



## **Volunteers Needed**

### **Board of Directors**

The Tanterra Board of Directors needs someone to fill Dick Cole's position. Requirements are an interest in our community, willingness to attend monthly meetings, and a sense of humor. No salary, but benefits include making a difference and the company of kindred spirits. If you are interested, please contact any board member (list on page 7) or come to the next board meeting on 2/18.

### **Architectural Update**

#### **Volunteer Help**

Spring is approaching and we could use some neighborhood volunteers in the late March timeframe to help on the Inspections Committee. This will not require a lot of your time (four hours or less) and will be done with others on the Committee. Because of the sensitivity of the job this is an anonymous position as a volunteer. The job requires that you ride through the neighborhood and list items in the community that need attention and then present these to the Architectural Committee for further review. This is done from a vehicle and you never go on anyone's property. You will be given a list of items to look for. Please keep in mind that everything being done in this community is by homeowner volunteers and how we are able to keep our dues as low as we do. This is a good way to help payback and make this a community that we can all be proud to live in.

Please contact Hank Griffith at (240) 461-7536 or [skaykank@comcast.net](mailto:skaykank@comcast.net) if you think you can help out.

#### **Shoveling of sidewalks**

Just want to remind those residents that have sidewalks that it is a county law that these be shoveled within 24 hours after a snow fall. Failure to do so can result in a fine and liability should someone get hurt. Please remember the young kids trying to get to school. Thank you for your support.





## *President's Message*

*By Glen McEwen*

Invoices for the 2015 annual dues have been mailed out. Tanterra's Dues Policy is on page 4. Payment is due March 17, and if you are experiencing difficulty, please contact our Board Clerk Elizabeth Bialas. Please note that our HOA Covenants require us to assess late fees for those who do not pay on time, as well as prohibiting pool and other activity privileges, so please reach out to Elizabeth or a Board member so this does not happen to you.

Also, if you are one of the few homeowners who receive an architectural violation letter, please make sure you perform the corrections noted on the violation. If the requested corrective action becomes a financial hardship to you, or if there are time constraints that will prohibit a quick fix of the item, please contact the Architectural Committee. They will either work with you to grant a time extension, or they may provide an alternate correction that you had not considered. If you believe the violation is in error, you have the option to appeal the issue to the Board. The Board will look at the specifics and either agree with the Architectural Committee's assessment or overturn it. Whatever you do, please do not ignore the violation; it will not go away on its own and must be resolved in some manner by the homeowner.

With spring and summer soon upon us, please remember we are always looking for volunteers to help out in the neighborhood. Please refer to the Committee Chairs on page 7 of this newsletter if you wish to lend a hand. The Architecture Committee is looking for several people to help with home inspections in the spring. The description and contact information are below. One critical vacancy to be filled is the board seat held by Richard Cole. If you have any interest in this position, please contact me or a board member by 2/18 which is the next board meeting when a replacement will be appointed.



Happy Valentine's Day!

### Coming Soon!



Bright & spacious 2 bdrm, 2 FB top level condo with vaulted ceiling & open floor plan. Convenient location for ICC, Metro, public transportation  
Price: \$189,900 Est. taxes: \$1,948.54

## MARY KERR'S FEBRUARY Timely Tip



### Garbage Can Odor?

Save the perfume samples that arrive as advertisements and place them in the bottom of the trash bin.



**Mary Kerr**  
**240-793-8979**

marykhomes@aol.com  
www.HomesByKerr.com



**Kerr Realty Services**

240-793-8980 Office  
301-774-7775 Fax



# NO HASSLE, NO HAGGLE

*There's just no better way to go*

**See Our Entire Toyota Inventory Online!**

**150% BEST PRICE GUARANTEED**



**Fitzgerald** AUTO MALLS  
*FitzMall.com Always Low Price Since 1966*



**FITZGERALD LAKEFOREST TOYOTA**

*Phil Formichelli, GM*

**301-670-4800**

**www.FitzMall.com**

## Notice: To All TANTERRA HOMEOWNERS

Pursuant to Article V of the Re-Statement Declaration of Covenants, Conditions, and Restrictions for the Tanterra Homeowner's Association, Inc., all Tanterra property owners are hereby notified that the Annual Assessment for 2015 is \$375.00. Further notice is given that the Board of Directors for the Tanterra Homeowner's Association, Inc. has approved a dues policy that will obligate homeowners to additional fees and charges in the event the assessment mentioned above is not paid on or before March 17, 2015. The approved Dues Policy is listed below. If you have any questions, please contact the Treasurer.

