



TANTERRA HOMEOWNERS ASSOCIATION ANNUAL MEMBERSHIP MEETING

This year's meeting will convene on Wednesday, November 19, 2025 at 7:00 pm at Greenwood Elementary School.

The Board of Directors will present the 2026 proposed Budget and there will be an election for three new Board members. If for any reason Greenwood Elementary becomes unavailable for the meeting, updates will be posted on the Tanterra.com website and Tanterra Homeowners Facebook page.

The ballot shown below is for Tanterra homeowners only. Associate members do not vote. Additional nominations for Board members can be taken from the floor at the Annual Membership Meeting. You can also nominate yourself to be on the ballot as a write-in candidate.

**FOR BALLOTS, PLEASE REFER TO PRINTED VERSION OF NEWSLETTER
WHICH WAS MAILED TO ALL HOMEOWNERS OF RECORD.**

BALLOT AND PROXY INSTRUCTIONS

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2025 ELECTION RULES

The Election Committee is comprised of Jim Frye, Julie Funt and Beth Murray. These individuals will be checking in homeowners and/or examining and tabulating the votes.

The first 10 minutes of the Annual Meeting, currently scheduled for November 19, 2025, will be allotted for a “Meet and Greet” of the candidates for the Board of Directors. During the Annual Meeting, and prior to the Election voting, each candidate will be allowed up to two minutes to explain why they should be elected to the Board. Comments will be kept to why they are suited for the position, what experience they have that would make them a good Board Member, how long they have lived in the neighborhood, what they would like the Board to do, etc. Essentially, they will be providing the Candidate Bio information that was included in the Newsletter. Other candidate backing and/or bashing will not be permitted (one candidate cannot say anything good or bad about another candidate’s position on an issue). Candidates will be speaking in alphabetical order per their last name.

The Candidates receiving the highest three vote totals, including absentee ballot votes, will be declared the winners of the Election. In the event of a tie between the 3rd place finishers, the following will take place: in the event one of the candidates does not acquiesce to allow the other to have the Board Member position, a run-off election between the tying candidates will take place by a secret ballot at the Annual Meeting. No additional comments by the candidates will be allowed. Slips of paper will be distributed and homeowners in attendance will vote (one per household) by writing the name of the candidate they are voting for on the slip and depositing it in the ballot box. These votes will be added to absentee ballot votes that were received for each run-off candidate and the highest vote total will receive the position. In the event a tie still remains at this point, a coin flip will determine the winner.

Following the announcement of the Election Results, those members of the Election Committee attending the Annual Meeting, currently scheduled for November 19, 2025, will certify the Election Results.

THE CANDIDATES

JUSTIN JORDAN

Hello - my name is Justin Jordan and I have been temporarily serving on the Board of Directors for the past few months, and I have enjoyed becoming more familiar with - and serving - the Tanterra community. Although born in Michigan and raised in Northern Virginia, Tanterra has felt more like home than anywhere else I have lived.

My wife and I moved to the Tanterra neighborhood in 2021, where we're raising our three children and enjoying being part of the community. I am looking forward to contributing any way I can to help Tanterra and its homeowners.

I attended Marshall University before beginning my career in law enforcement. I now serve with a Washington, D.C. Police Department in Special Operations and as an instructor, and numerous other roles that I'm passionate about and proud to represent.

A die-hard University of Michigan fan, I can usually be found cheering on my team every fall. And when I'm not working, I enjoy spending time with family and friends, working out and listening to music.

In closing, I humbly ask for your vote so that we can all continue to make Tanterra a great neighborhood to live and raise a family.

GLEN McEWEN

Hi, my name is Glen McEwen and I am running for one of the open positions of the Tanterra Board of Directors.

I have been a Tanterra homeowner for over 36 years. During that time, my wife Gina and I first started serving the community by being on the Social Committee and then later chaired the same committee. I have also filled in on the Architectural Committee when needed. In addition, I have also served the residents of Tanterra by being on the Board of Directors for over the last 18 years, serving first as the Vice President and then the last 12 years as President. I also help out yearly on pool cleanup days in the spring and stack chairs and put away the pool furnishings every Labor Day (not to mention cooking hot dogs on the holidays!). My efforts on behalf of the HOA have involved a lot of work, but it is also a labor of love since I think Tanterra is one of the best neighborhoods there is and I believe my volunteering, as well as those others that volunteer, help keep it that way.

