



December 2018

INSIDE THIS ISSUE:

BOARD MEETING DATES	2
COMMUNITY EVENTS	2
BABYSITTING/ PETSITTING/ SHOVELING CONTACTS	2
NEW NEIGHBORS	2
ARCHITECTURAL UPDATES	3
CONNECT WITH TAN TERRA	4
BOARD MINUTES	5-8
DIRECTORY	7

President's Message

By Glen McEwen

Olney Home for Life

Olney Home for Life (OHFL) is an all volunteer organization providing friendly calls, friendly visits, and transportation services.

It enables a community of neighbors helping neighbors, similar to the experiences of grandparents and great-grandparents. Anyone over 60 living in Olney, Brookeville, Ashton, and Sandy Spring can use the services. Transportation is provided for doctor's appointments, hospital visits, shopping, and social gatherings within a 10-15 mile radius of downtown Olney. OHFL provides transportation for out-of-area people needing transportation to Medstar Montgomery's Cancer Center. The Friendly Calls Program provides free, friendly calls daily to Olney area seniors. The Friendly Visits Program provides weekly visits to homebound seniors due to chronic illness or physical concerns. To volunteer or request services, call 301-446-2512 or visit: www.olneyhomeforlife.org



UPCOMING EVENTS:

December 12
Board Meeting
7:30 @ Pool

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.

Holiday Events

Santa will be coming through the Tanterra neighborhood on his firetruck on:

Friday, December 21 between 5:30 and 9 PM.



Winter at Longwood Community Center will include an iceless skating ring, moon bounce, photo booth, hot chocolate bar, and snowman visit.

19300 Georgia Avenue
Brookeville, MD 20833
Saturday, December 8, 6 to 9 PM.



BOARD MEETINGS

Dates:
December 12, 2018

Time:
7:30 PM

Location:
Tanterra Pool

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



Community Events

Science Saturday — Discovering Magnets

Saturday,
December 8, 2018,
2-3 PM at the Olney
Library

Magnets might seem magical until you learn the science behind them. Join Science Connections to explore the world of magnetism through hands-on science experiments. Test different items to see if they are magnetic. Observe the invisible fields that surround all magnets. This is recommended for children ages seven and up. Please register on the Olney library website.



Baby Storytime

Monday,
December 10, 2018,
9:30-10 AM at the Olney
Library

This is recommended for infants to 18-month old babies. These 20-30 minute story times introduce a diverse collection of books, songs, rhymes and bounces developmentally appropriate for children from birth until they start walking.

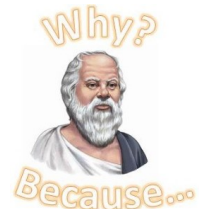
This is a wonderful way to introduce your child to the joys and culture of reading in a positive and fun atmosphere. This story time is designed so the baby will be in their caregiver's lap and the grownup is actively involved in the program.

Socrates Café

Thursday,
December 20, 2018,
7-8 PM at the Olney
Library

Have you ever wanted to seek self-truth?

Participating in Socrates Café, you are able to explore and discover through question and conversation. This is not a group that meets for argumentation or debate. Instead, it is all about exploration and inquiry utilizing a tried and true version of the Socratic Method by asking "Why?"



New Neighbors Join Tanterra

Welcome to Daryl James & Abigail Margaret Witt on Heritage Hills Drive, Jeremy Jenkins & Alyson Bennington on Heritage Hills Drive, and Matthew Schnupp on Considine Drive.

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

Tanterra Rules

At the HOA board meeting on September 26, 2018, the Architectural Committee presented the board with a revised set of rules for our guidelines along with a new timeline for homeowners to fix any issue. We combined six rules down to two to make it easier for the homeowners.

The board voted and approved the new rules, and they are now available on the Tanterra website at tanterra.com. On the left side of the homepage, click on Homeowners Association and then Architectural. You can view the revised guidelines rule as well as the new timeline rule.

These rules will take effect on January 1, 2019. In the meantime, the old guideline rules remain in effect.

Vehicles Parked on Sidewalks

It is illegal to park a vehicle on a sidewalk or in any way block the sidewalk from being used. We have been getting more complaints about this, and Montgomery County Police will ticket those violating the law. If repeated, Montgomery

County Police will have the vehicle towed.

The safety of the children and residents in our neighborhood is more important than a vehicle blocking the sidewalk. Please be considerate and keep vehicles off the sidewalks. You should call (301) 279-8000, the non-emergency line, to report cars parked in this manner. Your name can be kept anonymous if desired. We are sending this notice again to prevent a homeowner from receiving a citation for parking on the sidewalk. The police will not knock on your door and ask you to move the vehicle. They will write a ticket immediately.

