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**President's Message**

*By: Glen McEwen*

Hello Neighbors!

Our annual homeowner's meeting (with this year's specific date TBD) scheduled typically for the first or second week in November will be different this year. The Montgomery County Commission on Common Ownership Communities (CCOC) has stated we cannot hold elections for the Board of Director positions until we have a meeting in which nominations can be taken from the meeting floor. With the ongoing pandemic, we will not be able to meet in person until

the state and county regulations allow. Consequently, we will have an annual meeting via Zoom, but we will not hold elections at that time. One of the main topics of conversation will be the 2021 budget. A copy of the budget can be found on pages 10 to 11. Please review it. If you have any questions, please feel free to ask them during the meeting.

Jeremy Jenkins and Allyson Bennington have been working with the County to install speed humps on Heritage Hills Drive to slow

traffic in our neighborhood. There is a Zoom meeting scheduled for October 7<sup>th</sup> at 7:30. Please log onto the link on our website calendar to join us, especially those who live on or adjacent to Heritage Hills. Please see below for more details on the Zoom meeting.

Remember to practice social distancing and wear a mask in public!



**Upcoming Events:**

**October 21, 2020**  
Board Meeting via Zoom

Please visit [www.tanterra.com](http://www.tanterra.com) for changes to events. Residents, who have provided their email addresses to Liz Bialas, may receive email updates on special issues, such as the Board elections.

A virtual community meeting is scheduled on October 7, 2020 at 7:30 PM to discuss speeding on Heritage Hills Drive and the community's interest in installing speed humps between Georgia Avenue and Queen Elizabeth Drive. Please join to learn more and work toward keeping our community and kids safe!



Meeting link:  
<https://us02web.zoom.us/j/84944302272>

Meeting ID: 849 4430 2272

One tap mobile:  
+13017158592,,84944302272# US (Germantown)

## HOA Meetings

### 2020 ANNUAL MEMBERSHIP MEETING

11/18/20, 7:30 PM (ZOOM)

### ARCHITECTURAL COMMITTEE MEETINGS

10/21/20, 7 PM (ZOOM)

11/18/20, 7 PM (ZOOM)

12/16/20, 7 PM (ZOOM)



### BOARD OF DIRECTORS' MEETINGS

10/21/20, 7:30 PM (ZOOM)

11/18/20, 7:30 PM (ZOOM)

12/16/20, 7:30 PM (ZOOM)

- Meeting dates, times, and locations are subject to change.
- Please check the [Tanterra website](#) for Zoom meeting details.

**Connect with the Tanterra Community**

**Website**

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

**Electronic Version of 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 database is set up by address rather than by owner name.

**Swim and Dive Teams**

<http://www.tanterratarpons.org/Home.jsp?team=recmcsittstmd>



**Facebook Pages**

Tanterra Homeowners Association  
Tanterra Social Events

**New to the Tanterra Neighborhood?**

We have 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.

**WANT TO ADVERTISE IN TAN TERRA TODAY?**

**Full Page:** \$150/ monthly      \$1,500/16 issues

**Quarter Page:** \$50/ monthly      \$480/16 issues

**Half Page:** \$75/ monthly      \$780/16 issues

**Business Card:** \$20/ monthly      \$200/16 issues

**Full Page Inserts:** \$100/ monthly

- All ads are approved by the Board President, VP, and Tanterra Today's Editor-in-Chief.
- Advertiser must provide 8 1/2 X 11 in. flyers to Tanterra Today's printer location (Dan Daniel's Pioneer Press: 15201 Display Ct., Rockville, MD) for all households (the quantity will be communicated to you).
- Flyers can be two-sided.

**All checks should be mailed to the HOA clerk:**

**Tanterra HOA  
P.O. Box 25  
Brookeville MD 20833**

**To be included in this list, please email name, age, and contact information to [tanerratoday@gmail.com](mailto:tanerratoday@gmail.com). Indicate if you babysit( B), petsit (P), or assist with gardening (G).**

**Name                      Age      Phone**

Not available on website version



Updated 10/2020

TANTERRA HOMEOWNERS ASSOCIATION  
BOARD MINUTES  
August 19, 2020

(Approved 9/23/2020)

Board members in attendance:

Glen McEwen

Jim Cagley

Wayne Johnson

Aleka Kapatou

Jodie Siarkas

Erwin Hesse

Dave Bouve

Glenn Wasik

Josh Scall

Others present for this Zoom Meeting: Elizabeth Bialas, HOA clerk, Dave Stout (Pool Committee), and 12 homeowners.

