



May 2019

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President's Message
By Glen McEwen

What's happening this summer

at the Pool

Sat., May 25 - 12-2pm - Opening Day Party
 Sat., May 25 - 8-12pm - Meet N Greet Your Neighbors (adults only)
 Sat., June 22 - 8-12pm - Line Dancing Party
 Thurs., July 4 - 12-2pm - Independence Day Party
 Sat., July 13 - 8-12pm - Havana Night
 Sat., Aug. 17 - 8-12pm - Crab Feast
 Sat., Aug. 31 - 12-2pm - Closing Day Party

Family Happy Hours - select Fridays - all are welcome!
 Bring an appetizer to share. Adult beverages \$5/person

June 7 Φ June 28 Φ July 26 Φ August 9

Upcoming Events:

- May 15**
Board Meeting
 - May 18**
Community Yard Sale
 - May 22**
Neighborhood Watch
 - May 25**
Pool Opening Day
- Please visit 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.

Pool Clean Up Dates
 May 4 & 5, 12:30 - 5 PM
 May 18 & 19, 12:30 - 5 PM

BOARD MEETINGS

Dates:
May 15, 2019
June 19, 2019
July 17, 2019

Time:
7:30 PM

Location:
Tanterra Pool

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



Community Events

Read to a Dog
Thursday, May 2, 2019
4 PM at the Olney Library

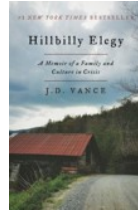


Come and read to a visiting therapy dog. Recommended for 1st, 2nd and 3rd graders who want to improve their reading confidence. Drop in; no registration required.

Olney Daytime Book Discussion
Tuesday, May 7, 2019
1:30 PM at the Olney Library

Join us for a book discussion of *Hillbilly Elegy*

by J.D. Vance.



Intro to the Internet & Computers
Saturday, May 11, 2019
10:30-11:30 AM at the Olney Library

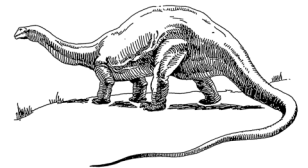


Use the internet with confidence! You will practice searches, get familiar with email, fill out forms such as a sample job application, and learn internet safety tips. Class also

includes an overview of the computer. Registration is required online or call 240-773-9545

Science Saturday—Uncovering Facts about Dinosaurs
Saturday, May 11, 2019
2-3 PM at the Olney Library

Join Science Connections to take a trip back in time! Discover what scientists know about dinosaurs and how they learned it. Explore different types of fossils and predict what animal may have left them behind. Dig for fossils and sharks' teeth! For kids 7 and up. Please register online.



New Neighbors Join Tanterra

Welcome to Kevin & Jennifer B. on Goldmine Road, Michael & Courtney M. on Alpenglow Lane, Frederick N. on Heritage Hills Drive, and Kristin D. & Edward L. on Tanterra Way.

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.



Architectural Updates

Inspections

Inspections are complete, and letters are being sent out. If you receive one and have a question, the Architectural Committee is more than happy to discuss and meet with you.

Architectural Requests

I 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 that what they did was not allowed. We have had a situation like that, and unfortunately it causes both aggravation and money for the homeowner to meet our guidelines. I assure you we feel terrible when something like this happens. If you see a neighbor doing work on the outside 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, stain-

ing 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. You can even call me or email Hank Griffith at (240) 461-7536 or skayhank@comcast.net, and I can usually give you an idea if what you want to do will be OK. 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.**

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 that they are Tanterra Pool Members and tagging onto our discount offer. He has two applications that he can

apply and would want to meet with you first to determine the correct option. One of his covering is \$150 on any Tanterra Driveway. However, if it has cracks, etc., it will need to be filled, and 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 will add years to the life of your driveway along with it being great protection for your investment. Some homeowners who recently resurfaced their driveway should consider resealing every couple of years to give the driveway a longer period before replacement is necessary.

On the Tanterra website, we have a couple of vendors with their prices listed. You have many companies available throughout the area. We are adding Nichols Asphalt who has many years of excellent service. They do resurfacing, and expansion and resealing of driveways. You can contact **Stanley Nichols, Owner, at (240)**

372-3364. Stanley has come highly recommended through many Tanterra residents as customers.

