

Tanterra Today

OCTOBER 2013



Tanterra Homeowners Association General Membership Meeting

Wednesday, November 13, 2013

7:30 p.m. at Greenwood Elementary School

The purpose of this meeting is for the Board of Directors to present the 2014 Budget and to elect three Board Members. **Board Nominations:** running for the Board this year are Tanterra residents Dick Bertin, Dick Cole and Wayne Johnson.

- **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 13, 2013 General Meeting

Please mail this ballot to THOA, P.O. Box 25, Brookeville, MD 20833 before November 8, 2013 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 2016:

Tanterra Representative	Write in	Tanterra Representative(s)
_____ Dick Bertin	_____	_____
_____ Dick Cole	_____	_____
_____ Wayne Johnson	_____	_____

Proxy for the November 13, 2013 General Meeting

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

Conducted at the November 13, 2013 General Tanterra Homeowners Meeting.

_____ (signature) _____, 2012

Note: Only one proxy per household is permitted. You must include your address in the proxy statement. Each envelope must be marked 1/385 on the back and separate envelopes are required for proxies and absentee ballots.



BOARD MINUTES - August 21, 2013

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:40 pm by President Glen McEwen.

work, as well as for additional needed tree work on common grounds.

GOCA:

No August meeting; no report.

Newsletter:

No report.

Social Committee:

No report.

Tennis Committee:

No report.

Web Site:

No report.

Welcoming Committee:

No report.

1. Guest. N/A

2. Minutes

Jim Cagley moved to approve the draft minutes of the July 17, 2013 meeting, as amended. Jim Frye seconded the motion, which passed.

3. Treasurer's Report

Clerk Elizabeth Bialas distributed the current Balance Sheet and Profit & Loss Statement (as of August 20, 2013). Treasurer Charlie Cook noted that expenditures continue to be on track. Elizabeth reported that there are now a total of seven homeowners who still owe for annual HOA fees and/or special assessments.

4. Committee Reports

Pool Committee:

No report. Glen McEwen noted that a few clean-up projects remain to be completed on the pool reconstruction. The committee is working with the contractor on these.

Architectural Committee:

Ted Karp reported that the great majority of homeowners have made requested improvements. He noted that Montgomery County will also take action against homeowners not in compliance with county requirements.

Grounds Committee:

Ron White reported that work on the lights at the Heritage Hills entrance is now completed. Bushes are still needed to camouflage the protective cages. He also reported that raised areas of the newly repaved bike/walking paths require grading and grass planting on the sides for safety. He will obtain quotes for this

5. New Business:

Charlie Cook reported that the budget for 2014 needs to be developed soon. The Finance Committee will meet next weekend in order to have the budget ready for publishing and approval in advance of the November general meeting.

Dick Bertin asked for suggested dates for the November General Meeting, in order to request use of Greenwood School's All-Purpose Room. Suggested dates are Tuesdays, November 5 and 12, or Wednesdays, November 6 and 13. Subsequent to the meeting, a request was submitted to the county, and confirmation of an available date is anticipated soon.

6. Old Business. None

The meeting was adjourned at 8:20 pm.

Submitted by Richard J. Bertin
Secretary

Board Members Present:

Jim Cagley
Dick Cole
Charlie Cook
Jim Frye
Glen McEwen

Others Present:

Elizabeth Bialas (Clerk)
Ted Karp
Ron White

Next Board Meeting

October 16

Meeting begins at 7:30 pm and is held in the Pool Pavilion

PRESIDENT'S MESSAGE

PLEASE MARK YOUR CALENDARS:

We have scheduled our Annual Homeowner's Meeting for Wednesday, November 13th at 7:30 in the multi-purpose room (cafeteria) of Greenwood Elementary. The big topics of discussion will be the presentation and approval of the 2014 budget and the voting for new Board members. A copy of the proposed budget has been included on pages 4, 5 & 6. The Finance Committee proposed the 2014 budget to the Board who, in turn, made a few minor revisions to it before approving. The final step will be having the 2014 budget approval by the homeowners at our Annual Meeting.

The highlights of our November meeting are two-fold: the 2014 dues will remain the same as last year, and the proposed expenditures only vary slightly. 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 me and we can include you at the meeting. It's not too late to join in the fun.

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.

Now that schools are open, please remember to drive slowly and carefully through our neighborhoods. There have been reports of cars traveling too fast through our community streets, especially on Heritage Hills and Queen Elizabeth. We don't want to see anyone getting hurt and the children don't always look both ways before crossing the street.

Have a safe and Happy Halloween, and I hope to see everyone at our Annual Meeting this November 13th.