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

I. Introduction

Jim Cagley made a change to the agenda for ratification of the Swim and Dive Clinics. Following introductory remarks by President McEwen, the Homeowner's Forum began.

2. Homeowner's Forum

A homeowner (HO) stated her appreciation for the work that the Board was doing on behalf of the HOA.

Another HO asked about the pending selections for the Architectural Committee and about the role of the Associate Member on the Board. Wayne Johnson responded that new Architectural Committee member recommendations would likely be at the next Board Meeting and the Associate Board Member is one of the 9 Board Members and has similar duties and responsibilities as the others.

A HO asked about her request for documents from the HOA. Jim Cagley responded that she had previously been sent an email answering her inquiry on August 18, 2020. HO stated that she had not checked her email since she had arrived home from out of town and had not seen the HOA email. HO was again advised that the requested documents had been ready for several months, but HO's insistence on not executing the Confidentiality and Non-Disclosure Agreement ("NDA") presented to her had caused HO to be unable to receive those documents. It was explained that this NDA is for the protection of the HOA and its members and the HOA has been willing to provide the requested documents once HO agreed to limitations on dissemination and repercussions if she violated those limitations. The same HO also indicated that she was concerned about insurance coverage related to beer being served at the pool. It was again explained by Glen McEwen

that, as this HO knew from listening in on the conference telephone call with our insurance broker at the December 2019 BOD Meeting when HOA insurance coverage was discussed, that the HOA is covered by insurance for this purpose, County approved protocols are followed, and beer is not served unless there is a required County permit.

Another HO asked about the opening of the sports courts. Glen McEwen replied that we are following what the County tells us.

Another HO stated that this HO had received an Architectural violation for a driveway and asked who did the annual inspections and the authority for requiring repair of a driveway. Architectural Committee Chair Wayne Johnson replied with the general criteria. Jim Cagley read that Article VIII, Section 1, of the Tanterra HOA Re-Styled Declaration of Covenants, Conditions and Restrictions, Exterior Maintenance, states: "Each Owner shall keep each Lot owned by him or her, and all improvements therein or thereon, in good order and repair and free of debris." It was explained that a driveway is an improvement and therefore must be maintained. Board Member Aleka Kapatou inquired, "How do you know your neighbor didn't also get a violation?" Wayne Johnson explained that inspections, including the inspectors and who ultimately receives violations, are confidential, so neither the Architectural Committee nor the Board makes this information public.

### 3. Approval of minutes

After the July 2020 Board Meeting Minutes were reviewed, Wayne Johnson motioned to approve, Aleka Kapatou 2nd. The Board agreed unanimously.

### 4. Review of financials

Jim Cagley reported that the internal audit is complete, tax returns have been filed. There are \$6,325.96 in liens, 2 extensions \$330.50, 1 foreclosure \$6,155 lien for unpaid dues. Elizabeth Bialas reported that 4 liens will be enforced due to nonpayment and Glen McEwen and Jim Cagley indicated that these are referred to an attorney for collection and liens. Elizabeth Bialas informed all that of the 240 Associate Members, only 7 requested refunds. Dave Stout that there were 48 new Associate Memberships in Summer 2020.

### 5. Committee reports

#### Pool Committee:

Jim Cagley reported that the Swim & Dive bank account balance was \$30,955.61.

It was reported that 6-foot areas have been taped off for proper social distancing. In addition, the lap swim time needed to be modified to 2 30-minute sessions and members age 14 and under must be with a parent while at the pool. Wayne Johnson motioned to ratify the approved modified lap swim and age change, Jim Cagley 2nd. Board agreed unanimously.

