



November 2019

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President's Message

By Glen McEwen

Even though we had 70 degree weather a few weeks ago, the leaves are starting to change color and will soon need raked, the nights are getting cooler, and – Fall is here. Your children should be better acclimated to the school day and those that are involved in the local sports teams should have their seasons well underway. Thanksgiving is coming up at the end of the month and it will be time to stuff yourself with turkey and pumpkin pie and celebrate the holiday with your families. Before we know it, it will be the end of another great year in Tanterra.

Please remember that the Tanterra Annual Homeowners Association meeting will be held at Greenwood Elementary multi-purpose room on Tuesday November 12th at 7:00. We will be

discussing many topics that concern the neighborhood including a recap of the last year's events and the 2020 budget. We will also be having the election for the Board of Directors. Due to last year's complaint and the stay of the election filed by 3 homeowners, we will be having the election for 6 Board members in lieu of the usual 3 during this meeting. We hope to see you at the meeting

but if you cannot make it, please be sure to give your proxy vote and your absentee ballot to someone that is going so we can be assured of a quorum and that your vote is cast. Please be sure to see the specific election information on page 3.

Also, remember that the Homeowners association runs on the hard work of the volunteers so if you can help out in anyway, please do so. We have a (Continued on p. 2)

Upcoming Events:

November 12
Annual HOA Election and Board Meeting
7 PM at Greenwood

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.

Election Update

Katy Tzamaras has withdrawn her candidacy for the Board of Directors for health reasons. If you already cast a ballot with proxy for Katy, you may contact our HOA Clerk Elizabeth Bialas (LizBialas@verizon.net) or attend the Annual Meeting on November 12, 2019. We wish Katy all the best in her recovery!

**BOARD MEETING
and ANNUAL HOA
MEMBERSHIP
MEETING**

Date:
November 12, 2019

Time:
7:00 PM

Location:
Greenwood
Elementary School

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

Ballots will be
available.



*Happy Thanksgiving!
To You And Your Family*

President’s Message (continued from p. 1)

small percentage of the residents (and associates) who perform 90% of the volunteering. These volunteers save the HOA **tens of thousands of dollars per year!** Your help would be greatly appreciated.

For those of you that missed the October Board of Directors meeting, Brian Dow from Sarfino and Rhodes, our 3rd party auditor, attended the meeting partially in response to a posting on Facebook that the HOA’s “books are a mess”. Brian assured us that our accounting books are proper and our accounting/ bookkeeping is being done correctly. As I have stated previously, just because it is on social media doesn’t make it correct.

There was also a discussion at the meeting regarding the Tanterra Social page. A homeowner stated that in last October’s newsletter, the President’s message stated that the Social Page would be discontinued. In the October 2018 article, I said:

1. The Board has no authority over the page
2. I have ASKED the administrator to
 - (a) change the name
 - (b) delete the site;
 OR (c) make other changes to avoid hostile or unfriendly comments being posted.

I didn’t say it WOULD happen or that it HAS happened; I merely ASKED that it be done.

So for those of you that thought the Tanterra Social page was discontinued, it is still open for business so please feel free to check it out.

Please be careful and slow down when driving through the neighborhood. There are many children going to and from school and playing outside before it gets too cold and we all want them to be as safe as possible.

Please have a Happy Thanksgiving and if you are traveling, please be careful. I hope to see everyone on the 12th.

2019 Election Rules

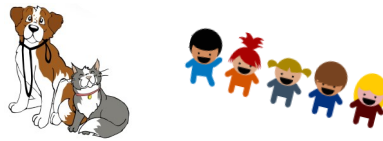
The Election Committee will be comprised of Elizabeth Bialas, Jan Hines, Charlotte Kates, Diana McMahan, and/or Beth Murray (alternate). These individuals will be checking in homeowners and/or examining and tabulating the votes.

The first 20 minutes of the November 12, 2019 Annual Meeting will be allotted for a “meet and greet” of the candidates for the Board of Directors. During the Annual Meeting, and prior to the Election voting, each candidate will be allowed up to two minutes to explain why they should be elected to the Board. Comments will be kept to why they are suited for the position, what experience they have that would make them a good Board Member, how long they have lived in the neighborhood, what they would like the Board to do, etc. Essentially providing the bio information that was included in the Newsletter. Other candidate backing and/or bashing will not be permitted (one candidate cannot say anything good or bad about another candidate’s position on an issue). Candidates will be speaking in alphabetical order per their last name.

In the event of a tie either between the 3rd place finishers (which would determine the two-year versus three-year term) or between the 6th place finishers (which would determine if a candidate would be on the Board or not), the following will take place: in the event one of the candidates does not acquiesce to allow the other to have the Board Member position, a run-off election between the tying candidates will take place by a secret ballot at the Annual Meeting. No additional comments by the candidates will be allowed. Slips of paper will be distributed and homeowners in attendance will vote (one per household) by writing the name of the candidate they are voting for on the slip and depositing it in the ballot box. These votes will be added to the absentee ballot votes received for the run-off candidates and the highest vote total will receive the position. In the event a tie still remains at this point, a coin flip will determine the winner.



Babysitters and Pet Sitters



Connect with the Tanterra Community!