This is Not a Trick!				MARY KERR'S		
	 Country Kitchen	 Master Bdrm Loft	OCTOBER			
	 2 Level deck!	 Walk-out fin. bsm't				Timely Tip 
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						<ol style="list-style-type: none"> 1. Replace smoke detector batteries or install new smoke detectors if yours are 10 years or older. 2. Install a carbon monoxide detector if you have gas or oil heat

Tanterra Homeowner's 2014 Budget

<u>REVENUE</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Homeowner's Dues \$345/365/365	134,550	142,350	142,350
Associate Dues 225 @ \$505/505/505	113,625	113,625	113,625
Advertising - Tanterra Today	2,000	3,000	2,400
Architectural Income	300	800	300
Interest Income	500	1,500	300
Finance Charges	200	200	200
Legal Fees Charged	1,000	1,000	500
Pool Passes	800	800	800
Pool Rentals	1,000	1,000	1,000
Social Functions	4,000	4,000	2,000
Other Income	1,200	800	800
Swim & Dive Team	33,000	30,000	30,000
Volleyball Committee	<u>3,000</u>	<u>4,000</u>	<u>4,000</u>
Total Revenue	295,175	303,075	298,275
 <u>EXPENSES</u> 			
<u>Administrative</u>			
Accounting Services	6,500	6,000	6,000
Architectural/Engineering	200	200	200
Bank Service Charges	150	150	150
Clerical/Bookkeeper Services	22,800	24,000	24,720
Insurance	12,000	12,000	13,500
Legal Services - Collections	1,000	1,000	500
Legal Services - Miscellaneous	1,000	1,000	1,000
Miscellaneous Operations	2,200	2,200	2,200
Office Supplies	700	1,000	1,000
Postage - Operations	1,800	1,800	1,800
Reserve Study	0	0	0
Tanterra.com	300	300	300
Utilities - Operations	<u>300</u>	<u>300</u>	<u>500</u>
Total Administrative Expenses	48,950	49,950	51,870
 <u>Grounds Committee</u>			
Miscellaneous - Grounds	2,000	4,000	4,000
Mowing - Grounds	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>
Total Grounds Committee	14,000	16,000	16,000

Tanterra Homeowner's 2014 Budget

<u>Pool Committee</u>			
Chemicals	9,000	9,500	10,000
Management Fees	88,000	90,500	92,000
Miscellaneous	5,000	5,000	5,000
Permit Fees	1,200	1,200	1,200
Pool Rentals	1,000	1,000	1,000
Repair & Maintenance	13,000	8,000	10,000
Supplies	5,500	5,500	5,500
Telephone	1,000	1,000	1,000
Utilities	<u>19,000</u>	<u>18,000</u>	<u>18,000</u>
Total Pool Committee	142,700	139,700	143,700
<u>Tanterra Today</u>			
Miscellaneous	1,000	1,000	1,000
Postage	1,700	1,900	1,900
Printing	<u>6,400</u>	<u>6,400</u>	<u>6,400</u>
Total Tanterra Today	9,100	9,300	9,300
<u>Taxes</u>			
Condo	1,200	1,200	1,200
Federal & State	1,500	500	500
Personal Property	400	400	2,000
Real Estate	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>
Total Taxes	4,100	3,100	4,700
<u>Social Committee</u>			
Miscellaneous (Opening, Closing, Events, etc)	8,000	8,000	8,000
Volunteer Appreciation Dinner	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>
Total Social Committee	9,500	9,500	9,500
<u>Activities/Civic</u>			
Charitable Contributions	1,600	1,600	1,600
Recognition Awards	300	300	300
Swim & Dive Team	32,000	32,000	32,000
Tennis	500	500	500
Volleyball	3,000	3,000	3,000
Welcome Committee	<u>100</u>	<u>300</u>	<u>300</u>
Total Activities/Civic	37,500	37,700	37,700
Total Expenses	265,850	265,250	272,770

Tanterra Homeowner's 2014 Budget

Anticipated Contributions to Reserve Fund	29,325	37,825	25,505
Estimated Reserve Fund Beginning Balance:	55,659	81,984	-18,191
Contributions to Reserve Fund	<u>29,325</u>	<u>37,825</u>	<u>25,505</u>
Total Reserve Fund for Capital/Emergency Expenses	84,984	119,809	7,314
Potential Reserve Fund Uses			
Furniture	3,000	5,000	5,000
Walking Path Repairs	0	5,000	0
Parking Lot -- Culvert	0	20,000	0
Walking Path Sealing	0	0	3,000
Replace Pool Filtration System	<u>0</u>	<u>0</u>	<u>0</u>
Total Reserve Fund Uses	3,000	30,000	8,000
Estimated Reserve Fund Balance End of Year	81,984	89,809	-686
Reserve Fund Used For Pool		<u>-108,000</u>	
Net Reserve Fund		-18,191	
Projected Cash Available (Dec 31, 2013/2014):			
Checking - General Fund		10,000	30,505
Checking - Swim Team		33,516	33,516
Checking - Volleyball		5,125	5,125
Savings		39,990	39,990
Total		88,631	109,136

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NEW MARYLAND SAFETY LAWS

As of October 1, a driver found using hands to use a cellular phone will be cited for a primary traffic offense; you don't have to be stopped for something else. The citations will break down as follows:

1st offense - \$83 FINE, including court costs

2nd offense - \$140 FINE

3rd and subsequent offense - \$160 FINE

If the violation contributed to an accident, THREE POINTS will also be assessed in addition to the fine.