Every spring, adjacent neighborhoods with community swimming pools have signs advertising pool memberships are available. However, in Tanterra, we have a 2-year waiting list of families that want to join our pool. I believe that this is a reflection of the wonderful social atmosphere at Tanterra which comes from the hard work of our Board and volunteers. I believe the social aspects of the neighborhood are what keeps the associate members coming back and, in turn, keeps our dues low. Please feel free to check the websites of neighboring communities for their dues and you will find Tanterra has one of the lowest.

The hard working 5% of the homeowners that perform 95% of the work have saved the homeowners association tens of thousands of dollars over the years (and this excludes the savings that our self-managed Board saves the homeowners). There have been a lot of changes made to improve the neighborhood over the past years which would not be possible without the hard work of the Board and the neighborhood volunteers, and I am proud to say that I took part in the changes.

I would really appreciate your vote so I can continue serving the neighborhood and we continue having Tanterra be as great as it is!

THE CANDIDATES

WAYNE JOHNSON

My name is Wayne Johnson and I am seeking re-election to the Board of Directors. I have been on the Board of Directors since 1992 and currently serve as the Vice President.

I have been a Tanterra homeowner since 1986 and am fully retired. I previously worked for 13 years as a Laboratory Scientist at Medstar Montgomery, 12 years at a small laboratory in Gaithersburg, and 20 years in the Army.

In addition to serving on the Board since 1992, I have also been the Pool Committee Chair since 1994 (except for three years when I served as President of the Board), and currently serve as Chair of the Architectural and Adult Beverage Committees as well. I have served as Chair of the Grounds and Tennis Committees when those positions were vacant. Prior to serving on the Board, my wife and I served together on the Social Committee. I have initiated and written drafts of charters for all the Tanterra Committees. The charters explain the functions and authority of each committee.

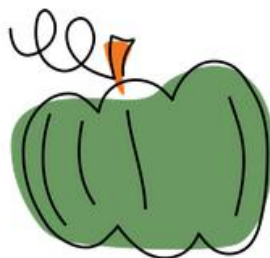
To save our HOA money, I organize volunteers to work at the pool every Spring. The volunteers and I have removed and replaced rotten siding on the sheds and pool house, painted walls, doors, railings and fence posts, removed and replaced hundreds of feet of caulking each year, power washed the pool decks, varnished posts on the pavilion, cleaned drainage channels, installed new siding on the snack bar shed, replaced the entire fabric of the chain link pool fence, and trimmed trees and vines, among other items. What we did not get done on those workdays, I did myself during the week. Fortunately, in recent years, a small number of fellow retirees have begun to lend their hand in helping me during the week, which is much appreciated. Every year I refurbish about 20 to 40 lounge chairs with new straps and volunteer well over 100 hours of my time every year.

I have initiated, planned, or supervised (usually all three) the following projects: pool house renovation (we had a committee plan it); build the snack bar/meeting building, swim/dive team and storage buildings, stone wall at the baby pool, corn hole area and patio in front of the snack bar; tennis court renovation; pool renovation (a committee was also formed to plan and review bids); new roof and vinyl siding on the pool house; and new roof on the pavilion. Although we have not done so in recent years, I have organized and participated in the clean up of the common grounds, which is mostly cutting tree limbs and whole trees that have fallen and picking up debris.

In closing, I ask for - and would greatly appreciate - your vote this November 19th so that I may continue to serve the Tanterra community as a member of its Board of Directors.

H A P P Y THANKSGIVING

from the Tanterra Board of Directors



President's Message

Hello Neighbors!

I hope everyone had a fantastic as well as spooky Halloween this year and got their fill of their favorite candy !

As noted in the Tanterra Today last month and shown on our website calendar, the Tanterra Annual Homeowners Association meeting will be held at the Greenwood Elementary Multi-purpose room on Wednesday, November 19th at 7:00pm.

