



INSIDE THIS ISSUE:

- UPCOMING BOARD MEETINGS** 2
- CONNECT WITH THE TAN TERRA COMMUNITY** 3
- BABYSITTING/ PETSITTING/ GARDENING LIST** 3
- SUMMER TAN TERRA POOL CLINICS** 4-5
- BOARD MEETING MINUTES** 6-8

Upcoming Events:

August 19, 2020
Board Meeting via Zoom

Please visit www.tanterra.com for changes to events. Residents, who have provided their email addresses to Liz Bialas, may receive email updates on special issues, such as the Board elections.

President's Message

By: Glen McEwen

Hello Neighbors,

The pool has been open for approximately one month. For the most part, everything has gone well regarding social distancing and wearing facemasks. The Homeowner's Association must abide by the CDC, State, and County requirements. All of us must remain vigilant and do everything possible to stay safe and healthy while enjoying the pool and visiting our friends and neighbors. Please ensure you read and understand the supplemental rules. Children must follow the supplemental rules as well. In general, adults follow the rules, but we need to remind our children to social distance constantly.

The lap swimming morning and afternoon sessions were a big hit. Consequently, the times for these have been extended. No need to sign up – first come, first serve. Hopefully, by now, everyone has used SignUpGenius in reserving pool slots. Please remember if there are openings and you are not signed up for that session, you can “drop-in” for a swim. Tell the guard who is checking

names at the gate that you are “dropping in.”

I have been to the pool a few times this year. Everyone is having a fantastic time enjoying the water and interacting with family, friends, and neighbors!

A Few Reminders

If you have a question for the Tanterra HOA Board regarding the neighborhood, please use the “Contact Us” link on our website or sit in on the monthly board meetings and ask your question during the homeowner forum section of the meeting. Please check the website calendar for the time, date, and zoom link to these meetings.

Keep in mind there are unofficial Tanterra and Olney social media sites. They may contain incorrect information and/or unsubstantiated rumors. If you would like correct information or answers to your questions, please contact a board member.

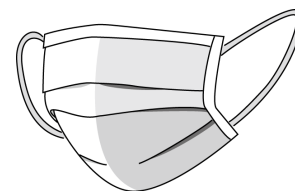
All HOA social committee sponsored events at the pool (crab feast, Friday night happy hours, hot dog cook-

out for Labor Day, etc.) have been cancelled due to the COVID-19 virus.

The annual yard sale has been officially cancelled this year. Hopefully, we can hold it next year.

Montgomery County will be installing a pet waste station near the tennis courts in the next month. There will be bags at our new pet waste station for homeowners to use. Please cleanup after your dogs and deposit the waste in the receptacle. Pet waste should never be thrown into neighbors' trashcans.

Please maintain social distancing and wear facemasks in public. I hope everyone enjoys the rest of the summer and stays healthy!



HOA Meetings

2020 ANNUAL MEMBERSHIP MEETING

11/4/20, 7:30 PM (GREENWOOD ELEMENTARY)

BOARD OF DIRECTORS' MEETINGS

8/19/20, 7:30 PM (ZOOM)

9/16/20, 7:30 PM (TANTERRA POOL)

10/21/20, 7:30 PM (TANTERRA POOL)

11/18/20, 7:30 PM (TANTERRA POOL)

12/16/20, 7:30 PM (TANTERRA POOL)

- Meeting dates, times, and locations are subject to change.
- Please check the [Tanterra website](#) for Zoom meeting details.



REMINDER: Please do not speed to the pool or run the stop sign on Shady View Lane.

Connect with the Tanterra Community

Website

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

Electronic Version of 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 database is set up by address rather than by owner name.

Swim and Dive Teams

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



Facebook Pages

Tanterra Homeowners Association
Tanterra Social Events

New to the Tanterra Neighborhood?

We do not have new neighbors this month.

If you have new neighbors or new additions to your family, please email brookemarshal@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.

