



March 2017

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Upcoming Events:

March 1
 Deadline of extension of HOA dues payment

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

March 17
 HOA dues must be paid in full

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.

President's Message

By Glen McEwen

If you have a Sherwood High School senior that will be going to college this fall, please don't 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 students.

The \$500 scholarship is open to all graduating Sherwood students and 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.

With the warm weather hopefully just 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 on Saturday, May 27th for pool opening day! Grilled hot dogs, chips, salads and cold drinks will be available, as well as lots of fun and games! Please join us and become reacquainted with your old neighbors as well as new neighbors.

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 some of the older kids on the team. More information will be released in April.

If you would like to receive our newsletter electronically as opposed to the expensive, antiquated, paper version, please send your email address and street address to Elizabeth Bialas at lizbialas@verizon.net.

Farewell Charlotte, and Welcome Andrea



Charlotte Cary, Co-Editor of *Tanterra Today*, will be moving onto other endeavors after many

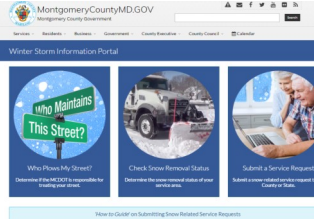
years of service.

She has provided unfailing support and knowledge. As a result, *Tanterra Today* has become a vital part of this community. We thank Charlotte for her dedication, and will miss her greatly.

Welcome to Andrea Hesse, new Co-Editor of *Tanterra Today*. Her background in editing multi-media campaigns and market research evaluations will be invaluable as we transition to electronic publications.

Stay Updated!

By Aleka Kapitou, GOCA Representative



MCDOT Winter Storm Information Portal

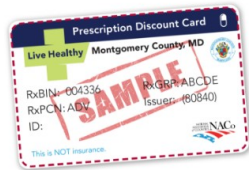
The County's new Snow Portal consolidates everything about "snow" in one online location.

Stay informed about the latest delays and closings, check the status of plowing in your neighborhood, submit a service request, or get more snow-related information.

For more information, see the website: <http://montgomerycountymd.gov/snow/>.

Live Healthy

Montgomery County has launched a partnership with the National Association of Counties to help residents save money on the costs of dental and health care services.



The Live Healthy Program provides FREE prescription discount cards and a low-fee, Dental Discount Program on check-ups, cleanings, fillings, crowns, root canals, and more.

The low-fee, Health Discount Program provides discounts on vision services, hearing aids and screenings, diabetes supplies, and more.

For more information, see the website: <http://www.montgomerycountymd.gov/live-healthy>.

New Neighbors Join Tanterra

No new neighbors this month! If you have new neighbors or new additions to your family, please email bmarshall@draggalaw.com.

If you are new to Tanterra and have not been contacted by the Welcome Committee, please use the same address. The HOA has a small gift for each new homeowner.



Recipe of the Month

Overnight Oats:

- 1 Mason jar
- 1/3 cup milk
- 1/4 cup rolled oats
- 1/4 cup Greek yogurt
- 2 teaspoons chia seeds (optional)
- 2 teaspoons honey
- 1 teaspoon ground cinnamon
- 1/4 cup fresh fruit, chocolate chips, etc.

*Combine it all, give it a shake, refrigerate for 8 hours overnight, and wake up to a yummy breakfast on-the-go.

NOTICE: To All Tanterra Homeowners

Pursuant to Article V of the Re-Stated 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.

Architectural Updates

Inspections

The Inspections Committee will complete annual inspections by the end of March. The Architectural Committee will verify the results and send letters to those identified.

Those affected will have 90 days to fix items. We do allow extensions, but this requires a call/email to the Architectural Committee Chairman, Hank Griffith, at (240)461-7536 or skay-hank@comcast.net for approval.

If you receive a letter and have a question or concern about the violation, give us a call. We will be more than happy to meet and discuss the violation.

