



July 2018

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Upcoming Events:

July 4 Family Pool Party

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

The warmer weather is finally here, the kids are out of school for the summer, and the pool is open. It is a great time to enjoy all of the Tanterra amenities!

From swimming, tennis, pickle ball, roller hockey, walking, to biking along the many pathways, there is an activity for everyone. If you have not been to the pool this year, I urge you to give it a try. It is a great way to reconnect with neighbors you have not seen in a while or to make new friends. Along with just jumping into the pool to cool off on a hot summer day, there are the swim and dive teams for the kids, social parties for the adults, volleyball and other games on the weekends, a sand box and tether ball for the kids, and cold beverages on Sundays.

Please remember that glass containers are prohibited at the pool. With almost everyone in bare feet, one broken glass or bottle could leave a lot of people with cuts on their feet.

The Social Committee has fun activities planned for

the summer including Friday night happy hours (p.12), a casino night (p.11), and the annual crab feast. Please check the Tanterra website calendar for specific dates and times. We hope to see you at one (or all) of these great events. For those of you that missed the bus trip to the Nationals' game, it was loads of fun and the Nats won the game! I would encourage you to sign up for this event the next time. It is a minimal cost for a lot of fun.

Please do your best to keep our community clean and safe. Yard waste should not be dumped into the common area. This places a burden on the Grounds Committee and hinders the grass cutting. Please place it at the curb on the designated pickup days. Please pick up after your dog. Additionally, please recycle your cans and plastic bottles when you are at the pool. There are two trash cans adjacent to the cooking grills designated for recycling plastic and aluminum. Every little bit helps.

If you still receive a paper version of the Tanterra Today via the US mail, please

consider signing up for an

electronic version. This saves the HOA significant money every month in postage, printing, addressing, and handling. If interested, contact Elizabeth Bialas at LizBialas@verizon.net.

The Board wishes everyone a safe and healthy summer.

Hockey, Pickleball, and Tennis Reminder

Caps are champs! Summer is hot and the courts have been busy.

Come on out and play.



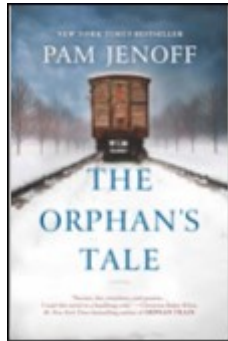
Community Events

Nature on Wheels
Thursday, July 5, 11 AM
at the Olney Library

Come learn about reptiles and amphibians! Try hands-on experience for kids of all ages!

Olney Evening Book Discussion
Tuesday, July 10, 7 PM
at the Olney Library

Join us for a book discussion of "The Orphan's Tale" by Pam Jenoff.



Eric -- Energy Spark Attack
Thursday, July 26, 7 PM
at the Olney Library

This spellbinding, special event introduces children to the principles of electricity, sound, and light. Children will see things like indoor lighting, a voice changer, and a laser light show as a scientist performs experiments about circuits, sound waves, and different kinds of light.

This program is generously sponsored by the Friends of the Library, Montgomery County, Inc. This is a summertime program for children of all ages and their families.

Energy Express
Thursday, July 31, 1 PM
at the Olney Library

Find out how you can rock at home by conserving energy (and money). Department of Environmental Protection provides hands-on, interactive presentations to get kids (and parents) more connected to where electricity comes from and the importance of not wasting it. Program geared to 1st to 5th graders. Registration necessary.

Rock the Fountain
Family Concert featuring The Gin Rickys Trio!

Kid concerts are held every Tuesday at 10:30 AM in June & July.

Family Concerts are held every Thursday at 6 PM in June, July & August.



New Neighbors Join Tanterra

Welcome to Matthew & Kathryn Parker on Forest Wood Drive.

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.



Architectural Updates

Architectural Requests

UNFORTUNATELY A HOMEOWNER HAS TO SPEND MONEY AND REDO WORK THAT WAS NOT APPROVED ON THEIR HOUSE.

I purposely remind homeowners in the multiple issues of the newsletter that any work on the outside needs approval as stated in our covenants and bylaws. We do this as the last thing we want is for a homeowner to spend money, do the work, and find out it was not allowed.

The Bylaws and Covenants are very clear on the responsibility of the homeowner to get an approval prior to working on the outside of the house. I assure you we feel terrible when work is completed, not approved, and now causes the homeowner additional expenses. If you see a neighbor doing work on the outside house, please ask them if they put in a request to the Architectural Committee.