Carports/Front of House

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, and a collection of many items. Many homeowners who have the need for storage in this area requested enclosing the carport into a garage. At this point, we could not regulate what is in it. You would need to submit an Architectural Request form if this is something you are considering. We can turn around these requests quickly. Another option is to install or build a shed in the backyard of your home to store these items. Our guidelines on the Tanterra website speak to what size is allowed. An Architectural Request form is needed along with a permit by the county. We will be sending letters out to those carports that need to be cleaned up to meet our standards.

TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
January 16, 2019
FINAL – Approved 4/17/19 as amended and written

Board members in attendance:

<u>X</u> Glen McEwen	<u> </u> Jim Cagley
<u>X</u> Wayne Johnson	<u>X</u> Aleka Kapatou
<u>X</u> Jim Frye	<u>X</u> Erwin Hesse
<u> </u> Richard Bertin	<u>X</u> Glenn Wasik
<u>X</u> Dave Bouve	

Others present:

Elizabeth Bialas (HOA Clerk), Peter Szwec (Grounds Committee), Dave Stout (Pool Committee), Jacquie Weed (Social Committee), Peter Szwec (Grounds Committee).

Guests included: 5 Homeowner guests who signed circulated attendance sheet.

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

Introduction

Following introductory remarks by President McEwen, Board business proceeded in accordance with the agenda distributed.

Minutes

Dave Bouve moved to approve the minutes of the December 12, 2018 Board Meeting. Wayne Johnson seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of December 31) and the December 31 Profit & Loss YTD statement were distributed to Board members. Treasurer Jim Frye briefly recapped our bank balances, and the status of dues payments, extensions (now three), and pending new liens (now two). Emails (if available) will be sent to the homeowners on extension plans. 2019 Homeowner invoices will be mailed out at the end of January.

Committee Reports

Pool Committee:

Chairman Wayne Johnson reported that a replacement pump has been ordered but has not yet been delivered. Three bids were received for the pavilion roof replacement (DNB Construction, Semper West Builders Inc., Louis Altobelli III Improvements). The Board reviewed the bids and references. Wayne will return to the lowest bidder to receive clarification on their proposal. He will also meet with the company to verify everything on the contract and make sure they have a valid contractor license. If all is in order, the Board agreed to go with the lowest bidder.

Grounds Committee:

Peter Szwec reported he tried to have the remaining 2018 tree work addressed but was unable to get a company to show up before the end of the calendar year. A homeowner contacted the grounds committee regarding shoveling the community paths when it snows. Peter will collect bids for informational purposes.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on recent GOCA activities. The new GOCA Board will be elected at the February meeting. Tanterra has mailed in the 2019 GOCA dues.

Web Site:

Jim Frye reported that the calendar of all events, including Board meetings, will be updated with the 2019 dates.

Old Business:

Speeding on Heritage Hills Drive: Peter Szwec contacted the homeowner associates of the neighboring homeowner's associations regard to having a survey conducted of the speed on Heritage Hills Drive. Peter is in communication with the county to proceed.

Board of Directors Ethics:

Jim Cagley was not present to report.

There being no further business, the meeting was adjourned at 8:41 PM

TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES

March 20, 2019

FINAL – Approved 4/17/19 as corrected

Note: February 2019 meeting was cancelled due to weather and not rescheduled

Board members in attendance:

<input checked="" type="checkbox"/> Glen McEwen	<input checked="" type="checkbox"/> Jim Cagley
<input checked="" type="checkbox"/> Wayne Johnson	<input checked="" type="checkbox"/> Aleka Kapatou
<input type="checkbox"/> Jim Frye	<input checked="" type="checkbox"/> Erwin Hesse
<input checked="" type="checkbox"/> Richard Bertin	<input checked="" type="checkbox"/> Glenn Wasik
<input type="checkbox"/> Dave Bouve	

Others present:

Elizabeth Bialas (HOA Clerk), Peter Szvec (Grounds Committee), Carolyn Reiss (Newsletter), Hank Griffith & Kay Griffith (Architecture Committee)

Guests included: 9 Homeowner guests who signed circulated attendance sheet.

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:30 PM by President Glen McEwen.