Website

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

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 Homeowners Association

TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
September 18, 2019
FINAL – Approved 10/23/19

Board members in attendance:

<input checked="" type="checkbox"/> Glen McEwen	<input checked="" type="checkbox"/> Jim Cagley
<input checked="" type="checkbox"/> Wayne Johnson	<input type="checkbox"/> Aleka Kapatou
<input checked="" type="checkbox"/> Jim Frye	<input checked="" type="checkbox"/> Erwin Hesse
<input type="checkbox"/> Richard Bertin	<input checked="" type="checkbox"/> Glenn Wasik
<input checked="" type="checkbox"/> Dave Bouve	

Others present: Elizabeth Bialas (HOA Clerk), Carolyn Reiss (Newsletter), Peter Szwec (Grounds Committee)

Guests included: 22 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.

Finance Committee Minutes

Jim Frye moved to approve the minutes of the September 5, 2019 Board Meeting. Wayne Johnson seconded the motion, which passed unanimously.

Minutes

Glenn Wasik moved to approve the minutes of the August 21, 2019 Board Meeting. Wayne Johnson seconded the motion, which passed unanimously.

Motion to Recognize Dr. Richard Bertin

Jim Cagley moved to recognize the dedication and many accomplishments of Dr. Richard Bertin, Board Member and Secretary, over his many years of service to the Tanterra HOA. Dave Bouve seconded the motion, which passed unanimously.

Motion to Appoint Jodie Siarkas as Board Member

Wayne Johnson moved to appoint Jodie Siarkas to fill out the remainder of the term of Board Member Dr. Richard Bertin. Jim Cagley seconded the motion, which passed unanimously.

Motion to Elect Jodie Siarkas as Secretary

Wayne Johnson moved to elect Jodie Siarkas as Secretary of the Board. Jim Cagley seconded the motion, which passed unanimously. (Continued on p. 6)

(Continued from p. 5)

Treasurer's Report

The current Balance Sheet (as of August 31) and the September 18, 2019 Profit & Loss YTD statement were distributed to Board members by Liz Bialas. Spending is on track. Information has been transferred to the new computer by Jim Frye. Social Committee is under budget for the year. The status of dues payments and pending liens (now three) was provided. Jim Cagley moved to place the pending liens for action with a law firm. Dave Bouve seconded the motion, which passed unanimously. Jim Frye then discussed and conducted a discussion regarding the proposed budget which will be put on the website. Included was a discussion on telecommunications and an increase in the capabilities at the pool for security, swim team and other purposes, as well as the plowing of walking paths and conducting a hydration study.

Committee Reports

Pool Committee:

Chairman Wayne Johnson reported that the septic tank situation had been looked into further by the septic company and, after digging another hole, there was a plugged baffle located. They attempted to snake out approximately 35 feet; however, at approximately 20 feet there was an obstruction – a collapsed pipe where a large tree is located. This situation will have to be remedied, as well as a study to determine where the septic system drains to and in what manner. Jim Cagley moved to pay an additional \$1,905.00 from the Pool Sports Activities Fund toward the previously approved refrigerator purchase of \$3,810.00 (so that the purchase is funded fully by the Pool Sports Activities Fund). Erwin Hesse seconded the motion, which passed unanimously. Swim and Dive Team Treasurer Jim Cagley provided an update of current financial information for the team and the team account balance as of September 1, 2019 of \$32,420.86.

Grounds Committee:

Peter Szwec reported on the status of the trees in the neighborhood and the need for trimming as well as his remaining budget. Peter also reported on the status of the study regarding “speed bumps” on Queen Elizabeth Drive between Heritage Hills and Georgia Avenue, in response to residents’ complaints from Tanterra and Brookeville Knolls developments, following the County’s public presentation on the topic.

Tennis/Hockey/Pickleball Committee:

Dave Bouve requested a change to the combination lock to keep the courts secure.

Architectural Committee:

No report.

Greater Olney Civic Association (GOCA):

No report.

Newsletter:

Carolyn Reiss reported on the planned date for submitted material. The Annual CCOC Notice will be included with the October 2019 Tanterra Today.

Social Committee:

No report.

(Continued on p. 7)

Web Site:

No report.

Welcoming Committee:

No report.

Old Business:

Neighborhood Watch – No information

New Business:

Annual Meeting and Election will be at Greenwood ES on November 12, 2019, at 7:00 PM.

Motion to Ratify September 17, 2019 Board Response to September 10, 2019 on Tanterra HOA Yahoo groups by GNaglee after legal consultation made by Jim Cagley, seconded by Erwin Hesse. Board Members present addressed the issue of their prior approval of this posting following legal consultation and voted unanimously to ratify the decision to post the Board Response on September 17, 2017.

Homeowner Open Forum

Homeowner comments were offered on several topics, including:

Pending Complaint with CCOC and Legal Costs (CCOC Complaint is a public matter so interested individuals could contact CCOC for information and HOA is a corporation which requires legal representation)

To Plow or not Plow Walking Paths (Projected Cost and HOA Liability to be explored)

Lack of Civility in the Community

There being no further business, the meeting was adjourned at 9:30 pm.

Submitted by Jodie Siarkas, Secretary (jsiarkas@comcast.net)

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 - Jodie Siarkis (2019)	<u>jsiarkas@Comcast.net</u>	<u>301-674-3819</u>

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
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301-908-6531
Swim Team Reps	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
	Nadia Wilkins	nadiawilkins@ymail.com	
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

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