The process is easy to do and the turnaround by the committee is very quick. Remember to complete the Architectural Change Request for any work being done on the outside of your house. This includes window, door replacement, staining

your house, driveway expansion, shingles, gutters, sheds, fences, solar panels etc. just to name a few of the items.

You can get this form on the Tanterra website: www.tanterra.com. You can even call me or email Hank Griffith at (240) 461-7536 or skayhank@comcast.net. I can give you an idea if what you want to do will be okay. We want to make this process as easy as possible.

Staining/Painting

Keep in mind Tanterra homes do not have paint. Instead, they have a stain. Many homes were done with a latex stain and others used an oil base (most were with latex). It is important before doing anything to understand which was done beforehand. We approve stain on Tanterra homes only. **NO GLOSS FINISH IS ALLOWED.** Even if staining the same color you must submit an Architectural Request prior to starting work.

Driveways

As in years past, we have been able to negotiate a resealing offer for Tanterra Residents and Associate Members of our pool from Mr. Stanley Nichols.

Associate members need to mention they are Tan-

terra Pool Members and tagging onto our discount offer. He has two applications that he can be applied and would meet with you first to determine which is ideal. One of his coverings are \$150.00 for any Tanterra Driveway. However, if it has cracks etc. and needs to be filled, the price will be higher. He quotes you a price before doing any work. He explains the difference in the two applications along with longevity etc.

By resealing every couple of years, it adds years to the life of your driveway and protects your investment. Some of the homeowners who resurfaced their driveway recently should consider resealing every couple of years. This gives the driveway a longer period before replacement is necessary.

We have a couple of vendors listed on the Tanterra website from which you can get pricing as well. We are adding Nichols Asphalt due to their many years of excellent service. They do resurfacing, expansion, and resealing of driveways. You can contact Stanley Nichols, Owner at (240) 372-3364. He comes highly recommended by many of our Tanterra residents.

Thinking of Remodeling?

Design for Life is a project of the Montgomery County Department of Permitting Services.

It is a service to promote accessible home design to Montgomery County residents and building professionals. Homeowners can receive up to \$3,000 property tax credit for remodeling that meets Level I Veritable Accessibility Standards and up to \$10,000 for work that meets Level II Livable Accessibility Standards.

Building professionals can benefit by:

1. Fast track through the permitting process.
2. Valuable tax incentives.
3. Community recognition as a featured project on DFL website.
4. Improved marketing — offer the opportunity for accessibility options and property tax incentives for their buyers!

Details are at: <https://www.montgomerycountymd.gov/design/>



A Message from Your Social Director

By Jacquie Weed

Greetings Tanterra members!

With the first month of summer coming to an end, I would have to say we are off to a great start! On opening day, we were fortunate to have a beautiful warm, sunny day. We had a huge turnout for our hot dog party (over 400 hot dogs were consumed)! For those who came out for the Meet-N-Greet that evening, we enjoyed a relaxing good time. Lots of great food, visiting with old friends, and making some new ones... what's not to love! If you skipped our outing to the Nat's/O's game, you missed a really great time! The bus ride to and from the park was a lot of fun with baseball trivia and subs from Jersey Mikes. Best of all, we did not have to deal with the hassle of driving to the park in rush hour traffic! The bonus was our Nationals winning the game 4-2!

We have lots of awesome events planned for the remainder of the season...the July 4th Family Celebration, Casino Night, and the annual Crab Feast, as well as several Family Happy Hours and our Closing Day Party. **Please note, due to a scheduling conflict, we have had to cancel the Happy Hour planned for Friday, July 6th.** Please spread the word to your friends and neighbors. At this time, we have not chosen an alternate date for this Happy Hour. We will be sure to let you know if we do.

One final note, I would like to remind everyone that I will be stepping down as the Social Committee Chair at the end of this season. If you want to continue our long-standing tradition of having many fun activities throughout the summer, we will need someone to take over this position. Over the five years that I've been doing this, I have had a lot of fun and made many new friends. The Social Committee is composed of some fun, creative individuals willing to step in and help with the planning and running of our activities. If you decide to take on this job, you will not be alone. You will always have more than enough help to put on successful events! If you are able step up and take on the challenge, let me know!

Let's keep Tanterra the most socially active community pool in Montgomery County!



Connect with the Tanterra Community!

Website

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

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 Tarpons Swim and Dive Team
Tanterra Hockey
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/cm/> 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 "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 three methods do not work for you, send Amy Matathias (matathi@aol.com) a request to join the TanterraHOA yahoo group. She will send you an invitation.