Over the last few years, our neighborhood's condition has improved immensely. You, as the homeowners, should be credited with making our community a better place to live.

Carports/Front of House

For the past year in *Tanterra Today*, we have reminded homeowners that our primary focus in 2017 will be the carport and front of house areas. Our intent was to provide time to the affected homeowners to organize a plan and fix the issue.

Homeowners need to get this area cleaned up. We have made suggestions on how to do this. Please read the article below for a refresher on the aforementioned:

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, and other such items.

Many homeowners needing this area for storage have requested to enclose the carport into a garage. Since we do not regulate what is in a garage, we would not see clutter and the other aforementioned items.

You would need to submit an Architectural Request form if this is something you want to pursue. Another option is to install or build a shed in the backyard of your home to store these items. Again, our guidelines, found on the Tanterra website, specify what size is allowed. An Architectural Request form and a permit from the county is needed for a shed. We will be sending letters out

to those carports that do not meet Tanterra standards.

Staining/Painting

Keep in mind that Tanterra homes do not have paint, but instead have stain. Many homes were done with a latex stain and others used an oil base (most were with latex). Prior to doing anything, a homeowner should understand which was done to their house to ensure a good coat of stain. We only approve stain on the Tanterra homes. NO GLOSS FINISH IS ALLOWED.

Solar Panels

Homeowners need to submit plans on the installation of solar panels.

Architectural Requests

We have a few homeowners that are doing work without approval. For example, we have a homeowner that put up the wrong color that did not match the house and needs to re-paint.

It is in our bylaws/covenants that all homeowners must complete the Architectural Change Request form for any work being completed on the outside of their house. This includes window, door replacement, solar panels, staining your house, driveway

expansion, roof shingles, windows, gutters, decks, fences, etc. You can obtain this form at www.tanterra.com

We turn around requests quickly, but please do not expect same day approvals to submissions. If you have any questions or concerns regarding Architectural issues in Tanterra, please don't hesitate to call (240)461-7536 or email skay-hank@comcast.net.



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

Dave Bouve (2020)	bouved@gmail.com	
Jim Cagley (2017)		301-570-1475
Aleka Kapatou (2017)		301-774-4624
Bryan Moffett (2017)		202-701-6284
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 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
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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	Brooke C. Marshall	bmarshall@draggalaw.com	301-570-6630

Tanterra Homeowners Association: January Board Meeting Minutes

By Richard J. Bertin, Secretary

January 18, 2017
APPROVED 2/15/17

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

Minutes

Wayne Johnson moved to approve the minutes of the December 6, 2016 Board meeting as drafted. Dave Bouve seconded the motion, which passed unanimously.

Treasurer's Report

Clerk Liz Bialas distributed the current Balance Sheet (as of December 31, and the 1/17/17 Profit & Loss YTD statement. She reported that 2016 books are nearly completely closed. Just two payment defaults remain, for which liens will be placed. Treasurer Jim Frye reported that approximately \$29,000 has been added to the Reserve Fund and that plans are underway for a new Reserve Study.

Committee Reports

Pool Committee:

Wayne Johnson reported that repairs are being planned in the off-season. The new security camera system is installed and working well. The board needs to be mindful of new minimum wage legislation which will likely impact our pool operating costs in the future.

Greater Olney Civic Association (GOCA):

Aleka Kapatou will provide minutes of the latest GOCA meeting, which she was unable to attend.

Newsletter:

Carolyn Reiss reported on status and requested contributions for the upcoming edition.

Web Site:

Jim Frye reported that he has updated the Tanterra Calendar and various Montgomery County links.

Welcoming Committee:

New homeowners continue to be welcomed by the committee, which is also promoting volunteer involvement by new neighbors.

New Business

The transition to new Tanterra insurance providers (approved in December) is proceeding smoothly.

The Tanterra Yahoo message board recently reported a group of apparently unlocked cars being entered in one of our neighborhoods, and some loose valuables removed. Unfortunately, this happens occasionally and should always be reported to the police. Residents should be vigilant about keeping outdoor vehicles locked to minimize this risk.

