



Tanterra Today



October 2015

Tanterra Homeowners Association General Membership Meeting

Wednesday, November 4, 2015

7:30 p.m. at Greenwood Elementary School

The purpose of this meeting is for the Board of Directors to present the 2016 Budget and to elect three Board Members. **Board Nominations:** running for the Board this year are Tanterra residents Jim Frye, Glen McEwen, and Glenn Wasik.

- **Ballot is for Tanterra homeowners only; Associate members do not vote.**
- **Additional nominations for Board members are encouraged and will be taken from the floor at the General Meeting. You are welcome to nominate yourself to be on the ballot.**

Absentee Voting Ballot for the November 4, 2015 General Meeting

Please mail this ballot to THOA, P.O. Box 25, Brookeville, MD 20833 before Oct. 25, 2015 or have a neighbor bring it to the meeting in a sealed envelope (see instructions below). The following candidates have been nominated by the Nominating Committee for election for the three-year term ending 2018.

Tanterra Representative	Write in	Tanterra Representative(s)
_____ Jim Frye	_____	_____
_____ Glen McEwen	_____	_____
_____ Glenn Wasik	_____	_____

Proxy for the November 4, 2015 General Meeting

I, _____, of _____, Brookeville, MD 20833, authorize _____ to meet the quorum and vote for the following specific issue(s): _____

Conducted at the November 4, 2015 General Tanterra Homeowners Meeting.

_____ (signature) _____, 2015

Note: Only one proxy per household is permitted. You must include your address in the proxy statement. Each envelope must be marked 1/390 on the back and separate envelopes are required for proxies and absentee ballots.

President's Message

by Glen McEwen

PLEASE MARK YOUR CALENDARS:

We have scheduled our **Annual Homeowner's Meeting for Wednesday, November 4th at 7:30 in the multi-purpose room (cafeteria) of Greenwood Elementary**. The big topics of discussion will be the presentation of the 2016 budget and the voting for new Board members. If you can't make it to the meeting, please give your proxy vote to a friend or neighbor who will be attending the meeting so we can be sure to have a quorum.

The Finance Committee proposed the 2016 budget to the Board who, in turn, made a few minor revisions to it before approving. In addition, on page one of this newsletter is the ballot for voting in the new Board members. As usual, we have three members whose terms expire this year.

If you are interested in running for one of the Board positions, please contact either me or Melissa Frye at 443-562-7574 or Melissafrye13@gmail.com or, if you prefer, and we can include you on the ballot at the meeting. It's not too late.

In other news, now that schools are open, please remember to drive slowly and carefully through our neighborhoods. We don't want to see anyone getting hurt, and the children don't always look both ways before crossing the street. Also, most school buses are now equipped with a camera that is activated when their red lights are flashing to catch cars passing the stopped buses. Do not pass a stopped school bus when it's red lights are flashing. Not only is it illegal, but it is also very dangerous.

Have a safe and Happy Halloween, and I hope to see everyone at our Annual Meeting this November 4th.



No New Neighbors!

If you have additions to your family or new neighbors, please notify us at tanterratoday@hotmail.com so we can welcome them to the community.

Tanterra Homeowner's Association 2016 Budget

Revenue	2014	2015	2016
Homeowner's Dues 390 at \$365/\$375/\$385	\$ 142,350	\$ 146,250	\$ 150,150
Associate Dues 225 at \$505/\$515/\$515	\$ 113,625	\$ 115,875	\$ 115,875
Advertising - Tanterra Today	\$ 2,400	\$ 1,500	\$ 1,200
Architectural Income	\$ 300	\$ 500	\$ 300
Interest Income	\$ 300	\$ 300	\$ 100
Finance Charges	\$ 200	\$ 500	\$ 750
Legal Fees Charged	\$ 500	\$ 500	\$ 500
Pool Passes	\$ 800	\$ 800	\$ 600
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000
Social Functions	\$ 2,000	\$ 4,000	\$ 4,000
Other Income	\$ 800	\$ 500	\$ 1,000
Swim & Dive Team	\$ 30,000	\$ 28,000	\$ 23,000
Volleyball Committee	\$ 4,000	\$ 5,000	\$ 6,500
Total Revenue	\$ 298,275	\$ 304,725	\$ 304,975