WANT TO ADVERTISE IN TANERRA TODAY?

Full Page: \$150/ monthly \$1,500/16 issues

Quarter Page: \$50/ monthly \$480/16 issues

Half Page: \$75/ monthly \$780/16 issues

Business Card: \$20/ monthly \$200/16 issues

Full Page Inserts: \$100/ monthly

- All ads are approved by the Board President, VP, and Tanterra Today's Editor-in-Chief.
- Advertiser must provide 8 1/2 X 11 in. flyers to Tanterra Today's printer location (Dan Daniel's Pioneer Press: 15201 Display Ct., Rockville, MD) for all households (the quantity will be communicated to you).
- Flyers can be two-sided.

All checks should be mailed to the HOA clerk:

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

To be included in this list, please email name, age, and contact information to tanerratoday@gmail.com. Indicate if you babysit(B), petsit (P), or assist with gardening (G).

Name Age Phone

Not included in web version of the newsletter.



Updated 8/2020



TANTERRA SUMMER SWIM CLINICS **AVAILABLE!**

Santerra Swim and Dive Teams have a long, successful history of creating/ promoting strong community relationships and community ties. Despite the cancelation of MCSL, our hope is to keep our team and community together by offering similar small group clinics.

These clinics will aim to engage the athletes and provide an activity during the lull of summer. These clinics will offer:

- a healthy environment (mentally and physically) that allows athletes to exercise on a regular basis.
- Increased water safety and water awareness throughout our community
- an atmosphere that inspires swimmers to achieve their maximum potential through a strong work ethic, discipline, self-motivation and self-esteem.
- To further develop team unity and take pride in their achievements at all levels of competition.

[**SignUpHere**](https://www.signupgenius.com/go/70a0a4fada72aaa8-tanterra11)

<https://www.signupgenius.com/go/70a0a4fada72aaa8-tanterra11>

SWIM CLINIC STRUCTURE

- There will be two week sessions. Session 1: 7/27-8/7, Session 2: 8/10-8/21
- Clinics will be held Monday-Friday. Limited to 12 swimmers per session time slot (6 in water and 6 waiting on deck), plus 2 coaches on deck in masks at all times.
- **Ryan Burnsky** and **Kylie Sheapp** will coach. Ryan and Kylie are both up to date on the lifeguard certifications. Kylie is also a certified pool operator.
- Following all of the county, health dept, plus Georgetown Aquatics guidelines.
- **To limit capacity, NO parents or anyone not coaching or swimming** inside the pool enclosure.
- 3x45min practice time slots daily (**Session 1: 7:30-8:15, Session 2: 8:30-9:15, Session 3: 9:30-10:15am**) with transitions in-between for spraying/disinfecting high-touch areas, and ensuring all 12 swimmers are out before the next 12 come in.
- We'll alternate groups by week. The 11-18 yr olds swim Monday-Wednesday-Friday one week with 10&U swimming Tuesday and Thursday, then the schedule would switch the second week.

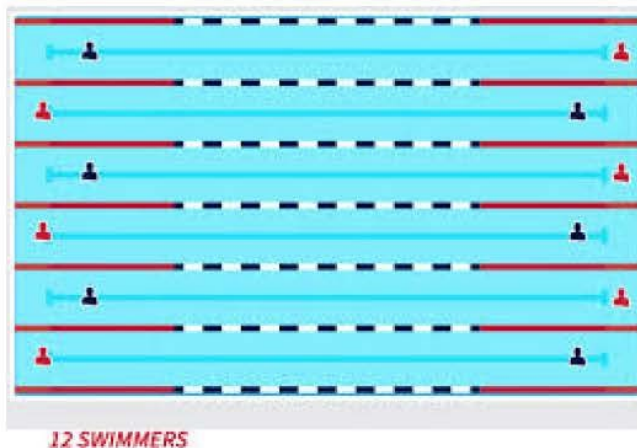
	Week 1	Week 2
Ages 11-18	Practice Days: Mon, Weds, Fri	Practice Days: Tues, Thurs
Ages 10 & Under	Practice Days: Tues, Thurs	Practice Days: Mon, Weds, Fri

- No Coach is to have any contact with athletes in or out of the water. (No water assistance)
 - **DISCLAIMER-** Athletes must be able to complete multiple 25M without assistance since coaches will be unable to help them across the pool...mainly a concern with new 8&Under Swimmers.

