



August 2019

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## BOARD MEETINGS

**Dates:**  
 August 21, 2019  
 September 18, 2019  
 October 16, 2019

**Time:**  
 7:30 PM

**Location:**  
 Tanterra Pool



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

### Upcoming Events:

**August 21**  
 Board Meeting

Please visit [www.tanterra.com](http://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.

## IMPORTANT REMINDER

Please obey the signs on the tennis court gate: "No bicycles or skateboards."

Children using small bikes with hard, little training wheels can cause damage. When the bike falls over, the end of the handlebars can poke into the soft tennis surface. Once that happens, water collects there, gets under the rubbery surface, and causes the rubbery surface to lose contact with the underlying asphalt. Then, it progresses the speed of erosion.

Lastly, when an individual is observed riding a skateboard or bike on the tennis courts, others feel it is their right also and follow suit.

Please restrict wheeled vehicles to the hockey court.

## Community Events

### Career Corner: One-on-One Job Search, Application, and Resume Assistance

Thursday, August 1, 2019, 10:30 AM - 12 PM at the Silver Spring Library



If you are looking for one-on-one assistance with job search steps such as formatting or organizing a resume, writing a cover letter, creating an email account, and completing an online job application, make an appointment at 240-773-

9420 to speak with a librarian.

### Build and Learn with DUPLO

Friday, August 2, 2019, 10:30 - 11:30 AM at the Connie Morella Library (Bethesda)



Drop in for a session of imaginative construction with DUPLO® (ages 2-5), and EDU-BLOCK (ages NB-2). The library supplies the blocks. Creations must be left at the library, but may be photographed before deconstruction. All children must be accompanied by an adult at all times.

### Superb Saturday STEAM

Saturday, August 3, 2019, 11 AM - 12 PM at the Noyes Library



Venture with the Noyes Library through the mysteries of the universe performing science experiments and making fun art activities. Geared toward ages 2 and up, no registration required.

### Excel Certification Class

Monday, August 5, 2019, 9:30 AM - 1:30 PM at the Rockville Memorial Library

The Excel Certification Class is an intensive

course that aims to provide students the skills necessary to master Microsoft Excel. The course will also include a work readiness component so students can prepare to enter the workforce.

Students must have attended an Info and Testing Session on either May 8th, 14th, or 16th at 9:30AM before attending this class. Registration is capped at 10 spots.

Please call the Literacy Council of Montgomery County at 301-610-0030 for more information.

This class is held in the 2nd floor computer lab.



## New Neighbors Join Tanterra

Welcome to Christopher Ruiz on Queen Elizabeth Drive.

If you have new neighbors or new additions to your family, please email [brookemarshall@live.com](mailto: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

### Front Yard Rules Effective 7/1/2019

Last summer at the August Board meeting, the Tanterra Board of Directors and the Architectural Committee heard from many homeowners who shared their views on how they would like their community to look. Numerous homeowners spoke, and we heard a wide range of opinions, ranging from nothing in the front yards to an unlimited amount. A key point was whether furniture should be allowed in the front yard, porch or patio, or whether it should be limited to the backyard. The general consensus was that furniture should be allowed, but it should be limited in scope. A petition signed by over 130 homeowners last year referenced the word, "limited," in it. It read, in part:

**"We will not support any rule that imposes unwanted restrictions limiting our right to responsibility enjoy socializing with family, friends and neighbors in our front yard. Furniture in one's front yard should be permitted so long as it is well maintained limited in nature consistent with neighborhood aesthetics, does not constitute clutter and does not**

### **promote or contribute to nuisance behaviors."**

Since last year's August meeting, the Architectural Committee has done a great deal of research into other HOA's in and around Olney and Montgomery County regarding policies affecting homeowners' use of their yards. Our task was to better understand the guidelines other communities have implemented. We drove through many communities governed by HOA's to see what was allowed and found our new policy was more lenient than most neighborhoods.