Expenses Administrative

Accounting Services	\$ 6,000	\$ 6,000	\$ 6,000
Architectural/Engineering	\$ 200	\$ 200	\$ 200
Bank Service Charges	\$ 150	\$ 150	\$ 150
Clerical/Bookkeeper Services	\$ 24,720	\$ 24,720	\$ 25,500
Insurance	\$ 13,500	\$ 15,000	\$ 15,500
Legal Services - Collections	\$ 500	\$ 500	\$ 500
Legal Services - Miscellaneous	\$ 1,000	\$ 1,000	\$ 1,000
Miscellaneous Operations	\$ 2,200	\$ 2,200	\$ 2,200
Office Supplies	\$ 1,000	\$ 1,000	\$ 1,000
Postage - Operations	\$ 1,800	\$ 1,000	\$ 1,000
Tanterra.com	\$ 300	\$ 300	\$ 300
Utilities - Operations	\$ 500	\$ 500	\$ 500
Total Administrative Expenses	\$ 51,870	\$ 52,570	\$ 53,850

Grounds Committee

Miscellaneous - Grounds	\$ 4,000	\$ 4,000	\$ 6,000
Mowing - Grounds	\$ 12,000	\$ 14,000	\$ 14,000
Total Grounds Committee	\$ 16,000	\$ 18,000	\$ 20,000

Pool Committee

Chemicals	\$ 10,000	\$ 10,000	\$ 10,000
Lifeguard Bonus	\$ 3,000	\$ 3,000	\$ 3,000
Management Fees	\$ 92,000	\$ 95,000	\$ 95,000
Miscellaneous	\$ 5,000	\$ 5,000	\$ 2,500
Permit Fees	\$ 1,200	\$ 1,200	\$ 1,200

	2014	2015	2016
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000
Repair & Maintenance	\$ 10,000	\$ 12,000	\$ 9,000
Supplies	\$ 5,500	\$ 5,500	\$ 5,500
Telecommunications	\$ 1,000	\$ 1,000	\$ 1,400
Utilities	\$ 18,000	\$ 18,000	\$ 18,000
Total Pool Committee	\$ 146,700	\$ 151,700	\$ 146,600

Tanterra Today

Miscellaneous	\$ 1,000	\$ 1,000	\$ 1,000
Postage	\$ 1,900	\$ 1,900	\$ 1,900
Printing	\$ 6,400	\$ 5,400	\$ 5,400
Total Tanterra Today	\$ 9,300	\$ 8,300	\$ 8,300

Taxes

Condo	\$ 1,200	\$ 1,200	\$ 1,200
Federal & State	\$ 500	\$ 500	\$ 500
Personal Property	\$ 400	\$ 400	\$ 400
Real Estate	\$ 1,000	\$ 1,000	\$ 2,500
Taxes Total	\$ 3,100	\$ 3,100	\$ 4,600

Social Committee

Miscellaneous (Opening, Closing, Events, etc.)	\$ 8,000	\$ 9,000	\$ 9,500
Volunteer Appreciation Dinner	\$ 1,500	\$ 1,500	\$ 1,500
Total Social Committee	\$ 9,500	\$ 10,500	\$ 11,000

Activities/Civic

Charitable Contributions	\$ 1,600	\$ 1,600	\$ 1,600
Recognition Awards	\$ 300	\$ 300	\$ 300
Swim & Dive Team	\$ 32,000	\$ 32,000	\$ 31,000
Tennis	\$ 500	\$ 500	\$ 500
Volleyball	\$ 3,000	\$ 3,000	\$ 3,000
Welcome Committee	\$ 300	\$ 150	\$ 150
Total Activity/Civic	\$ 37,700	\$ 37,550	\$ 36,550