The Swim and Dive Clinics were approved electronically by the Board Members after the July 15, 2020 BOD Meeting. On July 25, 2020, Wayne Johnson made a Motion that the Board approve the conducting of Tanterra Tarpon Swim Clinics for the Summer of 2020 with Ryan Burnsky and/or Kylie Sheapp to be the supervising Team Coaches solely for these Clinics. Jim Cagley 2nd. All Board Members but Erwin Hesse electronically voted in favor of the Swim Clinics on July 25, 2020. A Motion was made to ratify this Board Action by Wayne Johnson and Jim Cagley 2nd. Members McEwen, Johnson, Siarkas, Cagley, Kapatou, Bouve, Hesse and Wasik were all polled regarding this Motion to Ratify and all Board Members present, but Hesse who abstained, voted in favor of the Motion. Additionally, on July 30, 2020, Wayne Johnson made a Motion that the Board approve the conducting of Tanterra Tarpon Dive Clinics for the Summer of 2020 with Ben Ostrinsky, Lucy McHale and/or Lilly Calogero to be the supervising Team Coaches solely for these Dive. Josh Scall 2nd. All Board Members but Erwin Hesse (abstained) electronically voted in favor of the Swim Clinics on July 30, 2020. A Motion was made to ratify this Board Action by Wayne Johnson and Dave Bouve 2nd. Members McEwen, Johnson, Siarkas, Cagley, Kapatou, Bouve, Hesse and Wasik were all polled regarding this Motion to Ratify and all Board Members present, but Hesse who abstained, voted in favor of the Motion. Insurance covering the HOA was ob-

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tained for both Clinics prior to any children participating. Thank you to Wayne Johnson, Jim Cagley, the Coaches and Dive Reps, Susan Ostrinsky and Carolyn Simpkins, for collaborating to make these Clinics happen.

### Grounds Committee:

Dog Waste Station to be installed by the Tennis/Hockey Courts within the next few weeks. Thanks to Chair Peter Szwec for working with the County to facilitate this.

### Tennis/Pickleball Courts:

Jim Welch reported tennis courts are open and agrees that hockey court remains closed per County. He noted that the County in-line skating rink in Germantown remains closed, too.

### Architectural Committee:

54 notifications were mailed to homeowners, 24 have completed their violations, 2 extensions for 90 days. 1 appeal. 7 additional homes that were missed during the inspection. The new Architectural Committee Members should be announced next month.

### GOCA:

Aleka Kapatou reported that there will be no GOCA Meeting in August 2020.

### Newsletter:

Request made to adhere to the deadlines.

### Social Committee: NO REPORT

### Web site:

Bruce Moran is working with Jim Frye, who is currently out of town.

### Welcoming Committee: NO REPORT

### 6. Unfinished business:

Jim Cagley reported that a response was sent to the HO request for documents and so as to protect the HOA the NDA addresses disclosure to only owners of record for real property located within the Tanterra Homeowners Association and an insurance agent or insurance broker currently licensed in the State of Maryland and specifically not to tenants or non-owners.

### Facebook Page Rules and Policies:

On April 3, 2020, during the heart of the shelter in place and as a result of misuse and miscommunication being posted on the Tanterra HOA Facebook Page, Wayne Johnson made a Motion that the Board approve Facebook Page Rules and Policies which he had distributed electronically to all Board Members for comment and revision. These Policies and Rules

were reviewed and approved for posting by the unanimous vote of all BOD Members on April 3, 2020. A Motion was made to ratify this Board Action by Jim Cagley and Aleka Kapatou 2nd. Members McEwen, Johnson, Siarkas, Cagley, Kapatou, Bouve, Hesse and Wasik were all polled regarding this Motion to Ratify the approval of these Policies and Rules and all Board Members voted in favor of the Motion.

7. Unfinished business:

Reserve Fund: Tabled for next month.

Annual Meeting and Elections:

Following CCOC guidance in conjunction with the Attorney General's Office, the Annual Meeting currently will need to be held electronically. However, due to COVID-19 the Elections cannot be held until Homeowners can attend a meeting in person pursuant to restrictions and the By-Laws.

Nominating Committee:

The appointed 2020 Nominating Committee of Jodie Siarkas, Elizabeth Bialas and Jim Frye was previously announced at the November 12, 2019 Annual Meeting. Glen McEwen motioned to ratify the previous approval of the 2020 Nominating Committee of Jodie Siarkas, Elizabeth Bialas and Jim Frye. Dave Bouve 2nd. Members McEwen, Johnson, Siarkas, Cagley, Kapatou, Bouve, Hesse and Wasik were all polled regarding this Motion to Ratify the approval of the appointment of the 2020 Nominating Committee and all Board Members voted in favor of the Motion.

