



July 2017

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Upcoming Events:

- July 4**
Family Pool Party
- July 7**
Friday Night Family Happy Hour
- July 29**
Murder Mystery Night

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 for the kids, and cold beverages on Sundays.

The snack bar has delicious food, such as great pizza from Sol D'Italia and bar-b-que from Urban BBQ.

The Social Committee has fun activities planned for the summer including Friday night happy hours, a murder mystery party, and the annual crab feast. Please check page 5 or the Tanterra website calendar for specific dates and times. We hope to see you at one (or all) of these great events.

Please do your best to help 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 hopes everyone has a safe and healthy summer.

Friendly Reminders

- No glass is allowed on the pool property. If you have something that comes in a glass container, please transfer it to a plastic container before coming to the pool.
- The tennis courts, pickleball, and hockey pad surfaces are complete and ready for play. Dust off your rackets/skates and come on out.



New Neighbors Join Tanterra



Welcome Richard DeNeane on Alpenglow Lane, Salman Yusuf & Sidra Kahn on Goldmine Road, Rawand Salih & Jila Aldabbagh on Considine Drive, and Gilbert & Josephine Gabriel on Alpenglow Lane.

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.

Important Announcement!



As mentioned in previous newsletters, our hotmail account was closed permanently. Emails sent to our old email address will no longer reach us.

Please send any questions or contributions to TanterraToday@gmail.com moving forward.

Thank you for your cooperation!

Join Us for Pickle Ball!

Are you interested in learning and playing pickle ball?

It has become very popular with the "older generation" and is the fastest growing sport in America. The court is $\frac{1}{4}$ the size of a tennis court and does not require a lot of movement. With the resurfacing of the tennis courts, we have lined out two pickle ball courts within one of the tennis courts. We have purchased two nets, four rackets, and some balls to get things started. It is best to play with four players.

If you are interested in playing, please email me at wayneljohnson@verizon.net to get things started.

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 tanterrhoa. Click on the "Join Group" link and follow the prompts.
- 3) To subscribe without setting up a Yahoo account, send a blank email to tanterrhoa-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.

Celebrate Damascus Day

Date:
July 8, 2017

Description:
Damascus Day will feature a community breakfast, family carnival, children's activities, a cruise-in, flea market, fire department open house and more. For a complete schedule of events, go to Celebrate Damascus 2017 Facebook page.



Babysitting + CPR at Medstar

Date:
July 8, 2017

Start Time:
9:00 AM

End Time:
1:00 PM

Description:
Medstar Montgomery will offer "Babysitting + CPR" for youths ages 12-15 to discuss safety, child care, safe play, first aid, and CPR certification. Full class time is required to receive certification. For information or registration, call 301-774-8881 or go to www.medstar-montgomery.org.

Recipe of the Month

Steel Cut Oatmeal in a Crock Pot

- * 1 cup steel cut oats
- * 4 1/2 cups water
- * 1/2 teaspoon salt
- * 2-3 tablespoons butter
- * 1/2 cup dried fruit (optional)

Place in a two quart crock pot and cook for 6-8 hours on low. You can add milk, sugar, cinnamon, or maple syrup to taste.

Source:
<http://www.food.com/recipe/steel-cut-oatmeal-for-the-crock-pot-101101>



Architectural Updates

Carports/Front of House/Previous News-letters

For the past year, we published in previous Tanterra Today editions that the 2017 inspections would pay special attention to the carport and front of house area. We sent out letters to those affected upon the inspection committee's completion of annual inspections. We will keep an eye on this area on an ongoing basis. Please work to maintain the areas that conform to the article below. We will send new letters if we see these areas require attention.

We have a few carports where some homeowners are using it for more than the original purpose of keeping your vehicle, trash cans, a bike or two and a few other miscellaneous items.

We do not allow lawn mowers, yard tools, gas cans, furniture, general items such as oil cans, a collection of many items and other such items. Many homeowners who have the need for storage in this area have requested that they be allowed to enclose the carport into a garage at which point we don't regulate what is in it.