Tanterra Homeowners Association: May Board Meeting Minutes

By Richard J. Bertin, Secretary

May 17, 2018
APPROVED June 20, 2018

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

Minutes

Dave Bouve moved to approve the minutes of the April 17, 2018 HOA Board Meeting as drafted. Jim Cagley seconded the motion, which passed unanimously.

Treasurer's Report

Clerk Elizabeth Bialas distributed the current Balance Sheet (as of April 30) and the May 14 Profit & Loss YTD statement. She briefly recapped our bank balances and the status of dues payments, extensions, and liens. Overdue homeowner dues are now subject to additional fees, and non-paid associate memberships will be opened to the waiting list. Members in arrears will not be admitted to the pool.

Committee Reports

Pool Committee:

Chair Wayne Johnson has the pool ready for opening day on May 26. Parking lot work has been completed.

Grounds Committee:

A chair for this committee is still needed. Major grounds work in the pool area and other parts of the community has been completed.

Tennis/Hockey/Pickleball Committee:

Jim Welch reported all areas are in good shape and ready for the upcoming season.

Architectural Committee:

Hank Griffith reported good compliance already with notices recently sent out. Full enforcement of policies ratified at last month's Board meeting will begin.

Reminder: Homeowners must be mindful of all requirements in the Covenants as well as those publicized in Tanterra Today and the website to avoid sanctions including fines. The committee will continue to provide guidance or answer questions as needed.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on the May 8th GOCA meeting. Major discussion focused on plans for changes at the Olney McDonalds.

Newsletter:

Carolyn Reiss reported the next *Tanterra Today* should be ready for the printer and distribution on schedule. Updated pool rules will be distributed with the June issue and published on the website.

Social Committee:

Opening day Happy Hour is on May 26, 5-8 PM.

Website:

The website calendar continues to be updated.

Tanterra Homeowners Association: May Board Meeting Minutes Continued...

By Richard J. Bertin, Secretary

Welcoming Committee:

We are continuing to receive new families into the Tanterra community.

Old Business

- The Dick Cole Memorial Scholarship award was presented to Sherwood senior, Gabriella Khan. Congratulations to her!
- The Tanterra Yard Sale was held on Saturday, May 5th.
- Dick Bertin presented recent correspondence from the County regarding the petition request for placement of rumble strips on Heritage Hills Drive to slow speeders. We were informed that rumble strips are not permitted on that street due to noise issues. The County verified speeding is a problem and will place additional signs and continue to monitor the situation. They offered to paint a solid line down the middle of Heritage Hills, which has been shown to slow traffic, but that would mean no parking on either side of the street. That action would require approval of all affected residents, and the Board delayed any action on that pending further review.

New Business

- Pool opening day is Saturday, May 26th.
- The Board discussed at length a request by a Dive Team representative for increased compensation for the team staff with Board member and Swim/Dive Treasurer, Jim Cagley. Jim described the 10+ year history of swim and dive team revenues and expenses, including the HOA's annual budget line item support. There was general agreement on the level of staffing and compensation for the coming year proposed by Mr. Cagley appears fair and adequate, given available information. It was further noted that we do not now know the level of participation on the dive team for this year which can impact income and workloads. That will be monitored.

There being no further business, the meeting was adjourned at 8:35 pm.

* *Board Members in Attendance:* Glen McEwen, Richard Bertin, Dave Bouve, Aleka Kapatou, Erwin Hesse, Jim Cagley

* *Others in Attendance:* Elizabeth Bialas (Tanterra HOA Clerk), Hank Griffith (Architectural Committee), Carolyn Reiss (Newsletter), Jim Welch (Tennis/Hockey/Pickleball Committee)

Speeding Concerns on Heritage Hills Drive

The Tanterra Homeowners Association Board has been aware of residents' concerns about speeding motorists on Heritage Hills Drive. The topic has been discussed at several recent annual Association meetings, and the Board and individual residents have been trying to come up with solutions for a long time. This article will be an update on our activity and progress to date.

In the past, with the help of State Senator and Tanterra homeowner Craig Zucker, the police and County transportation officials have been contacted for help. Temporary speed monitoring signs have been brought in several times with little lasting impact. We have been lucky that there have been no serious accidents or injuries attributed to speeding on Heritage Hills. But, that and traffic volume seem to make it low priority for regular police monitoring or placement of speed cameras to catch or deter speeders.

