

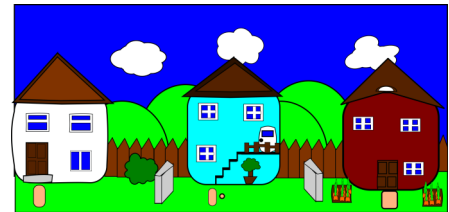
Our names are Josh and Kelsey and we have a (almost) one year old daughter, Isabelle. We moved here from Beltsville, MD and I am an Olney native and grew up in Olney Mill. Josh works for PG county and I am a nurse at MMMC. We would love to get to know our neighbors and make new friends! Come by and say hi!

Kelsey Scall

Einat & Tzahi Posner
18900 Heritage Hills Dr

Roberto & Brianna Prado
19017 Alpenglow Lane

If you have new neighbors or new additions to your family, please email tanerratoday@hotmail.com . If you are new to Tanterra and have not been contacted by the Welcome Committee, please email us at the same address. The HOA has a small gift for each new homeowner.



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 2017 is \$408.00. 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, 2017. 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, 2017 Bills are issued for calendar year 2017.
- By Mar 1, 2017 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, 2017 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, 2017 Letters are sent to homeowners who have not paid and who do not have an approved extension.
- On Apr 17, 2017 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, 2017 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 HOMEOWNERS ASSOCIATION

GENERAL HOMEOWNERS ASSOCIATION MEETING

November 2, 2016

FINAL – Approved 12/6/16897

Board members in attendance:

Glen McEwen

Jim Cagley

Wayne Johnson

Bryan Moffett

Richard Bertin

Dave Bouve

Glenn Wasik

Jim Frye

Forty-three (43) homeowners were present or represented by proxy, constituting a quorum of homeowners for the meeting.

The annual Tanterra Homeowners Association General meeting was called to order at 7:35 pm by President Glen McEwen.

Introduction

Board President Glen McEwen introduced himself to the audience, and identified other Board members present. He also introduced Tanterra Clerk Elizabeth Bialas and Tanterra Committee chairs in attendance and recognized their many contributions to our community, as well as those of other volunteers. He reviewed major special activities of the Tanterra community. He noted that there has been significant interest by homeowners in receiving Tanterra Today in electronic format, resulting in a significant cost-saving to the Association. He also informed the group of the newly-renamed Dick Cole

Memorial Scholarship for a graduating Sherwood senior. Selection is done through the Sherwood scholarship recognition process.

Board Member Elections

The three individuals with expiring Board terms: Wayne Johnson, Dave Bouve, and Dick Bertin have agreed to run for re-election. All three were introduced. There were no additional nominations from the floor for Board office. Ballots were distributed and collected.

Later in the meeting, it was announced that all three candidates had been elected to Board membership for three-year terms, beginning in January, 2017.

Budget

Treasurer Jim Frye presented the budget for 2017, proposed by the Board and previously distributed to homeowners. He explained major revenue and cost items and responded to questions. President McEwen discussed the need for annual approval of the end-of-year contribution to the Reserve Fund. A motion and second were offered from the floor by Joe Joyner and Patrick Boyle respectively, and the Reserve Fund contribution was approved by voice vote.

Volunteers Needed

Glen McEwen noted that volunteers are needed for many Association activities. Interested homeowners should make themselves known to Glen or another Board member or Committee chair. Tanterra's very active volunteers have made it possible to run the Association without need for a costly management company. But our long-time volunteers need to be assisted or replaced by additional individuals, or there will be considerable additional cost to hire needed services.

Issues raised by homeowners:

Homeowner Loretta Rudolph questioned the status of Neighborhood Watch in the community. She was informed that Tanterra has not had the requisite number of volunteers in recent years to qualify its program. If a homeowner is interested in heading up recruitment for Neighborhood Watch, please contact a board member.