One of the main responsibilities of the Architectural Review Committee is to oversee and regulate the external design, appearance/maintenance and locations of the improvements made to each property, in order to preserve and enhance our community and maintain a consistent schematic throughout. The enforcement of design standards not only improves the appearance of a community but increases property values as well. Our homes' values have been on the rise since the Architectural Committee became more active in the late 1990's, when a new set of By-laws and Covenants were implemented. In the 90's,

because of the declining appearance of Tanterra, realtors avoided our community when showing homes to prospective buyers, so as not to negatively reflect on the greater Olney community as a whole. Typically, communities governed by HOAs, that enforce design covenants, protect homeowners from actions of neighbors that can detract from the appearance of the community and, in some cases, diminish property values.

Today, we are a community that is competitive with other neighborhoods—with our homes selling as quickly as others, and values continuing to increase. It is not just a strong housing market that is contributing to this uptick in prices. Instead, it is the improved condition of the homes and upgrades that have been made throughout our community (pool, tennis courts, etc.). One of our major goals is for homeowners to enjoy our community, avail themselves of the amenities that Tanterra offers its homeowners, and be confident that the appearance of their community will continue to improve as homeowners seek to protect their investments. Thus, after a great deal of work, research, etc., we are pleased to

announce the new Front Yard Policy, which will further sustain our community's values and overall appearance.

If you have any questions, please do not hesitate to contact Hank Griffith, Architectural Chairman

([skayhank@comcast.net](mailto:skayhank@comcast.net) or (240) 461-7536).

Please read the approved policy on the Tanterra Website.

### Tanterra Front Yard Policy Effective 7/1/2019

One of the main responsibilities of the Architectural Committee is to oversee and regulate the external design, appearance and locations of improvements made to each property in order to preserve and enhance our community's property values and maintain a consistent schematic throughout.

Furniture in a homeowner's front yard will be permitted so long as it is well maintained, limited in nature, consistent with neighborhood aesthetics, does not constitute clutter and does not promote or contribute to nuisance behaviors. **A front yard is considered** anything from the front corners of the house extending to the side property line and forward to the street, including the driveway. On

**Architectural Updates Continued...**

the driveway side of the home, the front would begin with the end closest to the street of the carport or garage. If you have any questions or doubts how to proceed, please check with the Architectural Committee before beginning any work. **An Architectural Request Form must be filled out showing the location of outdoor furniture, type, size, color etc., and whether it will be placed on grass or mulch.**

Limited in nature: **seating for four individuals AND not to exceed (4) items.** While umbrellas can be used in your back yard, no umbrellas of any type or size are permitted in the front yard. An example of the four (4) items would be any combination that seats no more than four individuals:

- Chairs
- A bench that seats two (2)
- A small table
- Glider seat (can be a chair or bench that seats 2)

Any other combination must be approved by the Architectural Committee and an Architectural Request Form submitted.

Any of these items must be placed at least 5 feet away from the edge of a homeowner's property

line. None of these items are permitted in the County Right of Way, which is normally 20 feet in from the edge of the street.

Lawn furniture must be arranged in an orderly fashion, with the preferred location on a patio by the front of the house, but is allowed on the lawn or a mulched area within the front yard that accommodates said furniture. Furniture should be placed close together so the overall area is kept to a minimum. Furniture should be kept close to the front of the home. The homeowner is responsible for keeping grassy areas with lawn furniture neat and the lawn manicured.

Furniture placed outside shall be specifically manufactured and designed for outdoor use and maintained in good order, condition and repair. Rusted, broken, poorly maintained furniture must be removed or repaired/restored to a "like-new" condition. Colors must conform to the earth tone colors consistent with HOA color schemes. Hammocks tied to trees

or stands are not permitted in the front yard but can be placed in the rear of the house.

Should an occasion arise where additional seating is needed for an event or brief socializing, portable outdoor furniture such as stadium, camping and folding chairs can be used temporarily. All items must be put away immediately after use and cannot be left out overnight, left unattended for any length of time, or carried over from one day to the next.

Play equipment, including but not limited to play houses, swings, trampolines, climbing equipment, children's wading pools, etc., must be placed in rear yards in such a location where it has a minimal impact on adjoining homeowners or their lots. The only exception would be basketball nets and they must be approved by the Architectural Committee that shows location, size, color etc.

Any outdoor fireplaces, fire pits and barbecues of any kind may not be

placed in front yards or in front of the home.