The county has informed us that "speed bumps" are not permitted on Heritage Hills since it is a direct connector of Georgia Avenue and Route 108. Last fall, the Board presented a request to the Montgomery County Department of Transportation (MCDOT) for "rumble strips" on a portion of Heritage Hills, including a petition signed by 38 residents along their proposed path. After investigation, the County's Traffic Engineer provided a detailed report to us which included the following:

1. MCDOT does not allow "rumble strips" adjacent to residential communities because of overnight noise generation.
2. MCDOT conducted a speed study along Heritage Hills Drive between Brookepark Terrace and Bloomfield Road. This was conducted on a mid-week day while schools were in session to capture the worst-case scenario. When assessing vehicle speeds they determine what is referred to as the 85th percentile speed. This is the speed at which 85 percent of vehicles are traveling at or below. The 85th percentile speed along northbound Heritage Hills Drive was 37 MPH and along westbound Heritage Hills Drive was 38 MPH. The 25 miles per hour (MPH) posted speed limit signs are present on both sides of Heritage Hills Drive. (Those figures appear to document that about 15% of motorists in that area are driving at least 12-13 miles over the speed limit, so we are not imagining that speeding occurs.)
3. MCDOT also checked police accident records and verified there were no speed-related crashes during the past three years on Heritage Hills between Queen Elizabeth Drive and Gold Mine Road/Briars Road intersections. To hopefully deter speeding, MCDOT promised to do the following, much of which has already been accomplished:

*Installation of an All-way stop control at the intersection of Heritage Hills Drive and Briars Drive/Gold Mine Rd. This safety improvement is providing an orderly right-of-way for vehicles at the intersection. In addition, it is allowing pedestrians and bicyclists to cross safely at the intersection.

*Placement of a SMART unit, a speed awareness unit as a part of educational strategies, along Heritage Hills Drive, deployed on Mondays and removed on Fridays when scheduling permits.

*Installation of curve warning sign with advisory signs "Speed Limit 25 MPH" along southbound Heritage Hills Drive near 18800 block of Heritage Hills Drive and "Speed Limit 25 MPH" along southbound Heritage Hills Drive near Forest Wood Drive. These signs will encourage motorists to drive close to posted speed limit.

4. The engineer also provided this information for consideration by the Board. "During our observation, we noted that motorists were travelling along the center of the roadway and not in their travel lane. We recommend installing a Double Yellow Center Line (DYCL) along Heritage Hills Road between Queen Elizabeth Drive and Briars Road / Gold Mine Road. In addition, we recommend pavement markings as a traffic calming strategy specifically 5-inch white edge line on both sides of the roadway. These improvements will optically narrow the roadway and will allow the motorists to stay in the travel lane. Thus, it will help to reduce the speed along Heritage Hills

Speeding Concerns on Heritage Hills Drive

Drive. However, please note that the Heritage Hills Drive is approximately 24 feet wide roadway with 4 feet grass and 4 feet of concrete sidewalk on both sides of roadway. The side effect of a DYCL is that no one will be allowed to park on the roadway. If the HOA wants to pursue the installation of a DYCL, we would need something in writing with concurrence of all the affected residents.” The Board has not yet acted on that recommendation, and likely will wait to see how the other fixes address the problem and obtain further homeowner input at the upcoming annual meeting.

Concerned residents are encouraged to remain observant of speeding along Heritage Hills Drive and keep the Board informed of ongoing problems. They should plan to attend the annual homeowners meeting in November and participate in discussion about other possible solutions.

As residents of the community and for the safety of your friends and neighbors, please obey the speed limits on ALL neighborhood streets.





**JOIN US AT THE POOL FOR OUR
INDEPENDENCE DAY CELEBRATION !!**

12 - 2 pm

VOLLEYBALL



DRINKS

D J

HOT DOGS





Saturday, July 14th

8pm - 12am

VARIETY OF CASINO GAMES

Prizes Awarded to Top Winners !!

ADULTS ONLY \$25 / person

FOOD & BEVERAGES provided



**Coming This Summer ... Friday
Night Family Happy Hours!**

Please Bring an Appetizer or Dessert to Share.



██████████ August 10
July 27 ☀ August 24

5pm - 8pm

Iced Tea and/or Lemonade for All



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Tanterra HOA Board of Directors & Committees

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

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Vice President - Wayne Johnson (2019)	wayneljohnson@verizon.net	301-774-1906
Treasurer - Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary - Dick Bertin (2019)	RichardBertin@verizon.net	301-774-7926

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	Vacant		
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
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Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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