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President's Message

By: Glen McEwen

Hello Neighbors,

For those of you who attended the annual homeowner meeting via Zoom a few weeks ago, thank you very much for attending. However, we did not obtain a 10% quorum as required to have an official meeting. Consequently, we will need to reschedule another meeting for **Wednesday, December 30th**. Please plan on attending (via the Zoom link on the calendar) or complete the proxy on page 2 and either mail it or drop it off at a board member's house.

At the meeting, the board discussed the year's accomplishments and how different it was in past years due to the COVID pandemic. This ranged from the cancellation of the Easter egg hunt, the community yard sale, all the social events, and the late opening of the pool. A special thank you and recognition went out to the community members who

work hard for the Tanterra community. We are very fortunate they are our neighbors. Additionally, the board elections were postponed this year due to COVID. The CCOC has stated we must be able to take nominations for board positions at the meeting from the floor. However, as the state and county has mandated, we cannot have large gatherings. Therefore, this is not possible. When we are able to reschedule the elections, we will provide ample notice and opportunity to run for a board seat as well as cast your vote.

At the meeting, Jim Cagley, our treasurer, presented the annual budget for 2021. The highlights included homeowners and associate members' dues remaining the same for 2021. We are on track to have a surplus of funds at year end. Overall, this is a good position to be in! One big order of business that was not accomplished at the meeting was voting on putting all net funds from

2020 into the reserve fund. By putting the excess money from 2020 into the reserve fund, as a for profit corporation, we do not have to pay taxes on the proceeds. This issue needs homeowners' votes and will be a topic at the December 30th meeting.

Another important order of business was the pool white coat. It was redone this past fall (after pool closing). The white coat is the finished surface inside the pool and needs to be removed and reinstalled periodically. This new finish should be good for the next 10 to 12 years. Hope to see everyone on the 16th!

HAVE A SAFE AND HAPPY HOLIDAYS AND A HAPPY NEW YEAR!

Happy Holidays



Upcoming Events:

December 30, 2020
2020 Annual Membership Meeting via Zoom

Please visit 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.

Tanterra Homeowners Association General Membership Meeting

Note the November 18th meeting did not meet 10% quorum. Please attend the December 30th meeting this month or send in the proxy below. Thanks!

Proxy for the December 30, 2020 General Membership Meeting

I, _____ of _____,

Brookeville, MD 20833, authorize _____ to meet the quorum and vote for the

following specific issue(s): _____

conducted at the December 30, 2020 General Tanterra Homeowners Meeting.

_____(signature) _____, 2020

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.

HOA Meetings

2020 ANNUAL MEMBERSHIP MEETING

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

ARCHITECTURAL COMMITTEE MEETINGS

12/16/20, 7 PM (ZOOM)

BOARD OF DIRECTORS' MEETINGS

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=recmcslttstmd>



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 tanterratoday@gmail.com. Indicate if you babysit (B), petsit (P), or assist with gardening (G).

Name Age Phone

Not available on website version



Updated 12/2020



TANTERRA HOMEOWNERS ASSOCIATION

BOARD MINUTES

October 21, 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: Elizabeth Bialas, HOA clerk; Dave Stout, Pool Committee; and 9 other Homeowners participated in the zoom meeting

The Tanterra Homeowners Association monthly Board of Directors Meeting was called to order at 7:33 PM by President Glen McEwen.

I. Introduction

No changes were made to the agenda

2. Homeowner's Forum

A Homeowner suggested to include a question and comment section in the Architectural Committee Meetings.

3. Approval of Minutes

After the August BOD Meeting Minutes were reviewed, Aleka Kapatou motioned to approve and Dave Bouve 2nd. The Board approved unanimously.

4. Review of financials

Jim Cagley reported 1 extension of homeowner dues for \$159 remains open. There are 5 liens totaling \$5,910.

The Reserve Fund study is in progress.

Refunds in process.

35 Pool Committee

Elizabeth Bialas reported that all refund checks to the Associate pool members for those that had paid in full but, due to COVID, were only able to use the pool for July and August were ready for signatures.

Jim Cagley reported that the Swim and Dive team bank account balance is \$28,286.43

Wayne Johnson reported that the pool diamond coating is in progress.

Grounds Committee: No report

Tennis Committee: Jim Welch stated that the cracks in hockey court are being corrected. Jim is waiting for a reply on the tennis court's "dead spots" from the resurfacing contractor. In order to re-open the hockey court, we need to establish a protocol and how to enforce. As of now, the hockey court remains closed due to COVID. In addition, the County is discussing additional limitations on social and sports activities with the virus numbers increasing.

Architectural Committee:

The committee approved 4 Architectural Change Applications, 2 houses to be repainted, 1 new gutters and 1 new shingles.

Annual inspection follow-up. 10 homes have not corrected problems they were for cited for. 4 have extensions, 3 second notices will be sent out and 2 possible notices for fines. One citation for painting will be vacated.

GOCA:

Aleka Kapatou discussed ballot questions B & D. Olney Towne Center is looking into locations.

Newsletter: Please adhere to the deadlines.

Social Committee: No report

Website: Bruce Moran reported that everything is going well. Discussed putting all the meeting minutes in one link. This will be discussed next month.

Welcoming Committee: No report

Unfinished business:

A homeowner that is spearheading the installation of speed humps on Heritage Hills Drive stated 123 petition envelopes are ready to go out in the mail.

A homeowner stated that the Declaration and By-Laws were required to be reviewed after 20 years by Article XII, Section 3 of the Declaration. This states that "... the covenants and restrictions of the Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded [December 2001], after which time they shall be automatically extended for successive periods of ten (ten) years...." Jim Cagley explained that Article XII, Section 3 of the Re-Styled Declaration of Covenants, Conditions and Restrictions (CCRs) is actually for the opposite purpose of what the homeowner was stating. It is a drafting provision that is typically put into the CCRs to act as a self-renewal of the covenants, conditions and restrictions so that these do not expire and become unenforceable. This means that a HOA does not have to risk expiration of the CCRs every 10 or 20 years or go through the time and expense required to have the CCRs rewritten and then presented to all of the Homeowners for approval and actual signature by all lot Owners of record. Wayne Johnson moved to establish a committee to review the bylaws. Jim Cagley moved to table this until the next Meeting and the Board approved tabling.

Jim Cagley motioned for a closed session to discuss pending legal matters as well as specific Homeowner's architectural violations, Glenn Wasik 2nd. Each member of the board was polled separately, and it was unanimously agreed to go into a closed session pursuant to Article 11b-111 of the Real Property Article of the Annotated Code of Maryland

With there being no further business, the meeting was adjourned at 9:03 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 (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	wayneljohnson@verizon.net	301-742-0678
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	301-742-0678
Welcoming Committee	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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