Also, those with sidewalks have a county obligation to shovel them when it snows so pedestrians can access them. Montgomery County will do it if not done after a complaint and bill it to your house annual tax bill. The cost to do this by the county is quite expensive.

Street Lights

Help keep our neighborhoods safe. We are seeing a number of streetlights not working, turning on and off, leaning over, and with glass lenses missing. It is easy to report and takes little time. Dial 311 and

report it to the county. Give the address where the light is located, and they will send someone out to repair it. As it becomes darker earlier, streetlights make it easier for our residents to walk through the neighborhoods.

You can visit: <https://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx> where a map will pop up. You can put in an address, and the street will show up with all the lights on that street. You can then highlight the exact light and report the issue.

Dead Trees

If you have a neighbor with a dead tree or a tree that could fall onto your property, it is up to you as the homeowner to act. First, you should send a letter to your neighbor detailing your concern with their tree causing possible damage to your property. Once on notice and if the tree falls, their insurance company could be responsible for damages. If you say nothing, the liability is on you for any damage done to your property.

Also, you can contact the county as mentioned above, and they will inspect the tree. They will determine if it is dangerous and send a notice to the owner of the

dead tree. If the architectural committee can see a dead tree, we will send a notice to the homeowner asking that it be removed. The problem is that we cannot see dead trees from the street in many cases.

Tanterra Homeowners Association: September Board Meeting Minutes

By Richard J. Bertin, Secretary

September 26, 2018
Approved October 17, 2018

Board Members in Attendance

Glen McEwen	Jim Cagley
Wayne Johnson	Aleka Kapatou
Jim Frye	Glenn Wasik
Richard Bertin	

Others Present

Elizabeth Bialas (HOA Clerk), Ted Karp (Architectural Committee), Dave Stout, Pool Committee, Jacquie Weed (Social Committee). Guests included: 10 Homeowner guests who signed circulated an attendance sheet.

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:35 PM by President Glen McEwen.

Introduction

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

Minutes

Glenn Wasik moved to approve the minutes of the August 22, 2018 HOA Board Meeting as amended. Jim Frye seconded the motion, which passed unanimously. Glenn Wasik moved to approve the minutes of the September 10, 2018 Special meeting of the HOA Board Meeting as drafted. Wayne Johnson seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of August 31) and the September 8 Profit & Loss YTD statement were distributed to Board members. Treasurer Jim Frye briefly recapped our bank balances, the status of dues payments, extensions (now five), and pending new liens (now two) and one foreclosure. All but the last pool expense bills have now been paid.

Committee Reports

Pool Committee:

Chairman Wayne Johnson reported bids are being sought for repair of the pavilion roof in early 2019.

Grounds Committee:

A chair for this committee is still needed. Some tree trimming/removal is needed on common property. Wayne Johnson will follow-up to see what can be done by volunteers.

Tennis/Hockey/Pickleball Committee:

It was reported that State Senator Craig Zucker has offered to place a plaque at the courts recognizing work of volunteer(s) in managing this activity. The Board will ask to review draft designs.

Architectural Committee:

Ted Karp reported a small number of ongoing cases are being followed up by the Committee, but in general the community is looking good. He noted a small committee will be set up to provide input on a new rule on front yard guidelines, now that the previous rule has been cancelled. Interested homeowners should contact him. Two proposed revisions/restatements of rules were provided for discussion by the Board and formal vote to approve: Tanterra Architectural Guidelines (effective 1/1/19) – moved by Johnson/Wasik and unanimously approved.

Tanterra Homeowners Association: September Board Meeting Minutes Continued...

By Richard J. Bertin, Secretary

Rules on Timelines for Architectural Violations Issued (effective 1/1/19) – moved by Johnson/Wasik and unanimously approved.

Both documents as approved are appended to these minutes (electronic record version) and will be published on the Tanterra website and formally filed with Montgomery County.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on recent GOGA activities. McDonald's construction will begin soon, and discussion on culvert responsibility (under driveways) will be taken up in the near future.

Newsletter:

Content should be submitted by this upcoming Friday for the newsletter to go by regular mail to all homeowners with budget in advance of the November 7 Annual Meeting.

Social Committee:

Jacque Weed reported the Volunteer Appreciation dinner will be held at Cagley's on November 3. There was some discussion of limits on the Social Committee Facebook page posts.

Web Site:

Jim Frye reported that the site continues to work well and the calendar of all events, including Board meetings, continues to be maintained accurately. The file of current, approved HOA documents is being updated.

Old Business

President McEwen reported we are awaiting information from the County about permissibility of Little Free Library structures on the roadside easement property.