PREPARING TO SWIM

- All athletes wash your hands with a hand sanitizer before going into the pool facility. Athletes will need to submit a waiver before entering for their first session.
- Athletes will drop their bags/equipment on the pool deck along the fence.
- Bring a full water bottle to avoid touching a tap or water fountain handle.
- Arrive as close as possible to when activity begins.
- Avoid touching gates, fences, benches, etc. if you can.
- Do not attend practice if you, or a member of your household does not feel well.

WHEN SWIMMING



- Follow directions for spacing and stay at least six feet apart from others. 6 swimmers in the pool, 6 waiting on deck.

(stagger athletes on opposite sides of the pool. The black icons in the water, red icons waiting out the pool)

- Do not make physical contact with others, such as shaking hands or giving a high five.
- Maintain appropriate social distancing from other athletes when taking a break.
- Wear your suit to and from practice and avoid using the facilities restrooms for changing.

AFTER SWIMMING

- Leave the facility as soon as reasonably possible after practice.
- Wash your hands thoroughly or use a hand sanitizer after leaving the pool.
- Do not use the locker room or changing area.
 - > Shower at home, wear your suit to and from practice.
- No extra-curricular or social activity after practice.



TANTERRA HOMEOWNERS ASSOCIATION
BOARD MINUTES
June 24, 2020

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 checked="" type="checkbox"/> Jodie Siarkas | <input checked="" type="checkbox"/> Erwin Hesse |
| <input checked="" type="checkbox"/> Dave Bouve | <input checked="" type="checkbox"/> Glenn Wasik |
| <input checked="" type="checkbox"/> Josh Scall | |

Others present Elizabeth Bialas, HOA clerk, Dave Stout, Pool Committee, and 32 homeowners.

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

I. Introduction

Following introductory remarks by President McEwen, there was an adopted change in agenda to hold the Homeowners' Forum 1st. Congratulations were given to this year's Dick Cole Memorial Scholarship recipient, Gina Kahn.

2. Approval of minutes

Following a few changes to the minutes from the 5/20/2020 Meeting, Dave Bouve moved to approve the amended minutes, Glenn Wasik 2nd. The Board approved unanimously.

3. Homeowners' Forum

A homeowner (HO) asked why some meeting minutes were not published. Elizabeth Bialas said the minutes will be published in the Tanterra Today. [The unpublished approved minutes as of 6/24/2020 were from the 2/19/2020 Meeting that were approved at the 4/22/2020 Board Meeting and from the 4/22/2020 Meeting that were approved at the 5/20/2020 Board Meeting – both of which were included in the July 2020 Tanterra Today]. The same HO asked why all of the Board Members' email addresses were not on the HOA website. [The HOA website has contact information for each Board Member (either telephone number or email address, or both) and anyone who has a question of the Board can go to the website, click on the "Contact" tab, and choose the Board of Directors "Category," which will generate an email to all BOD Members].