Homeowner Scott Kingsley raised the issue of drainage culverts in the easement property in front of most homes being in poor condition. The pipes running under driveways have deteriorated over 40+ years, and replacement/repair is the homeowner's responsibility – not the county's. He noted that this could be a \$5,000 expense and suggested that the HOA explore repair alternatives or possibly a group rate fix. The Board would appreciate an interested homeowner obtaining additional information for input to its discussion of the matter.

(Continued on p. 5)

(Board Meeting Minutes, continued from p.4)

Homeowner Michael Wochomurka raised the issue of speeding on Heritage Hills Drive as a danger to pedestrians – especially school children. That led to discussion of various means used in the past to try to reduce speeding – involving the police placing speed warning detectors. Options of stop signs and speed bumps and their pros and cons were discussed. The community will continue to look for solutions to this problem, but it was noted that speeders are likely our own homeowner neighbors who should be more considerate.

Homeowner Joe Joyner announced that there will be a Sherwood Relay for Life next June and requested community support for that important event.

There being no further business, President McEwen thanked all present and adjourned the meeting at 8:25 pm.

Following the General Meeting, a short meeting of the Board was convened by President McEwen at 8:30 pm, which was attended by all current Board members present, plus Elizabeth Bialas, Tanterra Clerk.

Minutes

Approval of the minutes of the October 19 Board meeting as previously distributed (with one correction) was moved by Glenn Wasik and seconded by Jim Frye. The minutes were unanimously approved.

Election of Officers for 2017

The following slate of officers was offered for reelection:

President – Glen McEwen

Vice-President – Wayne Johnson

Secretary – Dick Bertin

Treasurer – Jim Frye

The slate of officers was approved by acclamation.

Approval of Budget

Jim Frye moved that the Board approve the proposed budget for 2017 as previously distributed to homeowners and discussed at the meeting. Glenn Wasik seconded, and the motion for final approval of the 2017 budget passed unanimously.

Future meetings

Need for a December meeting of the Board will be determined. If one is needed, the Chair will notify members. 2017 meetings will be held on the third Wednesday of each month in the Pool Shed, unless a change is announced.

The Board meeting was adjourned at 8:45.

Submitted by Richard J. Bertin, Secretary (richardbertin@verizon.net)

TANTERRA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

December 6, 2016

FINAL – Approved 1/18/17

Board members in attendance:

Glen McEwen
Wayne Johnson
Jim Frye
Richard Bertin

Jim Cagley
Bryan Moffett

Others present: David Hamerski – Shannon & Luchs Insurance.

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:35 pm by President Glen McEwen. The agenda for this meeting was focused primarily on the Tanterra Insurance program, so other business was limited.

Minutes

Jim Frye moved to approve the draft minutes of the November 2 General Homeowners Meeting and the Board meeting which followed, as amended. Bryan Moffett seconded the motion, which passed unanimously.

2017 Insurance Program

The Board reviewed the detailed proposals for 2017 Insurance coverages presented by current provider John Manougian Insurance Agency, Inc. and by Shannon & Luchs Insurance Agency, Inc. After due consideration of coverage, cost, and service issues, the Board unanimously voted to award the contract for 2017 Homeowners Association insurance to Shannon & Luchs, represented by David Hamerski. The Board expressed appreciation for past assistance provided by Robin Manougian and committed to working with all concerned to achieve a smooth, seamless transition.

Safety-related issue

Glen McEwen reported receiving several questions and complaints recently from homeowners concerned about portable basketball hoops placed in the street or easement areas at the bottom of driveways. That appears to result in frequent situations where kids are playing basketball in the street, blocking and/or endangered by passing traffic. Tanterra has no specific covenants regarding this situation, and such safety or street access concerns should be reported to the police. All residents and drivers are requested to be respectful and safe in our community.

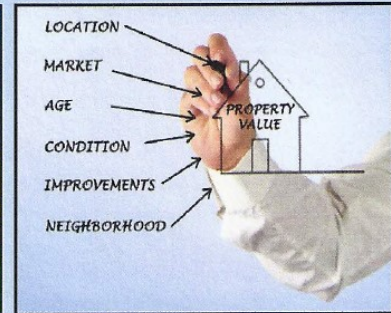
There being no further business, the meeting was adjourned at 9:00 pm.