The meeting was adjourned at 8:10 pm.

* *Board Members in Attendance:* Richard Bertin, Dave Bouve, Jim Cagley, Glen McEwen, Jim Frye, Wayne Johnson, Aleka Kapatou, Bryan Moffett, Glenn Wasik

* *Others in Attendance:* Elizabeth Bialas (Tanterra HOA Clerk), Carolyn Reiss (Tanterra Today Co-Editor)

Tanterra Homeowners Association: December Board Meeting Minutes

By Richard J. Bertin, Secretary

December 6, 2016
APPROVED 1/18/17

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 Issues

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.

* *Board Members in Attendance:* Richard Bertin, Jim Cagley, Glen McEwen, Jim Frye, Wayne Johnson, Bryan Moffett

* *Others in Attendance:* David Hamerski (Shannon & Luchs Insurance)

Our Sympathy

Original Tanterra homeowner, Ted McKenzie, passed away January 28.

Ted was 95 and lived at his home on Tanterra Way until a few days before his death. He is survived by his wife of 65 years, M. Angela McKenzie.

Ted was born in Mt. Savage, Maryland and graduated from high school in 1941. He served in the U.S. Army Medical Corp in Europe. In 1952, he graduated from University of Maryland. Ted retired from the Washington Post in 1981.

We will miss him greatly and send his family our most sincere sympathies.

Free Tax Assistance

Date: Thursdays
Start Time: 9:00 AM
End Time: 4:00 PM
Description: 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. Join us at the Olney Library from 9:00 AM - 3:00 PM on Thursdays from February 9 to April 13. Appointments are required by 3/1/17 to guarantee availability. To schedule an appointment, call 240-777-2577 or visit www.montgomeryserves.org/tax-aide

Montgomery County Animal Laws

Every year as the weather gets nicer, people allow their dogs (and occasionally their cats) out to enjoy some exercise. Montgomery County has leash and pooper scooper laws with heavy fines for violations.

A summary of the most common problems is below, but a full explanation can be found online at <https://www.montgomerycountymd.gov/animalservices/asd/laws.html>

- An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be

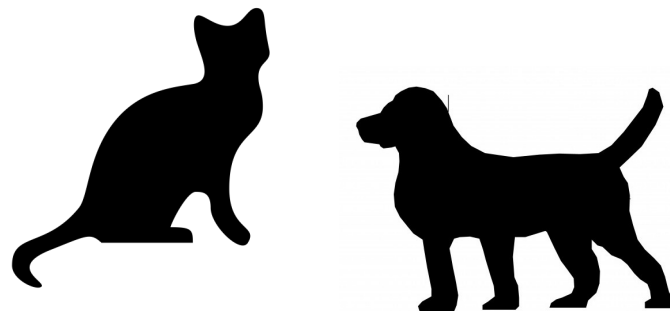
picked up in a plastic bag. *Penalty for Violation – \$100*

- Any dog is at large if it is outside the owner's premises and not leashed.
- If it is a service dog, in a dog exercise area designated by the Maryland National Capital Park and Planning Commission, or is participating in an approved activity, the circumstances differ.
- Any other animal (i.e., cat or livestock animal) is at large if it is outside the owner's premises and not leashed or immediately responsive to verbal or non-verbal direction.
- The common area of a homeowner's association, condominium or cooperative is not the owner's premises. *Penalty for Violation: \$100 for first*

offense, \$500 for each subsequent violation.

- The pet owner must prevent unwelcome or unsolicited threatening physical contact or close proximity to a person or a domestic animal that occurs outside the owner's property that may cause alarm in a reasonable person, such as biting, chasing, tracking, inhibiting movement, or jumping. *Penalty for Violation: \$500*

Please be a good neighbor! Leash your pet, and scoop the poop!



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