Introduction

Following introductory remarks by President McEwen, Board business proceeded in accordance with the agenda distributed.

Minutes

Jim Cagley moved to approve the minutes of the January 19, 2019 Board Meeting. Glenn Wasik seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of February 28) and the March 20, 2019 Profit & Loss YTD statement were distributed to Board members. 2019 Homeowner and Associate member invoices were mailed out at the end of January, and 71 Homeowner and 88 Associate payments are now a few days overdue. Follow-up letters will be sent out shortly. The auditors have picked up all materials for the 2018 audit. The Finance Committee will meet at the Pool on Sunday, March 24 at 6 pm.

Committee Reports

Pool Committee:

Chairman Wayne Johnson reported that the pool has been opened and cleaned by our contractor, and the replacement pump has been delivered. The contract to replace the Pavilion roof was awarded to the lowest qualified bidder, as agreed at the last meeting. Work on that project has just begun, and should be completed well within budget and projected timeframe, weather permitting.

Grounds Committee:

Peter Szwec reported that Kuhns Tree Service performed considerable storm damage cleanup work, with some follow-up cleanup done by Nave, our landscaping company. Because all tree maintenance work scheduled for 2018 could not be done by year's end, and additional recent storm damage, it will likely be necessary to increase the budget this year (now \$5000) and next for the Grounds Committee. There was some discussion about additional dead trees needing service, and need to replant trees to replace those removed. Peter will get information on needs for the next meeting.

The County will place a can for pet waste near the tennis courts and maintain it free of charge for the first year, with charge of approximately \$12 per month after then. Peter will follow-up. Peter received communication from the County that they have agreed to do a study regarding "speed bumps" on Queen Elizabeth Drive between Heritage Hills and Georgia Avenue, in response to residents' complaints from Tanterra and Brookeville Knolls developments. The county requested a time for a public presentation on the topic. Tuesday, May 16, at the Tanterra pool will be proposed.

Architectural Committee:

The Committee met prior to this meeting. Hank Griffith summarized several actions considered by the Committee including approvals for driveway, deck and roof work. He reviewed the current policy on exterior paint colors. He noted that the County seems to be following up with owners with Little Free Libraries and reiterated agreement to assist owners with moving them if we initially approved those locations.

The volunteer Front Lawn advisory group providing input to the Architectural Committee and the Board will meet at 7 pm on Thursday, March 28 in the pool shed for no longer than 2.5 hours.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on recent GOGA activities. Current contentious issues under review include the Emergency Radio Tower proposed for the intersection of Georgia Avenue and the ICC, and proposal for allowing accessory dwelling units on homeowners' property. There was some discussion on the latter topic, but no formal decisions made.

Newsletter:

Carolyn Reiss announced the deadline for material for the upcoming newsletter.

Social Committee:

The Committee chair will be asked for the 2019 social calendar of events for appropriate distribution.

Web Site:

Jim Frye explained the site is up and running well, the calendar is being updated, and Tanterra.com has been renewed.

Old Business:

Consideration of draft Board Members' Agreement to Serve – moved to Closed Session
Speeding on Queen Elizabeth – Covered under Grounds Committee Report
Stay on Elections – President McEwen reported no action to date

New Business:

Tanterra Scholarship to Sherwood student—President McEwen will ask Dave Bouve to make

this presentation on April 26th after we have verified that the Sherwood selectee is a Tanterra resident.

State Senate Scholarship, sponsored by our Sen Craig Zucker: Application deadline is April 5.

Homeowner Carroll Majors offered to lead and reinvigorate the Tanterra Neighborhood Watch program. He presented information from the Montgomery County Police Dept. on the topic. Discussion ensued about past efforts to implement this program and previously demanding participant requirements that may have eased. The Board thanked him for his offer and agreed to actively promote the effort and facilitate homeowner participation.

Homeowner Open Forum

Homeowner comments were offered on six topics:

- Cost of alcohol service insurance coverage at Tanterra events
- Homeowner harassment
- Pavilion roof work
- Newsletter content
- Recommendation for tree planting
- Architectural issues – particularly approved trim colors.

There being no further business, the meeting was adjourned at 9:00 PM.

Connect with the Tanterra Community!