Submitted by Richard J. Bertin, Secretary (richardbertin@verizon.net).

What's your house worth?

Tanterra Homes Sold in 2016

Address	List Price	Close Price	Subsidy	Sold	BR	FB	HB	Lvl	Fpl	Bsmt	Tx	Sq Ft
18924 Alpenglow Ln	\$424,000	\$425,000	\$5,000	16-Mar	5	3	1	2	1	No		2,346
19013 Alpenglow Ln	\$456,000	\$430,000	\$6,600	30-Aug	4	2	1	2	1	No		2,031
19017 Alpenglow Ln	\$444,900	\$430,000	\$8,600	6-Dec	3	2	0	2	1	Yes		1,192
19133 Alpenglow Ln	\$399,900	\$394,000	\$1,000	27-May	3	3	0	2	0	Yes		1,456
18748 Considine Dr	\$429,950	\$415,000	\$0	30-Dec	3	2	1	2	1	No		2,031
3348 Gold Mine Rd	\$469,900	\$469,900	\$0	21-Apr	4	2	1	3	1	Yes		2,031
18708 Heritage Hills Dr	\$429,999	\$436,000	\$0	27-May	4	3	0	3	1	Yes		1,330
18900 Heritage Hills Dr	\$509,000	\$495,000	\$7,000	15-Nov	4	2	1	3	1	Yes		2,780
19145 Heritage Hills Dr	\$423,000	\$419,000	\$10,000	30-Sep	4	2	1	2	1	No		2,031
18616 Queen Elizabeth Dr	\$485,000	\$500,000	\$6,000	1-Jul	3	2	1	3	1	Yes		2,031
18648 Queen Elizabeth Dr	\$469,000	\$460,000	\$10,000	23-Sep	4	3	0	3	1	No		1,330
18600 Shady View Ln	\$525,000	\$530,000	\$7,950	19-Sep	4	2	1	2	2	No		1,099
3324 Tanterra Cir	\$459,900	\$454,900	\$0	15-Mar	4	3	1	2	1	No		1,862
3369 Tanterra Cir	\$409,000	\$405,000	\$6,000	7-Apr	4	2	1	2	2	No		2,211
3405 Tanterra Cir	\$429,900	\$429,000	\$10,000	15-Mar	4	2	1	3	1	No		1,610
18737 Tanterra Way	\$489,999	\$500,000	\$0	11-Mar	5	3	1	3	1	Yes		2,031



Have you ever been curious why some houses sell quicker than others, or why some sell for higher prices? Let me know if you would like to know what your house is worth. I will come to your home and give you a free market analysis and let you know what you could do to improve your homes value. Feel free to contact me if you have any questions.

FREE HOME EVALUATION

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Tanterra HOA Board of Directors

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 (2020)	wayneljohnson@verizon.net	301-774-1906
Treasurer	Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary	Dick Bertin (2020)	RichardBertin@verizon.net	301-774-7926

OTHER BOARD MEMBERS

Glenn Wasik (2018)	301-774-5020	Jim Cagley (2017)	301-570-1475
Dave Bouve (2020)	bouved@gmail.com	Aleka Kapatou (2017)	301-774-4624
Bryan Moffett (2017)	202-701-6284		

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

COMMITTEES

Architectural	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
Grounds & Environment	Peter Szweg	pszweg@verizon.net	240-599-5160
Greater Olney Civic Assn	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
	Glenn Wasik	wasik1@verizon.net	301-641-4500
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
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(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			

ARCHITECTURAL UPDATE

Carports/Front of house - In past editions of our newsletter we brought up the carports/front of house and what needs to be done. This spring during our annual inspections, the inspections committee will be noting those carports that need cleaning up. We have some carports that have many items in them that need to be moved to a shed or the carport converted into a garage. Please take a look around your house and if you have any questions if you might have a violation and want to fix it before getting a letter please contact me and I can stop by. Hank Griffith at (240) 461-7536 or skayhank@comcast.net