### Tanterra Homeowner's Association Dues Policy

- |                 |   |
|-----------------|---|
| By Jan 31, 2015 | Bills are issued for calendar year 2015.  |
| By Mar 1, 2015  | If for some financial reason you are not able to pay your bill in full by the due date, you must submit a written request for an extension of making payment(s). All extensions must include the specific date(s) you are proposing to make the payment(s) and the amounts. All extensions of payment must be approved.   |
| On Mar 17, 2015 | Payment is due in full unless an extension has been approved.<br><br>A late fee of <b>\$15.00</b> will be added to each delinquent account.<br><br>Finance charges of <b>18%</b> per annum will start to accrue.  |
| On Apr 1, 2015  | Letters are sent to homeowners who have not paid and who do not have an approved extension.   |
| On Apr 17, 2015 | Names of all homeowners who have not paid and who do not have an approved extension are forwarded to the attorney who sends a demand letter. At this time, there is a \$25 charge for this service.<br><br>If payment is not received with all finance charges and attorney fees within 30 days after the attorney mails the collection letter, we shall instruct the attorney to file a Notice of Lien in the land records for Montgomery County. At this time, there is a \$50 fee for serving the notice and a \$200 fee for filing the lien.<br><br>Any homeowner or their renter who has not paid and who does not have an approved extension will not be permitted to use any of the association's recreational facilities. |
| By Sep 1, 2015  | Action may be taken to have a suit filed in the appropriate court for payment of any past dues and/or fees. Currently, the attorney charges \$200 per hour plus court filing fees, and \$50 for process of this service.  |

The above mentioned fees are subject to change without written notice.

# TANTERRA HOMEOWNERS ASSOCIATION

## GENERAL HOMEOWNERS ASSOCIATION MEETING

November 5, 2014

FINAL – Approved 1/21/15

<b>Board Members</b>
<b>Present</b>
Glen McEwen
Wayne Johnson
Richard Bertin
Jim Frye
Aleka Kapatou
Glenn Wasik
<b>Others Present</b>
Elizabeth Bialas (Tanterra HOA Clerk)

Forty homeowners were present or represented by proxy, constituting a quorum of homeowners for the meeting. The annual Tanterra Homeowners Association General meeting was called to order at 7:45 pm by President Glen McEwen.

### Introduction

Board President Glen McEwen introduced himself to the audience, and identified other Board members present. He also introduced Tanterra Clerk Elizabeth Bialas and Tanterra Committee chairs in attendance and recognized their many contributions to our community, as well as those of other volunteers. He reviewed major special activities of the Tanterra community. There was brief discussion of the official Tanterra web site ([www.tanterra.com](http://www.tanterra.com)) and the unofficial TanterraHOA Yahoo Group.

### Board Member elections

The three individuals with expiring Board terms: Jim Cagley (Associate member), Aleka Kapatou, and Bryan Moffett have agreed to run for re-election. President McEwen described their past contributions and introduced Aleka Kapatou to address the group briefly. The other candidates were unable to attend the meeting. There were no additional nominations from the floor for Board office. Ballots were distributed and collected. Later in the meeting, it was announced that all three candidates had been elected to Board membership for three-year terms, beginning in 2015.

### Budget

Treasurer Jim Frye presented the budget for 2015, previously distributed to homeowners and approved by the Board. He explained major revenue and cost items and responded to questions. President McEwen discussed the need for annual approval of the end-of-year contribution to the Reserve Fund. A motion and second were offered from the floor, and the Reserve Fund contribution was approved by hand vote. A homeowner suggested that a specific minimum amount be allocated to the Reserve Fund as part of the annual budgeting process, and Jim Frye indicated that this will be considered at the next budget formulation meeting.

### Volunteers Needed

Glen McEwen noted that volunteers are needed for many Association activities. Interested homeowners should make themselves known to Glen or another Board member or Committee chair. Tanterra’s very active volunteers have made it possible to run the Association without need for a costly management company. But our long-time volunteers need to be assisted or replaced by additional individuals, or there will be considerable additional cost to hire needed services. (continued on p. 6)

<b>Calendar</b>
February 18 — Board Meeting
March 18 — Board Meeting
April 15 — Board Meeting
May 2—Tanterra Yard Sale—Rain date— May 3

**Issues raised by homeowners:**

- Clarification was requested concerning the pool repairs referenced in recent minutes. Wayne Johnson indicated that these were urgent plumbing repairs/modifications, unrelated to the recent pool reconstruction project.
- A homeowner noted that there is only one designated handicapped parking space at the pool, and questioned whether more are required. The Pool Committee will look into the situation.