We will be discussing many topics that concern the neighborhood, most importantly the 2026 budget and voting on the three Board seats that are expiring this year, plus a recap of 2025 events. We hope to see you at the meeting, but if you cannot attend, please complete a proxy statement and a ballot (see page 1), and either mail it in before the deadline (November 15th) or have a neighbor bring it to the meeting in a sealed envelope (instructions on page two on how to handle voting by proxy). Remember, every vote counts!

Our Homeowners Association runs on the hard work of its volunteers, so if you can help out in any way, please let us know. We're heading into the slow season of needing volunteers, but come Spring, we'll need all hands on deck! We have a small percentage of residents (and Associate Members) who perform 95% of the work in the neighborhood. **These volunteers save our HOA (i.e., homeowners) tens of thousands of dollars each year!** In addition to that amount, if we had to hire an outside management firm, we would need to pay them at least \$50,000 per year. In other words, dues would greatly increase. Needless to say, your volunteering to help our community would be greatly appreciated to keep our costs as low as possible.

I hope everyone has a very Happy Thanksgiving and if you are traveling, my sincerest wishes for a very safe trip. I hope to see everyone on the 19th!

Glen McEwen
President



If you have new neighbors, please email
TanterraToday@gmail.com to let us know! The HOA
Welcoming Committee has a small gift to provide. ♥



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Tanterra 2025

Holiday Lights Contest

We're launching our 2nd Annual Holiday Lights Contest to celebrate the holiday spirit with our Tanterra neighbors, and we invite you to join in on all the fun !!

We will have **THREE** categories from which a winner will be chosen:

Classic or Monochrome

A simple, minimalist look that you would find on a greeting card
OR just using one color (multiple shades okay)

PEPCO Special

For all the people who want to go Big and Bright,
this is your chance to shine!

Most Artistic

For those who want to be Creative & Unique or Weird or Funny.
No matter your design, please have some connection
to a December holiday

Have your decorations up by Thursday, Dec. 11th. Judges will be out that weekend and into the following week, so keep your lights on until 9pm each evening. Judges will select several finalists for each category, with nominees posted on Tanterra's Facebook page through Sunday, Dec. 21st.

To cast your vote, homeowners can email Brian with their choices (one vote per household, with one vote for each category listed above).
Winners can keep their congratulatory yard sign as a souvenir!

*If you have a few hours to spare this December
to help judges with choosing finalists,
please email Brian Marron at bmarron@yahoo.com.*

Thank you !!



BOARD MINUTES - September 17, 2025

TANTERRA HOMEOWNERS ASSOCIATION, INC. Board of Directors Meeting September 17, 2025 (Approved 10/15/2025) ZOOM Meeting

Board Members Present:

Dave Bouve
Jim Cagley
Wayne Johnson
Justin Jordan
Glenn Wasik
James Wenhold

Others Present:

Jim Frye, Clerk

One Homeowner

1. CALL TO ORDER/ESTABLISH QUORUM

The Meeting was **called to order at 7:33 PM** by Vice President Wayne Johnson.

2. ADDITIONS/CHANGES TO THE AGENDA by the BOD

None.

3. HOMEOWNER'S FORUM

None.

4. APPROVAL OF MINUTES

A motion was made by Glenn Wasik to approve the August 20, 2025 BOD Meeting Minutes. The motion was seconded by Dave Bouve. The motion passed unanimously.

5. REVIEW OF FINANCIALS

Jim Cagley reviewed the outstanding payments and dispositions. There are currently 5 unpaid Homeowners and there are six (6) extensions of payment. Reported major expenditures since the last meeting: Pool Management Fees - \$30,100.00; Pool Utilities - \$2,362.98; and Grounds – Mowing \$1,200.00. The Swim & Dive Team account balance is \$49,860.72. The Finance Committee held a Meeting to discuss and develop the 2025 Budget and other matters of financial concern on September 4, 2025.

There was a presentation by the Finance Committee and discussion regarding the proposed 2026 Budget from the Committee's September 4, 2025 Meeting. Jim Cagley covered the items line by line and input was received from Board Members and other Committee Chairs/Members present. There was a discussion about capital improvement items proposed for 2026 and past and future Reserve Fund usage. The 2025 Recommended Annual Reserve Funding level is \$50,443.00. Jim Wenhold moved to publish the 2026 Draft Budget to the Homeowners as presented in the October 2025 issue of Tanterra Today. The motion was seconded by Glenn Wasik. The motion passed unanimously.