You would need to submit an Architectural

Request form if this is something you want to consider. Another option is to install or build a shed in the backyard of your home to store these items. Again, our guidelines on the Tanterra website speaks to what size is allowed. An Architectural Request form is needed along with a permit by the county as well.

We will be sending letters out to those carports that need to be cleaned up to meet our standards.

Architectural Requests

We have homeowners still doing work without approval. Some homeowners have to redo the work as a result, such as a homeowner who put up the wrong paint color not matching the house.

It is in our bylaws/covenants that homeowner complete the Architectural Change Request Form for ANY work completed on the outside of their house. This includes window, door replacement, staining your house, driveway expansion, roof shingles, solar panels, gutters, fences, etc. You can obtain this form on Tanterra's website at www.tanterra.com.

We turn around requests very quickly, but please do not send requests expecting same day approval. Should you have

any questions, concerns, etc. concerning architectural issues in Tanterra, please call or email Hank Griffith at (240)461-7536 or skayhank@comcast.net.

Staining/Painting

Keep in mind that the Tanterra homes do not have paint, but instead have stain. Many homes were done with a latex stain and others used an oil base (most were with latex). It is important that you understand which was done on your house to ensure a good coat of stain. We only approve stain for Tanterra homes.

Prior to staining your house, it is required to submit an Architectural Request Form, even if you are doing the same color. Also, we do not allow glossy/shiny paint on the houses. Two homeowners had to redo their houses as they used incorrect paint.

To submit a sample, ask the supplier to give you a little sample. You can paint a small piece of wood or stain a small area on the house so we can directly see it. We do not accept color charts etc., since this does not show the true color always.

Solar Panels

Please submit plans on the installation of solar

panels.

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 their Tanterra Pool Membership and our discount offer).

He has two applications and would want to meet with homeowners first to determine which one is suggested. One of his coverings is \$150.00 for any Tanterra Driveway. However, if it has cracks etc., it will need to be filled. Therefore, the price will be higher. He will quote you a price before doing any work, and explain the difference in the two applications (longevity, etc.).

In resealing every couple of years, you will add years to the life of your driveway along with a great protection for your investment. Homeowners who recently resurfaced their driveway should consider resealing every couple of years to allow a longer period before replacement is necessary.

On the Tanterra website, we have a couple of vendors for your pricing inquiries. There are many companies available

Architectural Cont.

throughout the area. We are now adding Nichols Asphalt who has many years of excellent service. They do resurfacing, expansion, and resealing of driveways.

You can contact Stanley Nichols, Owner, at (240) 372-3364. Stanley comes highly recommended through many Tanterra residents and can provide recommendations.

Summer 2017 Fun in the Sun! Get Ready to Party!

By Tanterra Social Committee

Independence Day Celebration

Tuesday, July 4th from 12 – 2 PM
Hot dogs, chips, and beverages will be served.

Friday Night Family Happy Hours (5 – 8 PM)

July 7th
August 11th

Murder Mystery Night

Saturday, July 29th from 8 PM – 12 AM
(Adults only)

Crab Feast

Saturday, August 19th from 8 PM – 12 AM
(Adults only)

Pool Closing Party

Saturday, September 2nd from 12 - 2 PM
Hot dogs, chips, and beverages will be served.

Be sure to check the upcoming newsletters for more details. Flyers will be posted at the pool with all the particulars.

We will be seeing you soon!

Property Tax Credit for Elderly Individuals and for Military Retirees

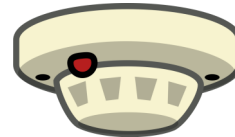
On March 7, 2017, the Montgomery County Council passed Bill 42-16. It provides a 20% tax credit to people who are over 65 years of age and have owned and lived in their dwelling for at least 40 consecutive years, or are retired from one of the United States' armed forces (Air Force, Army, Coast Guard, Marine Corps, Navy).