Speed bumps on Heritage Hills:

Jeremy Jenkins and Alyson Bennington have been working with the County. Glen McEwen suggested a survey of the residents that live on HH. Glen McEwen reported that we should have a special meeting with the County. In September, the County will post signs and it will be put in the Newsletter.

Jim Cagley moved to hold a closed session meeting at the conclusion of the August 19, 2020 open Zoom Board Meeting for the purpose of discussing pending litigation pursuant to Section 11B-111(4) of the MD HOA Act. Dave Bouve 2nd. Board Members McEwen, Johnson, Siarkas, Cagley, Kapatou, Hesse, Bouve and Wasik all voted in favor of holding a closed meeting per the Motion.

With there being no further business, the meeting was adjourned at 9:30 pm by President Glen McEwen.

Submitted by Jodie Siarkas, Secretary ([jsiarkas@comcast.net](mailto:jsiarkas@comcast.net))

TANTERRA HOMEOWNERS ASSOCIATION  
FINANCE COMMITTEE MINUTES  
September 21, 2020 @ 7:30 pm

Finance Committee members in attendance:

Jim Cagley (Chair)                       Glen McEwen  
 Wayne Johnson                               Dave Stout

Others present for this Zoom Meeting: Elizabeth Bialas, HOA clerk, and 1 homeowner.

The Tanterra Homeowners Association Finance Committee Meeting was called to order at 7:30 pm by Treasurer Jim Cagley (Chair).

I. Introduction

Jim Cagley made introductory remarks and explained that this meeting was for the purpose of formulating the proposed 2021 Budget to be presented to the Board of Directors at the next BOD Meeting (scheduled for September 23, 2020).

II. Homeowner's Forum

There were no homeowner questions or comments about anything, including the proposed 2021 Budget.

III. Formulation of Proposed 2021 Budget

All of the specific line items for the 2021 Budget were discussed and recommendations were made by Committee members with assistance from the HOA Clerk, as needed. 2020 Year Estimates were discussed. A proposed 2021 Budget was formulated for presentation to the BOD. Additionally, Finance Committee recommendations were all made related to items such as: the payment of overpayment refunds to Associate Members for 2020 dues (\$140 each to 123 Associate Members); Diamond White Coating of the Pool in 2020; and 2021 Reserve Fund Usage for Soffit replacement on the Pool House. The Finance Committee approved these recommendations to the BOD unanimously.

With there being no further business, there was a motion to adjourn by Glen McEwen, that Dave Stout seconded, and that unanimously passed. The meeting was adjourned at 8:41 pm by Chair Jim Cagley.



## Annual Notice to Residents of COC's



### We want you to know about the Montgomery County Commission on Common Ownership Communities

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Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the county created the **Commission on Common Ownership Communities**, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

**Education:** The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Community Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It also publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will speak to communities and their boards on request and welcome invitations to do so.

**Legislation:** The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

**Dispute resolution:** The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at:  
[www.montgomerycountymd.gov/ccoc](http://www.montgomerycountymd.gov/ccoc)

If you have questions or need advice, the CCOC prefers to be contacted by email at:  
[CCOC@montgomerycountymd.gov](mailto:CCOC@montgomerycountymd.gov)

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Montgomery County Commission on Common Ownership Communities  
1401 Rockville Pike, 4<sup>th</sup> Floor, Rockville, MD 20852  
[www.montgomerycountymd.gov/ccoc](http://www.montgomerycountymd.gov/ccoc) / [ccoc@montgomerycountymd.gov](mailto:ccoc@montgomerycountymd.gov)