6. REPORTS

Architectural Committee – Wayne Johnson

Wayne Johnson reported there were three (3) approvals for an architectural change at the September 2025 Meetings. There was one (1) denial of a request for a metal roof. Only four (4) of nine (9) landscaping violations have been corrected.

Pool Committee – Wayne Johnson

No Pool Committee Meeting was held during this last period.
The Pool has been undergoing season closing procedures.

Grounds Committee – Diana Cortijo

No Grounds Committee Meeting held during this last period.
The front entrance area has been cleaned up. Diana submitted estimates for common ground tree trimming/removal. The matter was tabled.

Tennis/Hockey/Pickleball Committee – Rob Campbell – No Report

No Tennis/Hockey/Pickleball Committee Meeting held during this last period.

(cont'd. on pg. 9)

(cont'd. from pg. 8)

GOCA – Ricardo Ruano & Stacy Cummings – No Report

Newsletter – Sharlene Monroe - No report

Social Committee – Barbara Stockinger, Donna Hubbard and Michelle Cagley

The Board noted that the 2025 Summer was a great success with the many events coordinated by the Social Chairs and their Committee Members.

Web Site – Jim Frye

The Reserve Study has been posted on the website.

Welcoming Committee - Sharlene Monroe - No report

Adult Beverage - Wayne Johnson – No report

No Adult Beverage Committee Meeting was held during this last period.

7. NEW BUSINESS

Review of 2026 Budget – See Review of Financials herein.

8. OLD BUSINESS

Vice President Johnson provided an update on the 2024 Tanterra HOA Financial Audit and indicated CPA hopes to have it and the taxes done by the end of October 2025.

9. ADJOURNMENT

A motion was made by Glenn Wasik to adjourn. The motion was seconded by Dave Bouve. The motion passed unanimously, and the **meeting adjourned at 8:02 PM.**

/s/ Jim Cagley, Secretary

2025 & 2026 HOA Meeting Schedule

Architectural Committee Meetings

All Meetings begin at 7 pm

Dec. 3 & 17	May 6 & 20
	June 3 & 17
** 2026 **	July 1 & 15
	Aug 5 & 19
Jan. 21	Sept. 2 & 16
Feb. 4 & 18	Oct. 7 & 21
Mar 4 & 18	Nov. 4 & 18
April 1 & 15	Dec. 2 & 16

**** PLEASE
NOTE THE
ANNUAL
MEETING
WILL BE
HELD at
7pm on
NOV. 19 ****

Board of Directors

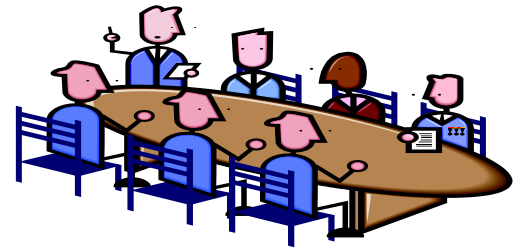
All Meetings begin at 7:30 pm

Nov. 19 @ 7pm	May 20
Dec. 17	June 17
	July 15
** 2026 **	Aug 19
	Sept. 16
Jan. 21	Oct. 21
Feb. 18	Nov. 18
Mar 18	Dec. 16
April 15	

Meeting dates, times & locations are subject to change. All meetings via Zoom unless otherwise noted. Please check www.Tanterra.com for Zoom meeting details.

Tanterra HOA Board of Directors

P. O. Box 25
Brookeville, MD 20833
www.Tanterra.com



Officers

President - Glen McEwen (2025)	glenmcewen@msn.com	301.570.3586
Vice President - Wayne Johnson (2025)	WayneLJohnson@verizon.net	301.742.0678
Treasurer & Secretary - Jim Cagley (2027)	JCBozLaw@aol.com	301.570.1475

Other Board Members

Dave Bouve (2026)	Bouved@gmail.com	
Rob Campbell (2027)	robjcamp@gmail.com	
Julie Funt (2026)	jrfunt@gmail.com	
Justin Jordan (2025)	Jordan-va@hotmail.com	
Glenn Wasik (2027)		301.774.5020
Jim Wenhold (2026)	JamesWenhold@outlook.com	301.452.3246