Website

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

Swim and Dive Teams

<http://www.tanerratarpsons.org/Home.jsp?team=recmcslttstmd>

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.

Facebook Pages

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



Neighborhood Watch

Hello Tanterra HOA Neighbors,

My name is Caroll Majors. My wife, Judy, and I have lived in Tanterra for 30 years. I have volunteered to coordinate the implementation of a Neighborhood Watch Program in Tanterra. This is an important effort to help keep our neighborhood safe and deter crime in our streets and may help to increase property values. We are proposing an informal program to help raise awareness and ask that you be more vigilant, pay attention to your surroundings and report suspicious or criminal activity by calling 911. While a more formal program involves setting schedules to patrol the neighborhoods, we believe this informal program provides more flexibility and will help enhance our neighborhood safety. It is important that all of us watch out for each other.

There are several goals which we wish to accomplish as part of this implementation:

1. A first goal is to help inform and educate all the neighbors of the Tanterra HOA community. We plan to accomplish this by offering a police training session for all HOA members at our next HOA meeting. A Montgomery County Police officer will provide an overview of how to best deter theft and criminal activities near your home and our surrounding community.
2. A second goal is to get blue Neighborhood Watch signs installed by the Motor Vehicle Administration and Montgomery County Police at the entrances to our Tanterra community. These signs help deter criminal activities. In order to secure these signs, a large percentage of homeowners must attend the police training.

We are currently discussing possible dates for this training with the Montgomery County Police. Examples of areas to be included in this training are: trimming tall bushes near windows, leaving lights on at night, having motion detector lights, and installing security systems with cameras. We will be posting the final training date in the Tanterra Today HOA Newsletter.

While I am not authorized to do police work, I look forward to facilitating the training and coordinating the installation of the signs. Remember the intent would be to call 911, and not any individual. Please watch the newsletter for additional details on dates and times for this important training on the Neighborhood Watch Program.

Thank you, and we hope you will join us in this important effort to protect our community. **The meeting will be on May 22, 7:30 PM at the pool.**



**TANTERRA SWIM AND DIVE TEAM
TANTERRA PRE-TEAM**

Congratulations on becoming a member of the Tanterra pool community! One of the benefits of joining the Tanterra pool is the opportunity to join the swim and dive team.

The Tanterra Swim and Dive Team will begin its 2019 season on Tuesday, May 29th. For those of you with children ages 4-18, this is a wonderful summer activity filled with fun, spirit, and camaraderie. Both swim and dive teams have daily weekday practices and weekly meets throughout the months of June and July. We offer afternoon practices for those children who cannot attend in the morning. (Preteam is mornings only.) The coaches work with swimmers and divers in both technique and endurance. In addition, there are many social activities for the children (and parents) to enjoy throughout the summer. One of the best aspects of the Tanterra Swim and Dive team is the feeling of community that families experience when they join.

Preteam (Swim) is a developmental program designed for children who are at least 4 years old. Preteam is for children who have received previous swimming instruction but cannot yet swim the 25 meter length of the pool independently and consistently. The Preteam is not designed to replace swimming lessons. Rather, it is a stepping stone between swimming lessons and age group swimming on the Swim Team. Please contact Katie at parkerkatie81@gmail.com if you have questions about your child's readiness for Preteam. For those children who are not quite ready to join the Preteam, lessons will be available through the Tanterra Swim Team coaches as well as the lifeguards.

Diving Is your child ready for a new challenge? Does your child love going off of the diving board? Then Dive team is the place for them. The 8 & under age group allows our youngest divers to participate with a front jump, back jump and head first standing dive into the pool and receive accolades from the spectators and participation ribbons for every event. Your child only needs to be able to get from the diving board to the ladder unassisted and with confidence. The dive coaches will teach them the rest. Tanterra is one of 25 pools in Montgomery County with a dive team (1,000 divers county wide) and is part of very elite group of pools that offers a summer of safe, fun filled activities for both swimming and diving.

Parent Participation is vital to the continued success of the team. It takes up to 45 volunteers to run a successful home swim meet and 10 – 12 for dive meets. We cannot manage meets or activities without you. Due to the tremendous amount of volunteer support needed, we require that each family help at the social activities and meets during the swim season. There are ways to help if you work full-time or have toddlers clinging to your leg. There are jobs you can do if you don't know a backstroke from a breaststroke. There are many ways you can use your special talents and skills to help make the Tanterra team the best it can be.