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Tanterra Homeowners Association										
2021 DRAFT Budget										
2020 ytd as of 8/31/20										
Income	2017	2018	2018 Act	2019	2019 Act	2020	2020 YTD	Proposed 2021	Change	% Change
Homeowner's Dues (390 homes)	\$ 159,120	\$ 167,700	\$ 168,583	\$ 175,500	\$ 175,626	\$186,030	\$184,122	\$186,030	\$ -	0.0%
	\$408	\$430		\$450		\$477		\$477	\$ -	0.0%
Associate Dues (235 members)	\$ 121,025	\$ 122,200	\$ 123,785	\$ 122,200	\$ 123,340	\$124,550	\$109,979	\$124,550	\$ -	0.0%
	\$515	\$520		\$520		\$530		\$530	\$ -	0.0%
Associate Refund (to be issued)										
Advertising - Tanterra Today	\$ 1,100	\$ 1,100	\$ 1,284	\$ 1,100	\$ 800	\$1,100	\$0	\$500	\$ (600)	-54.5%
Architectural Fines	\$ 150	\$ 150	\$ 4	\$ 100	\$ 975	\$100	\$400	\$100	\$ -	0.0%
Interest Income	\$ 100	\$ 50	\$ 143	\$ 100	\$ 167	\$100	\$132	\$150	\$ 50	50.0%
Finance Charges	\$ 750	\$ 750	\$ 1,829	\$ 1,000	\$ 1,444	\$1,000	\$813	\$1,000	\$ -	0.0%
Legal Fees Charged	\$ 500	\$ 150	\$ -	\$ 150	\$ -	\$150		\$150	\$ -	0.0%
Pool Passes	\$ 1,000	\$ 1,000	\$ 2,012	\$ 1,900	\$ 2,180	\$1,900	\$0	\$1,900	\$ -	0.0%
Pool Rentals	\$ 1,000	\$ 1,000	\$ 2,440	\$ 2,000	\$ 2,060	\$2,000	\$0	\$2,000	\$ -	0.0%
Social Functions	\$ 5,000	\$ 5,000	\$ 6,429	\$ 5,000	\$ 5,084	\$5,000	\$0	\$5,000	\$ -	0.0%
Other Income	\$ 1,000	\$ 900	\$ 1,941	\$ 2,000	\$ 555	\$1,000	\$67,632	\$1,000	\$ -	0.0%
Swim & Dive Team	\$ 25,000	\$ 25,000	\$ 28,406	\$ 27,000	\$ 34,604	\$29,000	\$4,414	\$29,000	\$ -	0.0%
Pool Sports Activities	\$ 6,500	\$ 5,500	\$ 6,034	\$ 6,500	\$ 6,668	\$6,500	\$4,294	\$5,500	\$ (1,000)	-15.4%
<b>Total Revenue</b>	<b>\$ 322,245</b>	<b>\$ 330,500</b>	<b>\$ 342,890</b>	<b>\$ 344,550</b>	<b>\$ 353,504</b>	<b>\$ 358,430</b>	<b>\$ 371,785</b>	<b>\$ 356,880</b>	<b>\$ (1,550)</b>	<b>-0.4%</b>
Proposed										
Administrative Expenses	2017	2018	2018 Act	2019	2019	2020	2020	Proposed 2021	Change	% Change
Accounting Services	\$ 6,200	\$ 6,000	\$ 5,900	\$ 6,000	\$ 6,780	\$ 6,500	\$ 6,725	\$ 6,750	\$ 250	3.8%
Architectural/Engineering	\$ 200	\$ 200	\$ 72	\$ 200	\$ 206	\$ 200	\$ -	\$ 200	\$ -	0.0%
Bank Service Charges	\$ 150	\$ 200	\$ 222	\$ 200	\$ 242	\$ 200	\$ 92	\$ 200	\$ -	0.0%
Clerical/Bookkeeper Services	\$ 26,000	\$ 26,000	\$ 25,992	\$ 26,000	\$ 26,000	\$ 26,000	\$ 17,320	\$ 27,000	\$ 1,000	3.8%
Insurance	\$ 15,500	\$ 18,000	\$ 19,521	\$ 15,000	\$ 13,272	\$ 18,000	\$ 10,920	\$ 18,000	\$ -	0.0%