For 2017 taxes only, applications will be accepted until September 1, 2017. Details are available at <https://www.montgomerycountymd.gov/Finance/bill-42-16.html>

Thank you to Viv and Stu Katzke for this contribution.



Smoke Alarm Installation & Home Safety Program



The Montgomery County Fire and Rescue Service will visit your home, offer advice on how to make your home safe, and recommend the location/install smoke alarms for free.

Montgomery County residents may request a free home safety visit. The installation of free alarms is targeted to high risk individuals (i.e. senior citizens; individuals with mobility, vision, or hearing impairments; and residents with a disability or economically challenged). For more information, visit <http://www.weblinks2z.com/mcfrs/firesafety/default.aspx>

Thank you to Charlotte Cary for this contribution.

FAMILY HAPPY HOUR THIS FRIDAY!

**JULY 7
5-8 PM**

**(NEXT ONE
AUGUST 11)**

Join us this summer
at our FAMILY Happy Hours ...
bring the kids, swim, hang out,
mingle with your neighbors or
cook dinner on the grille,
but most of all **HAVE FUN !!**

Bring an Appetizer to Share
Adult beverages \$5/person
Lemonade & Iced Tea too!
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Join da Family and



THE EXPERTS IN MYSTERY ENTERTAINMENT

**As They Present a Live
Murder Mystery Party!!**

Calling all Snitches and Gumshoes to help us figure out the Dame or Don who iced the poor stiff found behind Mafia Don Lou Zat's Juice Joint last night ... cuz no one's talking !

There's lots of potential suspects - jilted lovers, rival Mafioso, the broad on 52nd Street - so help da Family gather clues and suspects and send the guilty Goon to da Big House!

Dress for this night of murderous mayhem in your best flapper dress, zoot suit, fedoras, feather boas and headbands or P.I. to help us solve the crime ... just don't frame the wrong goon !

RSVP by JULY 25 to:

Jackie Confrey
TastefullyJackie@Hotmail.com
240.535.3980
Or
Jacquie Weed
JSWeed1@Verizon.net
301.774.3431

**Saturday July 29
8pm - 12am**

Φ ADULT BEVERAGES φ
DINNER

\$25 / person



Tanterra Homeowners Association: May Board Meeting Minutes

By Richard J. Bertin, Secretary

May 17, 2017
APPROVED April 19, 2017

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:35 pm by President Glen McEwen. Our Maryland State Senator and Tanterra homeowner, Craig Zucker, attended as a guest.

Minutes

Glenn Wasik moved to approve the minutes of the April 19, 2017 Board meeting as amended. Jim Frye seconded the motion, which passed unanimously.

Treasurer's Report

Clerk Elizabeth Bialas distributed the current Balance Sheet (as of April 30) and the 5/16 Profit & Loss YTD statement. Treasurer Jim Frye reported homeowner dues payments were generally received on time. Thirteen, non-payments were followed by letters of potential lien placement and fifteen, short-term extensions were approved. Several Associate Member renewals are still pending, but Tanterra's waiting list will ensure all spots are filled for the season.

Committee Reports

Pool Committee:

Wayne Johnson reported the last spring clean-up will be held on the May 20-21 weekend. All is proceeding well towards opening day.

Architectural Committee:

Hank Griffith reported several home improvement/repair jobs have been approved. Spring inspections resulted in fewer than normal number of citations. This is a great sign of homeowner commitment to the community.

Grounds Committee:

Peter Szwec provided a report that he cut/collected debris in common grounds on the two days scheduled for work, but no volunteers assisted. Nave landscaper picked up five piles of debris.

Information was provided about conditions in common property adjoining the pool parking lot. There is overgrown brush, dead/dying trees, and rapid bamboo encroachment adjacent to several homeowner properties. The Grounds Committee will investigate logistics and costs of addressing these concerns.

Tennis/Hockey Committees:

Resurfacing/repair is underway at present and expected to be completed by pool opening day.