Several members expressed ongoing concern about speeding and ignoring of stop signs on community streets – especially Heritage Hills Drive. It was noted that last year Delegate Craig Zucker offered some assistance in this regard, and a speed indicator was placed for a while. The Board will follow up regarding other possible actions that can be taken to lower the risks to pedestrians and other drivers.

There being no further business, President McEwen thanked all present and adjourned the meeting at 8:20 pm.

**Following the General Meeting**, a short meeting of the Board was convened by President McEwen at 8:25 pm, which was attended by all current Board members present, plus Elizabeth Bialas, Tanterra Clerk, and Ted Karp, Co-chair Architectural Committee.

**Minutes**

Approval of the minutes of the October 15 Board meeting as previously distributed was moved by Glenn Wasik and seconded by Aleka Kapatou. The minutes were unanimously approved.

**Election of Officers for 2015**

The following slate of officers was offered for reelection:

- 1 President – Glen McEwen
- 2 Vice-President – Wayne Johnson
- 3 Secretary – Dick Bertin
- 4 Treasurer – Jim Frye

The slate of officers was approved by acclamation.

**Future meetings**

Need for a December meeting of the Board will be determined. If one is needed, the Chair will notify members. 2015 meetings will be held on the third Wednesday of each month in the Pool Shed, unless a change is announced.

The Board meeting was adjourned at 8:40.

Submitted by Richard J. Bertin, Secretary ([richardbertin@verizon.net](mailto:richardbertin@verizon.net))

## 2015 Spring Gardening Conference

*Presented by the Montgomery County Master Gardeners*

<http://extension.umd.edu/mg/locations/special-events-and-calendar>



# Adapt, Evolve, Engage:

## Gardening Strategies for Today and Beyond



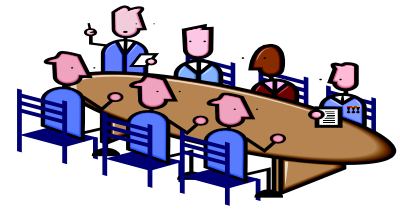
**Saturday, February 21, 2015\***

University of Maryland Extension Montgomery County Office, 18410 Muncaster Rd., Derwood, MD

**\$55 per person or \$100 for two, includes lunch**

\*Snow date – February 28, 2015 (In case of inclement weather, we follow Montgomery County Public Schools' Weekend Activity Policy.)

**Tanterra HOA Board of Directors**  
 P. O. Box 25  
 Brookeville, MD 20833  
 www.Tanterra.com



### OFFICERS

President	Glen McEwen	(2015)	fivemcewens@msn.com	301-570-3586
Vice President	Wayne Johnson	(2016)	wayneljohnson@verizon.net	301-774-1906
Treasurer	Jim Frye	(2015)	JSFrye@gmail.com	301-814-3993
Secretary	Dick Bertin	(2016)	RichardBertin@verizon.net	301-774-7926

### OTHER BOARD MEMBERS

Glenn Wasik	(2015)	301-774-5020	Jim Cagley	(2017)	301-570-1475
Vacant			Aleka Kapatou	(2017)	301-774-4624
Bryan Moffett	(2017)	202-701-6284			

**CLERK:** Elizabeth Bialas 301-774-3809 LizBialas@verizon.net (also contact for HOA resale packets)

### COMMITTEES

<b>Architectural</b>	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
<b>Grounds &amp; Environment</b>	Peter Szwec	Pszwec@verizon.net	301-570-1724
<b>Greater Olney Civic Assn</b>	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
<b>Neighborhood Watch</b>			
<b>Social Committee</b>	Jacquie Weed	jsweed1@verizon.net	301-774-3431
<b>Pool Committee</b>	Wayne Johnson	tanterrapool@hotmail.com	301-774-1906
<b>Pool Phone</b>			301-774-4035
<b>Pool - Day-time parties</b>			301-774-4035
<b>Pool - After Hours Rental</b>	Dick Bertin	RichardBertin@verizon.net	301-774-7926
<b>Dive Reps</b>	John Siarkas		301-774-2117
	Stephanie Olszewski		240-370-9864
<b>Pre-Team Rep</b>	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
<b>Swim Team Reps</b>	Kate Gun		301-873-5655
	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Tina Varron		240-463-3743
<b>Swim Team Treasurer</b>	Jim Cagley	JCBozLaw@aol.com	301-570-1475
<b>Tanterra Website</b>	Jim Frey	JSFrey@gmail.com	301-814-3993
<b>Tanterra Today</b>	Charlotte Cary	tanterratoday@hotmail.com	301-774-6862
<b>(Co-Editors)</b>	Carolyn Reiss	reisscarolyns@gmail.com	301-924-2389
<b>Tennis</b>	Peter Szwec	Pszwec@verizon.net	301-570-1724
<b>Volleyball</b>	Wayne Johnson	WayneLJohnson@verizon.net	301-260-1906
<b>Welcoming Committee</b>	Jodie Siarkas	jsiarkas@comcast.net	301-774-2117