Legal Services	\$ 1,500	\$ 1,000	\$ -	\$ 11,000	\$ 7,910	\$ 10,000	\$ 2,369	\$ 10,000	\$ -	0.0%
Miscellaneous Operations	\$ 1,000	\$ 1,000	\$ 1,042	\$ 1,000	\$ 905	\$ 1,000	\$ 1,122	\$ 2,000	\$ 1,000	100.0%
Office Supplies	\$ 1,000	\$ 1,000	\$ 489	\$ 1,000	\$ 1,035	\$ 1,200	\$ 658	\$ 1,200	\$ -	0.0%
Postage - Operations	\$ 1,000	\$ 1,000	\$ 768	\$ 1,000	\$ 1,272	\$ 1,000	\$ 1,235	\$ 1,200	\$ 200	20.0%
Tanterra.com	\$ 300	\$ 500	\$ 140	\$ 250	\$ 158	\$ 250	\$ 38	\$ 250	\$ -	0.0%
Utilities - Operations	\$ 500	\$ 500	\$ 448	\$ 500	\$ 588	\$ 500	\$ 414	\$ 600	\$ 100	20.0%
Reserve Study						\$ 10,000			\$ (10,000)	-100.0%
Admin Expense - Other		\$ -	\$ -	\$ -	\$ 274	\$ -			\$ -	0.0%
<b>Total Administrative Expenses</b>	<b>\$ 53,350</b>	<b>\$ 55,400</b>	<b>\$ 54,594</b>	<b>\$ 62,150</b>	<b>\$ 58,641</b>	<b>\$ 74,850</b>	<b>\$ 40,893</b>	<b>\$ 67,400</b>	<b>\$ (7,450)</b>	<b>-10.0%</b>
Proposed										
Grounds	2017	2018	2018 Act	2019	2019	2020	2020	Proposed 2021	Change	% Change
Miscellaneous - Grounds (Tree Trimming)	\$ 6,000	\$ 16,000	\$ 13,530	\$ 10,000	\$ 9,980	\$ 10,000	\$ 6,225	\$ 10,000	\$ -	0.0%
Storm Water Study						\$ 1,000		\$ 1,000	\$ -	0.0%
Path Snow Removal						\$ 5,000		\$ 5,000	\$ -	0.0%
Mowing - Grounds	\$ 14,000	\$ 14,000	\$ 11,700	\$ 12,575	\$ 11,700	\$ 12,575	\$ 7,800	\$ 12,575	\$ -	0.0%
<b>Total Grounds Committee</b>	<b>\$ 20,000</b>	<b>\$ 30,000</b>	<b>\$ 25,230</b>	<b>\$ 22,575</b>	<b>\$ 21,680</b>	<b>\$ 28,575</b>	<b>\$ 14,025</b>	<b>\$ 28,575</b>	<b>\$ -</b>	<b>0.0%</b>
Proposed										
Pool	2017	2018	2018 Act	2019	2019	2020	2020	Proposed 2021	Change	% Change
Chemicals	\$ 10,000	\$ 10,000	\$ 7,553	\$ 9,000	\$ 7,260	\$ 8,000	\$ 234	\$ 8,500	\$ 500	6.3%
Lifeguard Bonus	\$ 3,000	\$ 4,000	\$ 4,783	\$ 4,900	\$ 4,921	\$ 4,900	\$ -	\$ 4,900	\$ -	0.0%
Management Fees	\$ 98,000	\$ 98,000	\$ 99,601	\$ 102,000	\$ 111,421	\$ 107,500	\$ 71,000	\$ 113,000	\$ 5,500	5.1%
Miscellaneous	\$ 2,500	\$ 2,500	\$ 4,792	\$ 2,500	\$ 1,225	\$ 4,500	\$ 2,035	\$ 2,500	\$ (2,000)	-44.4%
Permit Fees	\$ 1,200	\$ 1,200	\$ 2,928	\$ 3,000	\$ 3,455	\$ 3,000	\$ 3,490	\$ 3,500	\$ 500	16.7%
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	0.0%
Repair & Maintenance	\$ 12,000	\$ 12,000	\$ 13,921	\$ 19,000	\$ 10,738	\$ 19,000	\$ 5,981	\$ 19,000	\$ -	0.0%
Septic				\$ 40,000	\$ 39,428	\$ -			\$ -	0.0%
Supplies	\$ 4,000	\$ 3,000	\$ 2,756	\$ 3,000	\$ 3,727	\$ 3,500	\$ 1,091	\$ 4,000	\$ 500	14.3%