Clerk

Jim Frye & John Siarkas (contact for HOA resale packet)	Clerk@Tanterra.com
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Committees

Architectural Chair	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Grounds & Environment	Diana Cortijo	DCortijo2@gmail.com	
Greater Olney Civic Association ("GOCA")	Stacy Cummings	stacycummings@gmail.com	
	Ricardo Ruano	r.a.ruano@gmail.com	
Neighborhood Watch	Caroll Majors	CarollMajors76@gmail.com	301.466.7590
Social Committee Co-Chair	Barbara Stockinger	bstock01@verizon.net	301.758.8646
Social Committee Co-Chair	Michelle Cagley	MeshellBob@aol.com	301.717.1120
Social Committee Co-Chair	Donna Hubbard	Dhubatwfc@aol.com	301.219.7793
Pool Committee	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Pool - After Hours Rental	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Dive Reps	David Biss	David.Biss@gmail.com	
	Jenny Wyne	G.Einsig@gmail.com	
Pre-Team Reps	Kevie Keeton	KevieAnneKeeton@gmail.com	
	Lisa Dodd	FamilyDodd2015@gmail.com	
Swim Team Reps	Amy Blachere	Amy.Blachere@gmail.com	301.260.8385
	Melissa Frye	MelissaFrye13@gmail.com	443.562.7574
	Amy Floyd & Seema Morse		
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301.570.1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301.814.3993
Tanterra Today Editor	Sharlene Monroe	TanterraToday@gmail.com	301.648.2025
Tennis / Hockey	Rob Campbell	robjcamp@gmail.com	
Adult Beverage Committee	Wayne Johnson	WayneLJohnson@verizon.net	301.742.0678
Welcoming Committee	Sharlene Monroe	TanterraToday@gmail.com	301.648.2025

BABYSITTERS ∞ PETSITTERS ∞ HOUSESITTERS ∞ GARDEN HELPERS

Name

Age

Phone / Email

ALL NAMES, AGES AND CONTACT INFO REMOVED FROM ONLINE
VERSION OF NEWSLETTER. PLEASE CHECK YOUR EMAILED
OR HARD COPY VERSION FOR THAT INFO.)



Please email us your name, age and contact info to TanterraToday@gmail.com if you would like to be added to this list. Please indicate which category you are interested in: Babysitting (B), Pet sitting (P), Housesitting (H), Garden Helper (G) or Snow Removal (S).
Thank you!

Connect with the Tanterra Community !

GO GREEN!! Sign up today to receive this newsletter by email to save a few trees and your HOA some \$\$ too! Just email our HOA Clerk at Clerk@Tanterra.com with your name, street address and the email you wish to use. (Our database is organized by address, not homeowner name.)

Connect online with your neighbors and HOA:

WEBSITE: www.tanterra.com

FACEBOOK - we have two pages - join both!



Tanterra Homeowners Association
(just for homeowners)

Tanterra Social Events
(for Homeowners and Associate Members
to learn info on summer social events)

SWIM & DIVE TEAMS website:

<https://tanterra.swimtopia.com/>

ADVERTISING RATES

(Ads are due by the 20th of the month)

Full Page	\$115/mo	\$ 1,265 / 12 issues
Half Page	\$ 65/mo	\$ 715 / 12 issues
Quarter Page	\$ 35/mo	\$ 385 / 12 issues
Business Card	\$ 20/mo	\$ 220 / 12 issues
Classified Ads	\$ 2/line	
Full Page Inserts	\$ 100/mo*	

****Give-Aways Are Free! ****

* Advertiser must drop off 8.5" x 11" flyers to Tanterra Today's printer: Quick Printing, Inc., 2410 Blueridge Ave., Wheaton, MD 20902. Flyers can be two-sided! All ads must be approved by the Board President, VP and Tanterra Today's Editor-in-Chief.

All checks should be mailed to the HOA Clerk at:

**Tanterra HOA, P.O. Box 25
Brookeville, MD 20833**

Tanterra Today

*P. O. Box 25
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IMPORTANT DATES

**Annual Board Meeting
November 19
7:00pm**