Newsletter:

Carolyn Reiss reported the deadline for the upcoming issue will be May 19 due to the need to get it out electronically prior to pool opening. The new e-mail address for Tanterra Today is Tanerratoday@gmail.com.

Social Committee:

Pool opening is on track. The Social Committee schedule for this summer is posted on the Tanterra.com calendar.

Website:

Jim Frye reported the Tanterra.com site was reestablished with Register.com and is performing well. The calendar is up-to-date with social and swim activities.

Welcoming Committee:

Brooke Marshall provided an updated report on the response to letters asking local businesses to contribute to the Tanterra welcome baskets for new homeowners. To date, generous contributions have been received from Mama Lucia Restaurant, Academy of Martial Arts, Hand and Stone Massage, Eye Works, Fletcher's Service Center, and Safeway.

Old Business

The Tanterra Yard Sale will be held on Saturday, June 10. More information will follow.

New Business

None.

The meeting was adjourned at 8:20 PM.

* *Board Members in Attendance:* Richard Bertin, Wayne Johnson, Glen McEwen, Jim Frye, Glenn Wasik, Bryan Moffett

* *Others in Attendance:* Elizabeth Bialas (Tanterra HOA Clerk), Carolyn Reiss (Tanterra Today), Hank Griffith (Architecture Committee), Craig Zucker (Homeowner).

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 (2020)	wayneljohnson@verizon.net	301-774-1906
Treasurer - Jim Frye (2018)	JSFrye@gmail.com	301-814-3993
Secretary - Dick Bertin (2020)	RichardBertin@verizon.net	301-774-7926

Other Board Members

Dave Bouve (2020)	bouved@gmail.com	
Jim Cagley (2017)		301-570-1475
Aleka Kapatou (2017)		301-774-4624
Bryan Moffett (2017)		202-701-6284
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 Assn	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
	Diana Weinrich	diana@RSItherapy.net	301-943-9780
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301-908-6531
Swim Team Reps	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Tina Varron	tinav4@verizon.net	240-463-3743
	Glenn Wasik	wasik1@verizon.net	301-641-4500
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
Tanterra Today	Andrea Hesse	andreaasv@gmail.com	N/A
(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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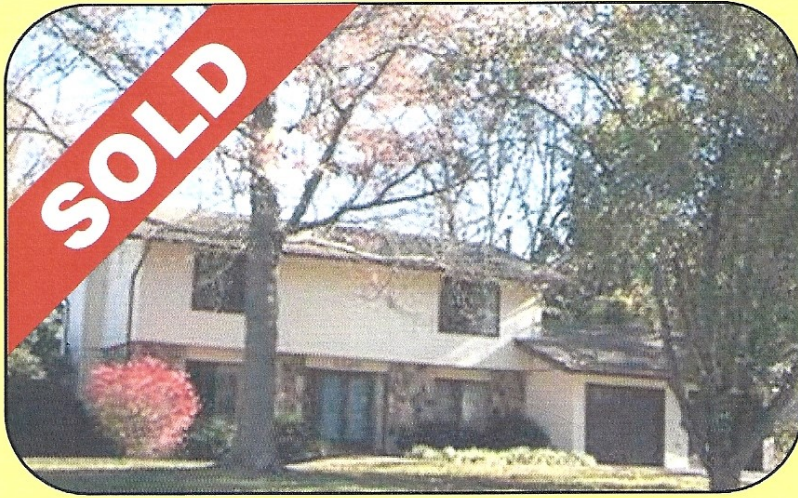
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Things are heating up this Summer!



Tanterra

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Sold @ \$460,000

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18018 Wagon Wheel Ct.
Olney, MD 20832

3 bedroom, 2 full, 2 half bathroom
end unit townhome with main level
hardwood floors, granite counter
tops and stainless steel appliances.



Have you ever been curious why some houses sell quicker than others, or why some sell for higher prices? Let me know if you would like to know what your house is worth. I will come to your home and give you a free market analysis and let you know what you could do to improve your homes value. Feel free to contact me if you have any questions.



Jodie Siarkas, REALTOR®

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