Landscape Accessory Features – landscape decorations are to be limited to a total of seven (7) separate pieces, must harmonize with the aesthetics of the community, and do not require review or approval when not permanently installed or affixed to the dwelling. They include, but are not limited to, seasonal garden flags affixed to a stake in the ground (max. 18" x 24"), birdbaths, birdhouses, pottery, statues, sculptures, driftwood, free standing poles of any type and various other types of lawn art. These accessories in the front yard are limited in height to 30" and 24" wide and must be placed at least five feet (5') away from a neighboring property line. An application must be submitted to and approved by the Architectural Committee prior to the installation of any oversized exterior decorative objects beyond these dimensions, natural or man-made. Oversized decorative objects will be considered based on their size, color, scale, location, compatibility

## Architectural Updates Continued...

with architectural and environmental design qualities and their visual impact upon adjoining lots and the neighborhood. Items reported by neighbors as offensive or as a visual nuisance shall be subject to review and approval by the Architectural Committee. All of the Landscape Accessory Features must remain in good condition and repair. Any deviation from the above standards will require prior approval by the Architectural Committee.

Failure to adhere to this policy will result in an Architectural Violation and the homeowner will be issued a Notice. Upon receipt of such Notice, the homeowner will be given two weeks to correct the problem. Failure to do so will result in fines being issued. Like parking and lawn cutting rules, these fines will be issued weekly as long as the violation continues. Lastly, once a homeowner receives an Architectural Violation notice for these items, if the violation repeats itself at a future date, a fine will be issued without another letter being sent. In addition, use of Tanterra facilities will be restricted if

monies are owed for these violations. The above rules are not exclusive. See Sections VII and VIII of the Tanterra Re-Styled Declaration of Covenants Conditions and Restrictions for additional rules.

Where existing rules do not cover a specific proposal by a homeowner, all homeowners are required to submit an Architectural Request Form prior to beginning any work on the outside of the house. The Architectural Committee has the right to apply its own judgment and its own interpretation of the rules and overall plan of the architectural appearance so long as they are reasonable and consistent with the overall design plan.

Reference is hereby made to the **Common Ownership Community Manual & Resource Guide by Montgomery County Commission on Common Ownership Communities, page 14** as follows:

Architectural control ranks with the power to impose assessments, as one of the most important parts of governing documents. The power to control the appearance of the community, including the appearance of privately-owned lots and buildings, is usually generally found in the Decla-

ration of Covenants and in the Bylaws. Many communities, especially HOAs, have adopted detailed rules on the subject. A core provision of these plans is the requirement that every owner first obtain permission for any proposed change to their home or lot before making the change. Where the existing rules do not cover a specific proposal, Maryland courts have ruled that the board of directors or the architectural control committee has the right to apply its own judgment and its own interpretation of the rules and overall plan of architectural appearance, and the courts will not second-guess the association's interpretations so long as they are reasonable and consistent with the overall design plan.

**Tanterra Rules/ Guidelines Architectural Request Forms, etc**

Our guidelines/Rules/ Architectural Request Forms etc., can be found by going to the Tanterra website at [tanterra.com](http://tanterra.com). On the left side of the homepage, click on Homeowners Association and then Architectural.

**Architectural Requests**

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. We have had a situation like that, and unfortunately this causes both aggravation and money for the homeowner to meet our guidelines. I assure you that we feel terrible when something like this happens. If you see a neighbor doing work on the outside of their 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 usually 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 etc. just to name a few of the items. You can get this form on the Tanterra website: [www.tanterra.com](http://www.tanterra.com). You can call or email Hank Griffith at (240) 461-7536 or [skayhank@comcast.net](mailto:skayhank@comcast.net). He will usually give you an idea if what you want

**Architectural Updates Continued...**

to do will be fine. 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 Tanterra 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 will need to be filled, the price will be higher. He will quote you a price before doing any work. He will explain 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 again 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. 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.



SATURDAY

AUGUST 31

12 - 2 pm

LABOR DAY WEEKEND POOL CLOSING PARTY

HOT DOGS ☉ CHIPS ☉ BEVERAGES

and DJ with GREAT MUSIC TOO !!