Total Expenses

\$ 274,170 \$ 281,720 \$ 280,900

Total Revenue	\$ 298,275	\$ 304,725	\$ 304,975
Total Expenses	\$ 274,170	\$ 281,720	\$ 280,900
Anticipated Contributions to Reserve Fund	\$ 24,105	\$ 23,005	\$ 24,075

	2014	2015	2016
Reserve Fund			
Estimated Reserve Fund Beginning Balance	\$ 2,302	\$ 26,407	\$ 49,412
Contributions to Reserve Fund	\$ 24,105	\$ 23,005	\$ 24,075
Total Reserve Fund for Capital/Emergency Expenses	\$ 26,407	\$ 49,412	\$ 73,487
Potential Reserve Fund Uses			
Furniture	\$ 5,000	\$ 8,000	\$ 8,000
Walking Path Repairs	\$ -	\$ -	
Parking Lot	\$ -	\$ -	\$ 1,000
Walking Path Sealing	\$ 4,000	\$ -	
Total Reserve Fund Uses	\$ 9,000	\$ 8,000	\$ 9,000



Brookeville Pressure Cleaning

Nicholas McMahan
Owner/CEO



and Deck Restoration

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Brookeville, MD 20833

BrookevillePressureCleaning@gmail.com
www.BrookevillePressureCleaning.com

~ 301-260-2036 ~



**Beautiful Baths
& Kitchens**

David G. Keller, President
dkeller@beautifulbathsandkitchens.com

Taste of Olney + Business Expo

Monday, Oct. 12 ▲ 4:30–8:30PM
Columbus Day Holiday

Olney Chamber of Commerce
**Community
Night**



**Business Expo
Taste of Olney**

**Our Lady of
Good Counsel HS**

17301 Old Vic Blvd.
Olney, MD 20832
entrance on Route 108,
1½ mi. east of Georgia Ave.

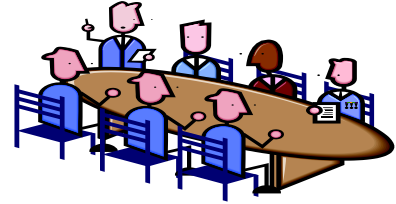
**Menu Items Available from
Participating Area Restaurants
Exhibits & Displays ★ Demos
Silent Auctions ★ Raffles**

Food Collection for OLNEY HELP

Sponsor and exhibitor opportunities available: 301-774-7117 or www.olneymd.org

FREE ADMISSION

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	(2016)	wayneljohnson@verizon.net	301-774-1906
Treasurer	Jim Frye	(2015)	JSFrye@gmail.com	301-814-3993
Secretary	Dick Bertin	(2016)	RichardBertin@verizon.net	301-774-7926

OTHER BOARD MEMBERS

Glenn Wasik	(2015)	301-774-5020	Jim Cagley	(2017)	301-570-1475
Dave Bouve	(2017)	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 Szwec	Pszwec@verizon.net	301-570-1724
Greater Olney Civic Assn	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch			
Social Committee	Jacquie 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
Pre-Team Rep	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
	Meredith Myers	Meredithjustin@verizon.net	301-260-8554
Swim Team Reps	Kate Gun	kategun4@gmail.com	301-873-5655
	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Tina Varron	tinav4@gmail.com	240-463-3743
	Glenn Wasik	wasik1C@verizon.net	301-641-4500
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
Tanterra Today	Charlotte Cary	tanterratoday@hotmail.com	301-774-6862
(Co-Editors)	Carolyn Reiss	reisscarolyns@gmail.com	240-389-1712
Tennis	Peter Szwec	Pszwec@verizon.net	301-570-1724
Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Jodie Siarkas	jsiarkas@comcast.net	301-774-2117