Published in previous newsletters

We have a few carports where some homeowners are using it for more than the original purpose of keeping your vehicle, trash cans, a bike or two and a few other miscellaneous items. We do not allow lawn mowers, yard tools, gas cans, furniture, general items such as oil cans, a collection of many items and other such items. Many homeowners who have the need for storage in this area have requested that they be allowed to enclose the carport into a garage at which point we don't regulate what is in it since we can't see the mess. You would need to submit an Architectural Request form if this is something you want to consider, but we are able to turn around these requests quickly. Another option is to install or build a shed in the backyard of your home to store these items. Again our guidelines on the Tanterra website speaks to what size is allowed and again an Architectural Request form is needed along with a permit by the county. We will be sending letters out to those carports that need to be cleaned up to meet our standards.

Vehicles parked on sidewalks



We are resending this notice because we don't want to see any homeowner receive a citation for parking on the sidewalk. The police will not knock on your door and ask you to move the vehicle, but will write a ticket immediately.

A reminder to those who live on a street with SIDEWALKS. It is illegal to park your vehicle on a sidewalk or in any way block the sidewalk from being used. With children walking to school, this is even more important. We have been getting more complaints about this, and Montgomery County police will ticket those that are violating the law. Repeat offenders will have their vehicle towed.

Any homeowner that sees a vehicle blocking a sidewalk can report anonymously by calling Montgomery County police on their NON-EMERGENCY line at (301) 279-8000.

Streetlights - For the safety of the neighborhood it would be appreciated if you help by reporting when a streetlight near your house is not operating correctly. If you see a street light not working properly on your street, you can **report it to** Montgomery County by dialing 311. You will need to give the address where the street light is located, and the county will send someone out to fix it within a couple of days.

In addition, if homeowners would leave a couple of lights on outside of your house throughout the night this will help people outside your house and help deter crime. If you see something on your street that doesn't look right, don't hesitate to call Montgomery County Police. There are two ways to reach them. One is through the emergency line at 911, and the other is their business line that they will send someone out when an officer is available. The business line number is (301) 279-8000, and you can report anonymously if you are more comfortable.

PLEASE HELP MAKE OUR COMMUNITY A SAFER PLACE TO LIVE.





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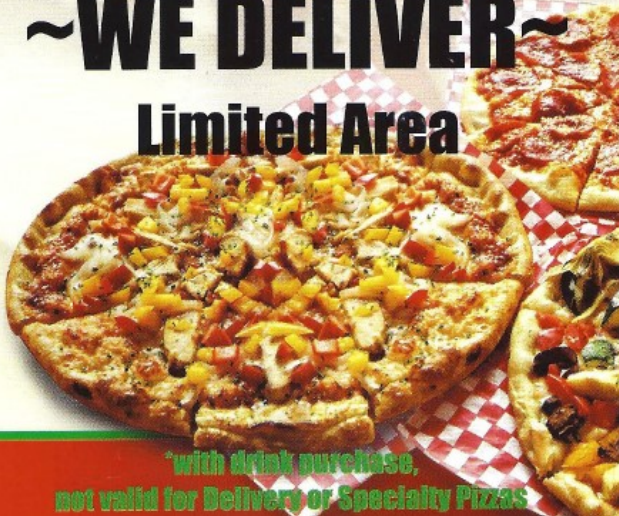
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Upcoming Events

February 15 Board meeting at the pool shed
@ 7:30

March 1 Deadline of extension of HOA dues
payment

March 15 Board meeting at the pool shed @
7:30

March 17 HOA dues must be paid in full

Please check the website at
www.tanterra.com or the Yahoo listserv for
changes to events. Residents who have pro-
vided their email addresses to Liz Bialas
(LizBialas@verizon.net) for use by the Board
may also receive email updates on special
issues such as the Board elections.