## Olney Library Programs

For the library calendar, go to <http://www.montgomerycountymd.gov/library/branches/olney.html>

### **RSVP/AARP Tax-Aide Program**

2/10/2015 9:00 AM

RSVP/AARP Tax-Aide Program will be doing free tax preparation by trained volunteers for low to moderate income Montgomery County taxpayers with special attention to SENIORS (60+) at Olney Library on Tuesdays. By appointment only. Please call 240-777-2577 to make an appointment or visit [www.montgomerycountyserves.org/tax-aide](http://www.montgomerycountyserves.org/tax-aide).

### **Spanish Conversation Group**

2/10/2015 6:30 PM

Practice and improve your Spanish. Volunteers are native Spanish speakers, and will lead the group in discussing a variety of topics. Join us and build your vocabulary and increase your fluency. The club will meet on Tuesdays at 6:30pm, please call 240-773-9535 for more information.

### **Wobbly Walkers Storytime (12-23 months)**

2/11/2015 10:30 AM

Stories, rhymes, stretches and songs for babies who are walking (12-23 months), with parent or caregiver.

### **Read to Our Dog, Lancer**

2/12/2015 4:00 PM

Come and read to Lancer, a German Shepherd that is a certified therapy dog. Recommended for children in first, second and third grades who want to improve their confidence in reading skills. First come, first served. No younger siblings, and no registration required.

### **English Conversation Club/Sundays**

2/15/2015 1:30 PM

Practice and improve your English. Volunteers will lead the group in discussing a variety of topics. This is a drop in class and everyone is welcome. Build your vocabulary and increase your fluency.



# Welcome

## Correction to the January issue:

**Ebony A. Johnson**

**18745 Tanterra Way**

Ebony is the Founder/CEO of The Next Chapter, Corporation, a 501(c)(3) non-profit, charitable organization dedicated to empowering veterans and victims of domestic violence and sexual assault to move forward to the next chapter of their lives.

*We regret the error.*

## New This Month

**The Lorions**

**19008 Heritage Hills Drive**

Ray and Shelia (yes that is the correct spelling) Lorion moved here from outside of Baltimore to be closer to daughter's family that includes three grandchildren. Shelia is retired and loves gardening, cooking and volunteering at St. Peter's school. Ray plans to work 2-3 years more at Towson University before retiring. After our first month in the neighborhood, we are truly happy we joined such a welcoming and neighborly community .

**Alina Abaimova & Ivan Andonov**

**2905 Vandever Street**

**Michael R. So homburgs**

**19109 Heritage Hills Drive**

Please notify [tanerratoday@hotmail.com](mailto:tanerratoday@hotmail.com) of new arrivals to your family so we can include them.

~ 301-260-2036 ~



**Beautiful Baths  
& Kitchens**

**David G. Keller, President**  
[dkeller@beautifulbathsandkitchens.com](mailto:dkeller@beautifulbathsandkitchens.com)



EVERYONE'S WORDS TO FIND A HOME

Buying, Sell Homes, addresses, & Virtual tours of MI QRARDLLA.COM

**MIKE RICCIARDELLA**  
 & TEAM

301-928-4191

BUY or SELL with US and Use This Truck for FREE!

**COMMERCIAL & RESIDENTIAL EXPERT**

# Tanterra Today

P. O. Box 25  
Brookeville, MD 20833-2707

**RETURN SERVICE REQUESTED**

**Presorted  
Standard U.S.  
Postage Paid  
Suburban, MD**

**Permit No. 25  
20898**

**DAN KELLY**  
Sales Associate

**CertaPro Painters®**  
★★★★★

CertaPro Painters of Rockville/Bethesda  
5544 Wilkins Ct.  
Rockville, MD 20852

OFFICE **800-462-3782**  
FAX **301-984-5625**  
CELL **301-366-8376**  
**dkelly@certapro.com**  
**www.certapro.com**

**BECAUSE PAINTING IS PERSONAL®**

**Closer Marriage**

**301-332-0711**  
zev@closermarriage.com

**Zev Halpern**

Marriage Counselor/Psychotherapist/Coach

***Imagine Your Marriage Better ..... I Can Help YOU!***

(Get Your Recharge Guide FREE @closermarriage.com)

Host: Recharge Your Marriage TV Show  
Montgomery Channel - YouTube.com/CloserMarriage

**Snow Shoveling**

Jonathan Uhl 18 301-509-9661