If you would like to learn more about Preteam, email Katie Parker: parkerkatie81@gmail.com; Swim team, email Heather Kauffman: heathercmd@yahoo.com; Dive team, email Valerie Carlson: valerie_carlson@yahoo.com; Registration, email Lauri Black: lauriblack@comcast.net.

Save \$25! Early Bird Registration opens on Saturday, April 6th.

Visit www.tanerratarpsons.org for more information.

MAY 2019



HAPPY 
Easter



DOES IT SPARK JOY???

IF NOT...

TANTERRA NEIGHBORHOOD YARDSALE

IS MAY 18

A woman with dark hair, wearing a white jacket and a patterned skirt, is smiling and pointing her right index finger upwards. She is standing against a pink background. The text above her reads "DOES IT SPARK JOY???", "IF NOT...", "TANTERRA NEIGHBORHOOD YARDSALE", and "IS MAY 18".

MEMORIAL DAY
WEEKEND

POOL OPENING PARTY

SATURDAY, MAY 25

12 - 2 p.m.



HOT DOGS, CHIPS & BEVERAGES

FABULOUS MUSIC TOO !!



JOIN US

MAY 25 φ 8pm - 12am

for our annual

MEET & GREET YOUR NEIGHBOR*

FOOD φ LIBATIONS φ DJ

φ please bring an appetizer,
potluck dish or
dessert to share φ

*adults only

Tips on how to sell your home this spring.

Pay attention to curb appeal: trimming trees and bushes so buyers can see the house, and pressure-washing the driveway, front walk, house and patio or deck. Adding colorful flowers to sell your home this spring and clean the windows so they sparkle inside and out.

Eliminate clutter and pare down possessions: Sellers need to go through all of their furniture and closets with a discerning eye to eliminate clutter. If you have 17 sweaters, you need to pare it down to two, so your closets look bigger, Pack up anything you want to keep, and put it off-site in a pod or a storage unit because you want your home to look like it always has plenty of space in all the closets.

Do pre-inspection repairs: If you know a home inspector is going to find something wrong with your house, go ahead and fix it first. If you know something is broken. It makes more sense to do the repairs ahead of time rather than wait for a buyer to request it. Buyers may end up asking you to spend \$300 on what should cost \$100 just to make sure it's done right.

Price it Right: Even though prices continue to rise in some areas, sellers need to be reasonable and compare their homes to similar properties that have recently sold. If you price too low, they'll think something is wrong with your home. If you price it too high and have to lower your price, it will hurt you more than if you price it right the first time.

Hire the right agent: The majority of buyers start their home search online. To sell a home this spring, hire a Realtor who will make sure that professional photos and a vibrant description are widely available on multiple websites. I start marketing the moment I have a signed listing agreement, contacting other Realtors and neighbors to let them know the home will be coming on the market. Finding the right agent takes balancing credentials and chemistry. You want to choose someone you like—after all, you might spend the next few weeks or even months working together.

Feel free to contact me if you have any questions.



Jodie Siarkas, REALTOR®

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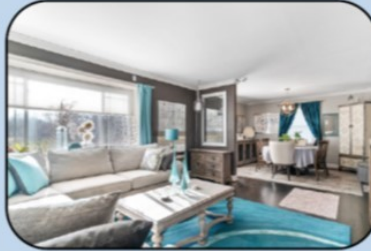
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Spring Market is HOT!



19201 Willow Grove Rd, Olney

Beautiful updated and open floor plan home in the very desired community of Olney Mill! Listed on a Friday night, 2 open houses in over the first weekend. Received 7+ solid offers in 3 days! Sold for \$555,000!!!



3213 Birchtree Ln, Silver Spring

Spacious single family 5 bedroom, 3 full bathroom home located in Strathmore at Bel Pre. Conveniently close to many commuter routes, community pool, shopping and more! Under contract in less than a week with 9 offers!



Jodie Siarkas, REALTOR®

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Tanterra HOA Board of Directors & Committees

P.O. Box 25
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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
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	Nadia Wilkins	nadiawilkins@ymail.com	
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Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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