New Business

The draft 2019 Tanterra Budget was presented by Treasurer Jim Frye and discussed in some detail. Questions from homeowners present were received and addressed by members of the Finance Committee. Homeowner dues will increase by 4.4% to \$450 per year. Associate member dues will remain the same (\$520) for 2019 as they were recently raised.

Dick Bertin reported the Annual Tanterra Homeowners meeting at Greenwood Elementary School's All-purpose Room will be held on Wednesday, November 7 at 7:30 pm. The next *Tanterra Today* will include absentee ballot and proxy forms.

Homeowner Open Forum

Seven Homeowners addressed the group on a variety of issues/concerns. The board took no formal action votes on these topics.

There being no further business, the meeting was adjourned at 9:30 pm.

Tanterra Homeowners Association: October Board Meeting Minutes

By Richard J. Bertin, Secretary

October 17, 2018
Approved October 25, 2018

Board Members in Attendance

Glen McEwen	Jim Cagley
Aleka Kapatou	Erwin Hesse
Jim Frye	Glenn Wasik
Richard Bertin	Dave Bouve

Others Present

Elizabeth Bialas (HOA Clerk), Ted Karp, Hank Griffith, Kay Griffith (Architectural Committee), Carolyn Reiss (Newsletter), Dave Stout (Pool Committee), Peter Szwec (Grounds Committee). Jim Welch (Hockey/Pickleball/Tennis Committee). Guests included 20 homeowner and non-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 Frye moved to approve the minutes of the September 26, 2018 HOA Board Meeting as amended. Dave Bouve seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of September 30) and the October 16 Profit & Loss YTD statement were distributed to Board members. Treasurer Jim Frye briefly recapped our bank balances, the status of dues payments, extensions (now five; all being paid on schedule), pending new liens (now two) and one foreclosure. Bills have been paid to date. Jim stated he has received additional budget information requests from homeowners. He is in the process of gathering data and replying to those homeowners.

Committee Reports

Pool Committee:

Dave Stout reported no activity; pool now closed for the season.

Grounds Committee:

Peter Szwec has generously volunteered to lead this committee once again. He will review grounds issues and needs as of this time. It was noted in the September meeting's homeowner comments—the need for some tree trimming was raised. Volunteers Wayne Johnson and Mike Mercurio trimmed those branches the following day, and cleanup of those branches will be done ASAP.

Tennis/Hockey/Pickleball Committee:

Jim Welch reported he continues to maintain these areas. Broken chairs will be replaced.

Architectural Committee:

Ted Karp reported on a small number of ongoing cases being followed up by the Committee.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported GOCA is looking for new volunteer members. GOCA is currently concerned about a tall

Tanterra Homeowners Association: October Board Meeting Minutes Continued...

By Richard J. Bertin, Secretary

emergency tower proposed near the intersection of the ICC and Georgia Avenue. They are still investigating the topic of responsibility for culvert repair/replacement under driveways on easement property in front of homes in the County. Our homeowners have concern about that.

Newsletter:

Carolyn Reiss reported no new activity. The draft budget was mailed timely for the November 7 General Meeting.

Web Site:

Jim Frye reported the site continues to work well and the calendar of all events, including Board meetings, continues to be maintained accurately.

Old Business

President McEwen reported we are still awaiting information from the County about permissibility of Little Free Library structures on the roadside easement property. This is actively being pursued by the Architectural Committee.

New Business

President McEwen reported a formal Complaint was filed with the County regarding content of the October *Tanterra Today* mailing to all homeowners. That complaint generated a temporary Stay of the upcoming Board election, which is currently in place. The HOA is formally responding regarding the Stay and the Complaint in accordance with County process. Decisions are currently pending.

President McEwen reported a homeowner has requested that the Board adopt a Code of Conduct and Ethics, modified from a draft version published by the Montgomery County Commission on Common Ownership Communities. The modifications suggested would mandate its applicability to all Committee members as well as elected Board members and further address interaction with members of the community. Discussion followed concerning the need for the Board to adopt such a Code at the present time. Such a code is not required by the County and one is currently not used in any form according to the CCOC Chair by about 40% of HOAs. Following considerable discussion of pros and cons, Jim Cagley moved to table any decision on this topic pending further Board investigation on whether we can craft Code of Conduct and Ethics wording that will fairly serve the entire community. Glenn Wasik seconded the motion, and the motion to table passed 7 to 1. Jim Cagley and Glen McEwen will lead this effort and report to the Board.

Homeowner Open Forum

Nine homeowners addressed the group on a variety of issues/concerns. Some discussion and Q & A followed. The board took no formal action votes on these topics.

There being no further business, the meeting was adjourned at 9:30 PM.

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 (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
	Diana Weinrich	diana@RSItherapy.net	301-943-9780
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Swim Team Reps	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
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	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	
(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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