For those driving commercial vehicles, the first offense still carries a \$290 fine and is also considered a primary traffic offense. Commercial vehicle operators found texting while driving will be hit with a \$250 fine. If the violation contributed to an accident, the fine jumps to \$1k.

Seat belt laws also changed on October 1. The following violations are now \$83.00 fines:

- Failing to secure a child under age of 8 in a child safety seat
- Using a child safety seat or seatbelt to restrain more than one person
- Passengers 16 years or older in rear seat without seatbelt restraint.



THE OCTOBER LANDSCAPE GARDENER

BY

MARK D. UHL, HORTICULTURIST

As we move into October with its cooler, shorter days there are many projects which have waited for this time of year. Hopefully, we will be getting enough rainfall, which will soften the soil to allow for good penetration of aerator tines. Ideal seed germination temperatures will be gone but, if not already done, seeding of your lawn is still possible. (The sooner the better). Planting of most ornamentals, pruning, soil testing/ applying lime, leaf raking, and Spring bulb planting may have to be moved to the weekends –only, as evening daylight diminishes.

With September's cool-down continuing, it is a good time to plant perennials. Planting during the first three weeks of October, will allow them to develop a root system capable of sustaining the plant through the winter and giving them a head start on those planted next spring. Don't wait too long on these, as late planted perennials are often not able to withstand a hard winter. Planting and transplanting of woody plants, now through mid November is less stressful on the plants as a cooler weather pattern moves into our area, thus, reducing, not eliminating, the need for after-planting watering.

Pruning can be restarted by the middle of October. Do **not** prune plants which flower in early Spring. I keep seeing people making the mistake of pruning azaleas in the late summer and fall. This cuts off the flower buds which produce next years flowers. Prune azaleas between flower drop and mid July only, if you want to enjoy all of the flowers..

With lawn fertilization in September and November, the month of October is a good time to put down lime, if needed. A soil test is the best way to determine the need and quantity of material to use. Soil testing is available through the Maryland Extension Service and their local agents.

October starts the season of natural leaf fall. Use care when raking in areas where you newly seeded grass; rake lightly, or use blowers, at times when the grass is dry, to prevent dislodging the young grass plants. Removal of fallen leaves is important where new grass is starting to grow as these areas can be easily killed out by smothering with leaves. Frequently removing the worst of the leaves is better than infrequent attempts to get every leaf out of the grass.

Planting of pansies for color now and next spring and ornamental kale/cabbage for winter interest can make your landscape more exciting during the fall/early winter months. Other plants for Winter interest include woody plants- Red Twig and Yellow stem Dogwoods, and Ornamental grasses with their bronze foliage and seed heads. October is a great time for planting bulbs. Be aware that squirrels like the taste of tulips, but shy away from the poisonous daffodils. Plant in drifts, that resemble a tear drop shape for a natural look and avoid single rows. If you must have tulips, plant as usual, then cover the area with a coarse wire mesh to keep squirrels from digging. Be sure to remove the wire mesh just prior to the tulips coming up in the Spring.

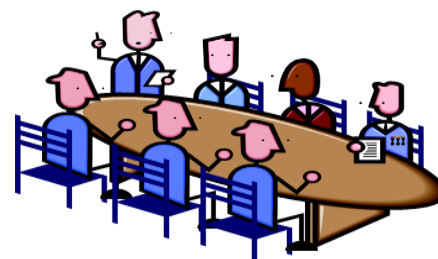
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Tanterra HOA Board of Directors

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Brookeville, MD 20833

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OFFICERS

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Treasurer	Charlie Cook	(2014)	Charlie.iii@verizon.net	301-774-8059
Secretary	Dick Bertin	(2013)	RichardBertin@verizon.net	301-774-7926

OTHER BOARD MEMBERS

Glenn Wasik	(2015)	301-774-5020	Jim Cagley	(2014)	301-570-1475
Dick Cole	(2013)	301-774-6534	Aleka Kapatou	(2014)	301-774-4624
Jim Frye	(2015)	301-814-3993			

CLERK: Elizabeth Bialas 301-774-3809 LizBialas@yahoo.com (also contact for HOA resale packets)

COMMITTEES

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Grounds & Environment	Ron White	Rononearth@gmail.com	240-678-3189
Greater Olney Civic Assn	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch	Tracy Krauss	kraussat@aol.com	301-956-5715
Social Committee	Sarah Formichelli	sarahformichelli@yahoo.com	301-774-1976
Pool Committee	Wayne Johnson	tanterrapool@hotmail.com	301-774-1906
Pool Phone			301-774-4035
Pool - Day-time parties	Danny (Pool Mgr)		301-774-4035
Pool - After Hours Rental	Dick Bertin	RichardBertin@verizon.net	301-774-7926
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ADVERTISING

For a cost of \$100 each month, you may also provide your own 8.5" x 11" flyers for insertion into the newsletter. Flyers must be provided to the printer by the 20th of the month.

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