***Last Family Happy Hour of the Year!***

**Friday, August 9 5pm - 8pm**

**Please Bring an Appetizer or Dessert to Share**

**\* Iced Tea and/or Lemonade for All \***

**Adult Beverages - \$5 / adult**

# CRAB FEAST



Plus Spiced Shrimp, Chicken,  
Salad, Sides and Dessert

Adult beverages and  
soft drinks also included !!

**Saturday**  
**AUGUST 17**  
**8 pm - 12 am**

***Crab Eatin' Folk:***

*\$35/person Tanterra Members*  
*\$45/person Non-Pool Members*

***Non-Crab Eaters:***

*\$25/person Tanterra Members*  
*\$35/person Non-Pool Members*

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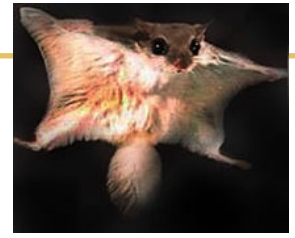
**\* SPACE IS LIMITED - RESERVE YOUR SPOTS EARLY \***

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**RSVP by Aug. 14 (check payable to Tanterra HOA) OR**  
**Pool Lifeguard Office \* OR \***  
**3216 Gold Mine Road (box by front door)**

**\*\* WE NEED VOLUNTEERS \*\***

**If you're free to help make this event a success, contact Jacquie Weed at**  
**JSWeed1@verizon.net or 301-774-3431. Thank you !**



## Have a flying squirrel viewing party every Friday evening!

Maryland Flying Squirrels are abundant, cute, and active year-round, however, few residents have seen them in the wild because they are only active at night. But our trees are full of *Glaucomys Volans*, the Southern flying squirrel. The squirrels are nocturnal and come out at dusk to feed. Brookside Nature Center has established a squirrel feeding station so our flying squirrels can be seen close up by our visitors. The program starts on the Brookside Nature Center deck 30 minutes after sunset because we want to allow the sky to darken for the best view.

Rain or snow cancels the program. Intended for ages 1 & up

**Friday evenings 7:45 pm in June, July and August | FREE**

**Wednesday evenings 5-8:30 pm in July and August | FREE**

Brookside Nature Center, 1400 Glenallan Ave, Silver Spring, MD 20902

### Connect with the Tanterra Community!

#### Website

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

#### Swim and Dive Teams

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

#### Email Tanterra Today

Email [LizBialas@verizon.net](mailto: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.

#### Facebook Pages

Tanterra Tarpons Swim and Dive Team  
Tanterra Hockey  
Tanterra's Social Events



## Montgomery County Public Schools 2019-2020 Calendar

- **SEP 3** First day of school for students
- **SEP 30** No school for students and teachers
- **OCT 4** Early release day for all students (K-12)
- **OCT 9** No school for students and teachers
- **NOV 8** Early release day for all students (K-12)
- **NOV 11** Early release day for all students (K-12)
- **NOV 12** Early release day for all students (K-12)
- **NOV 27** Early release day for all students (K-12)
- **NOV 28-29** Thanksgiving (Schools and offices closed)
- **DEC 23-31** Winter Break (Schools and offices closed)
- **JAN 1** New Year's Day (Schools and offices closed)
- **JAN 20** Martin L. King, Jr. Day (Schools and offices closed)
- **JAN 24** Early release day for all students (K-12)
- **JAN 27** Professional Day (No school for students)
- **FEB 17** Presidents' Day (Schools and offices closed)
- **FEB 28** Early release day for all students (K-12)
- **MAR 27** Early release day for all students (K-12)
- **APR 6-13** Spring Break (Schools and offices closed)
- **APR 28** No school for students and teachers
- **MAY 25** Memorial Day (Schools and offices closed)
- **JUN 15** Last day of School Early release day (K-12)



*Jodie Siarkas, REALTOR®*



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# Summer Market is HOT!



**17504 Princess Anne Dr, Olney (Sold for \$567,500)**



**13917 Huxley Cove, Silver Spring (Sold for \$670,500)**



**3213 Birchtree Ln, Silver Spring (Sold for \$489,000)**

*Who you list with matters!*



**Jodie Siarkas, REALTOR®**



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**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 - 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	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
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	
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Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
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(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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