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Telecommunications	\$ 1,400	\$ 1,400	\$ 1,574	\$ 1,400	\$ 1,616	\$ 1,900	\$ 1,251	\$ 1,900	\$ -	0.0%
Utilities	\$ 18,000	\$ 18,000	\$ 19,500	\$ 23,000	\$ 17,730	\$ 21,000	\$ 7,242	\$ 21,000	\$ -	0.0%
<b>Total Pool Committee</b>	<b>\$ 151,100</b>	<b>\$ 151,100</b>	<b>\$ 158,408</b>	<b>\$ 208,800</b>	<b>\$ 202,519</b>	<b>\$ 174,300</b>	<b>\$ 92,323</b>	<b>\$ 179,300</b>	<b>\$ 5,000</b>	<b>2.9%</b>
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<b>Proposed</b>										
<b>Tanterra Today</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Miscellaneous (Delivery fee)	\$ 1,000	\$ 500	\$ 2,550	\$ 500	\$ 900	\$ 500	\$ 140	\$ 500	\$ -	0.0%
Postage	\$ 1,500	\$ 1,200	\$ 900	\$ 1,200	\$ 1,350	\$ 1,200	\$ 450	\$ 1,200	\$ -	0.0%
Printing	\$ 4,500	\$ 3,500	\$ 4,314	\$ 5,000	\$ 6,184	\$ 5,000	\$ 1,956	\$ 5,000	\$ -	0.0%
Tanterra Today - Other		\$ -	\$ 290	\$ -	\$ -	\$ -			\$ -	0.0%
<b>Total Tanterra Today</b>	<b>\$ 7,000</b>	<b>\$ 5,200</b>	<b>\$ 7,764</b>	<b>\$ 6,700</b>	<b>\$ 8,434</b>	<b>\$ 6,700</b>	<b>\$ 2,546</b>	<b>\$ 6,700</b>	<b>\$ -</b>	<b>0.0%</b>
-----										
<b>Proposed</b>										
<b>Taxes</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Condo	\$ 2,000	\$ 2,000	\$ 1,069	\$ 2,000	\$ 1,950	\$ 2,000	\$ -	\$ 2,000	\$ -	0.0%
Federal & State	\$ 400	\$ 400	\$ 379	\$ 300	\$ 393	\$ 300	\$ 158	\$ 300	\$ -	0.0%
Personal Property	\$ 400	\$ 800	\$ -	\$ 2,200	\$ 822	\$ 2,000	\$ -	\$ 1,500	\$ (500)	-25.0%
Real Estate	\$ 2,900	\$ 2,900	\$ 2,141	\$ 2,900	\$ 3,940	\$ 2,900	\$ 3,312	\$ 3,500	\$ 600	20.7%
<b>Taxes Total</b>	<b>\$ 5,700</b>	<b>\$ 6,100</b>	<b>\$ 3,588</b>	<b>\$ 7,400</b>	<b>\$ 7,106</b>	<b>\$ 7,200</b>	<b>\$ 3,471</b>	<b>\$ 7,300</b>	<b>\$ 100</b>	<b>1.4%</b>
-----										
<b>Proposed</b>										
<b>Social Committee</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Miscellaneous (Opening, Closing, Events, etc.)	\$ 9,500	\$ 9,500	\$ 13,834	\$ 9,500	\$ 9,975	\$ 9,500	\$ -	\$ 9,500	\$ -	0.0%
Volunteer Appreciation Dinner	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,464	\$ 1,500	\$ -	\$ 1,500	\$ -	0.0%
<b>Total Social Committee</b>	<b>\$ 11,000</b>	<b>\$ 11,000</b>	<b>\$ 15,334</b>	<b>\$ 11,000</b>	<b>\$ 11,439</b>	<b>\$ 11,000</b>	<b>\$ -</b>	<b>\$ 11,000</b>	<b>\$ -</b>	<b>0.0%</b>
-----										
<b>Proposed</b>										
<b>Activity/Civic</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Charitable Contributions	\$ 1,600	\$ 2,100	\$ 1,900	\$ 2,100	\$ 1,500	\$ 2,100	\$ 1,950	\$ 2,100	\$ -	0.0%
Recognition Awards	\$ 300	\$ 300		\$ 400	\$ -	\$ 400		\$ 400	\$ -	0.0%
Swim & Dive Team	\$ 31,000	\$ 31,000	\$ 21,321	\$ 31,000	\$ 35,784	\$ 32,000	\$ 2,541	\$ 32,000	\$ -	0.0%
Tennis/Pickleball	\$ 500	\$ 750	\$ 238	\$ 750	\$ 166	\$ 750		\$ 750	\$ -	0.0%
Pool Sports Activities	\$ 6,500	\$ 5,500	\$ 6,389	\$ 6,500	\$ 8,255	\$ 6,500	\$ 835	\$ 6,500	\$ -	0.0%
Welcome Committee	\$ 100	\$ 150	\$ 150	\$ 150	\$ 112	\$ 150	\$ 130	\$ 250	\$ 100	66.7%
<b>Total Activity/Civic</b>	<b>\$ 40,000</b>	<b>\$ 39,800</b>	<b>\$ 29,998</b>	<b>\$ 40,900</b>	<b>\$ 45,817</b>	<b>\$ 41,900</b>	<b>\$ 5,455</b>	<b>\$ 42,000</b>	<b>\$ 100</b>	<b>0.2%</b>
<b>Total Expense</b>	<b>\$ 288,150</b>	<b>\$ 298,600</b>	<b>\$ 294,916</b>	<b>\$ 359,525</b>	<b>\$ 355,636</b>	<b>\$ 344,525</b>	<b>\$ 158,711</b>	<b>\$ 342,275</b>	<b>\$ (2,250)</b>	<b>-0.7%</b>
-----										
<b>Proposed</b>										
	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019 (act)</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Total Revenue	\$ 322,245	\$ 330,500	\$ 342,890	\$ 344,550	\$ 353,504	\$ 358,430	\$ 371,785	\$ 356,880	\$ (1,550)	-0.4%
Total Expenses	\$ 288,150	\$ 298,600	\$ 294,916	\$ 359,525	\$ 355,636	\$ 344,525	\$ 158,711	\$ 342,275	\$ (2,250)	-0.7%
<b>Net</b>	<b>\$ 34,095</b>	<b>\$ 31,900</b>	<b>\$ 47,974</b>	<b>\$ (14,975)</b>	<b>\$ (2,132)</b>	<b>\$ 13,905</b>	<b>\$ 213,074</b>	<b>\$ 14,605</b>	<b>\$ 700</b>	<b>5.0%</b>
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<b>Anticipated Reserve Fund Usage</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>					
Furniture	\$ 5,000	\$ 5,000								
Office Computer	\$ -	\$ 1,000								
Parking Lot	\$ -	\$ 6,000								
Pavilion			\$ 30,240							
Pool Equipment		\$ 2,000								
Pool House Soffit					\$ 10,000					
Pool House Roof				\$ 29,900						
Security System	\$ 500		\$ 500							
Tennis Courts	\$ -									
Walking Path Repairs	\$ -									
Walking Path Sealing	\$ -	\$ -	\$ -	\$ -						
<b>Total Reserve Fund Uses</b>	<b>\$ 500</b>	<b>\$ 14,000</b>	<b>\$ 30,740</b>	<b>\$ 29,900</b>	<b>\$ 10,000</b>					