**Board Members in
Attendance**

Glen McEwen
Jim Cagley
Wayne Johnson
Richard Bertin
Dave Bouve
Jim Frye

Others Present

Elizabeth Bialas (Tanterra
HOA Clerk)
Ted Karp (Architectural Com-
mittee)
Hank Griffith (Architectural
Committee)
Carolyn Reiss (Newsletter)
Jim Welch (Social Committee)
Guest homeowners—
Barbara Cawood
Craig Zucker

Calendar

**10/21 7:30 Board Meeting
@ the pool shed**

**11/4 7:30 General Election
@ Greenwood**

**For updates and changes,
go to [http://
www.tanterra.com/cm/](http://www.tanterra.com/cm/)**

TANTERRA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

August 19, 2015

(Approved 9/16/15)

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

Guests

Guest Homeowner, Craig Zucker, District 14 Maryland State Delegate, presented greetings and asked how he might be of assistance to his Tanterra constituents. Cars speeding on Heritage Hills Drive continues to be a problem that he might be able to assist with.

Guest Homeowner Barbara Cawood inquired about the status of her earlier request to add handicapped parking spaces to the pool parking lot (in addition to the one currently there). President McEwen informed her that the Board had discussed the applicable County regulation and is exploring the exact requirement and how best to meet it. Wayne Johnson reported that additional marked handicapped spaces will be in place by the 2016 pool opening.

Minutes

Wayne Johnson moved to approve the draft minutes of the July 15, 2015 meeting. Dave Bouve seconded the motion, which passed unanimously.

Treasurer's Report

Clerk Elizabeth Bialas distributed the current Balance Sheet (as of July 31) and the 8/19/15 Profit & Loss YTD statement. Treasurer Jim Frye reported that we are actively collecting past due payments, with some payment plans in place and liens placed in accord with Tanterra bylaws when necessary. Expenditures for 2015 are still on track. The Budget Committee will meet at the Pool on Sunday August 23 to draft the budget for board action and presentation at the November Homeowners Meeting.

Committee Reports

Pool Committee:

Wayne Johnson reported that work is continuing on the Wi-Fi-based expanded pool security system.

Architectural Committee:

Committee members reported that the great majority of property owners are continuing to follow up on property appearance issues. When this does not happen, fines are levied in accord with the Tanterra bylaws.

Newsletter:

Carolyn Reiss reported no problems. As in previous years, issues will not be mailed to Associate Members once the pool closes for the season.

Social Committee:

No report. Jim Welch reported that plans are nearly finalized for the annual Crab Feast on August 22. All expenses are expected to be met.

Web Site:

No report. There was brief discussion of the Tanterra Yahoo Group, which is actively moderated by a volunteer homeowner.

(Continued on p. 9)

(Continued from p. 8)

Welcoming Committee:

Carolyn Reiss reported that she and Charlotte Cary continue to call on new residents.

Old Business

Glen McEwen reported that we are still awaiting confirmation of the Olney Lions Club joining Tanterra in the annual Dick Cole Memorial Scholarship for a Sherwood student.

Dick Bertin has requested space for the annual Tanterra Homeowners Association meeting at Greenwood school in early November. Subsequent to the meeting, the date of Wednesday, November 4 was confirmed by the County. The meeting will begin at 7:30 pm in the All-Purpose Room at the school.

Glen McEwen has contacted Amy Mathias concerning the Tanterra Yahoo site for information exchange. We will discuss this further at the September meeting.

The meeting was adjourned at 8:25 pm.

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



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MARY KERR'S OCTOBER Timely Tip



Prepare for Winter:

1. Check weather stripping around windows and doors.
2. Check caulking around chimneys, roof vents, windows and doors
3. Test smoke detectors (one on each level of your home, at least) & replace batteries
4. Install a carbon monoxide detector if you have gas or oil heat

Tanterra Online

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

Swim and Dive Teams : <http://www.tanterratarpons.org/Home.jsp?team=recmcslttstmd>

Social Committee Events: Facebook page at 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/> 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 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 3 methods do not work for you send Amy Matathias (matathi@aol.com) a request to join the TanterraHOA yahoo group and she will send you an invitation.

Tanterra Today

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