## Tanterra HOA Board of Directors & Committees

P.O. Box 25  
Brookeville, MD 20833  
www.Tanterra.com

### Officers

President - Glen McEwen (2022)	fivemcewens@msn.com	301-570-3586
Vice President - Wayne Johnson (2022)	wayneljohnson@verizon.net	301-742-0678
Treasurer - Jim Cagley (2020)	JCBozLaw@aol.com	301-570-1475
Secretary - Jodie Siarkas (2022)	jsiarkas@Comcast.net	301-674-3819

### Other Board Members

Dave Bouve (2021)	bouved@gmail.com	
Aleka Kapatou (2020)		301-774-4624
Erwin Hesse (2020)	erwin.c.hesse@gmail.com	
Glenn Wasik (2022)		301-774-5020
Josh Scall (2021)	Josh.S.Scall@gmail.com	202-812-6319

### Clerk

Elizabeth Bialas (contact for HOA resale packets)	LizBialas@verizon.net	301-774-3809
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### Committees

Architectural	Wayne Johnson	wayneljohnson@verizon.net	301-742-0678
Grounds & Environment	Peter Szwec	pszewec@verizon.net	240-446-7684
Greater Olney Civic Association	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch	Caroll Majors	carollmajors76@gmail.com	301-466-7590
Social Committee	Jacque Weed	jsweed1@verizon.net	301-921-6569
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	Carolyn Simpkins	Simpkins.four@yahoo.com	240-602-6280
	Susan Ostrinsky	sma89v2@gmail.com,	301-980-5682
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 Editor	Andrea Hesse	TanterraToday@gmail.com	
Tennis/Hockey	Jim Welch	Jpwelch11@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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