Dave Stout, Pool Committee Member, started the discussion on the opening of the pool. Proposed opening date for the pool would be July 1. Neither tents nor umbrellas are allowed to be brought to the pool grounds by patrons. A HO asked about the cleaning of showers possibly 4 times a

day. Dave Stout reported that County Guidelines would be followed, if not exceeded, as to all cleaning and disinfecting. A HO asked how social distancing would be handled. Dave Stout reported that staff will be looking for proper social distancing. Parents are responsible for making sure that their children socially distance. Further, a continued failure with this requirement will result in the offending person or household being asked to leave the pool. A HO asked about the calculation based on the pools square footage to determine how many people could be at the pool at a time. It was explained that this is a County calculation. A HO stated that kids should have priority to sign up for pool use. Possible time slots were discussed. Lap swimming was discussed and that it would be first come first to swim. It was explained that SignUpGenius will be used to sign up for pool sessions. Numerous Homeowners and Associate Members also expressed their appreciation with the Board's efforts to open the pool in compliance with the County guidelines.

3. Review of financials

There are currently 11 homeowners that have not paid their dues. There are 5 extensions for unpaid dues and there are 3 liens. There will be further discussion of the unpaids in an upcoming meeting.

4. Committee reports

Pool Committee:

Wayne Johnson reported the refund that we received from WSSC for sewer charges was \$63,003.57. A big thank you to Craig Zucker for his assistance in obtaining the refund from WSSC.

Jim Cagley reported that the Swim and Dive Team account had a current balance of \$28,872.24.

Jim Cagley also reported on the review of the Pool Areas Use Release and Waiver. The Release and Waiver has been recommended by our insurance agent and reviewed by legal counsel and the language has been approved. It must be signed by all adults in the household for themselves and by a parent or legal guardian for their minor children. Tenants are required to have the Landlord/Homeowner sign off on their Release and Waiver, as well.

Jim Cagley reviewed the anticipated income and expenses related to opening the pool later than originally anticipated: on July 1, 2020. Even with a reduction in Associate Member Dues by \$140 (\$530 to \$390), no pool rentals, no pool guest passes, and no income from Social Committee events, it was still fiscally possible to open the pool due to a reduction in the expenses related to social events, swim and dive team, and pool operation costs as a result of the later pool opening date. The reduced income was more than offset by the decreased expenses so the HOA should finish FY 2020 with a positive net at least equal to the originally budgeted net amount.

After significant discussion regarding the pool opening, Wayne Johnson moved to open the pool July 1, 2020, and Josh Scall 2nd. The Board voted to open the pool: 7 in favor of opening and 2 against opening.

Dave Bouve moved to adopt the proposed Pool Areas Use Release and Waiver and the Supplemental Pool Rules for 2020. Jim Cagley 2nd. The motion passed with 7 in favor and with 2 abstentions. Wayne Johnson will mail out the Pool Areas Use Release and Waiver and Supplemental Pool Rules and these will be posted on the website.

Jim Cagley moved to amend 2020 Associate Member Dues from \$530 to \$390. Aleka Kapatou 2nd. The Board voted unanimously in favor. Further, Associate Members that had already paid in full will have the option of a refund of the \$140 difference or they can apply it to next year's dues. Also, if an Associate Member has paid and they do not want to use the pool this Summer, they will have the option of a full refund of monies paid, but they will then need to go back on the waiting list if they exercise this option since their membership slot will be filled by someone else for 2020.

Grounds Committee: NO REPORT

Tennis/Pickleball courts: Tennis courts are open. Hockey court remains closed per State and County requirements.

Architectural Committee: There were 11 Homeowner approvals at the 6/24/2020 Architectural Committee Meeting. Annual inspections have been done. Verification of violations will be conducted in July.

GOCA: Aleka Kapatou will send Board Members the minutes from the GOCA meeting.

Newsletter: NO REPORT

Social Committee: NO REPORT

Web site: NO REPORT

Welcoming Committee: NO REPORT

New Business/ homeowner's forum:

With there being no further business, there was a motion to adjourn by Glenn Wasik, Dave Bouve 2nd, that unanimously passed. The meeting was adjourned at 9:48 pm by President Glen McEwen.

Submitted by Jodie Siarkas, Secretary (jsiarkas@comcast.net)

Tanterra HOA Board of Directors & Committees

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

Officers

President - Glen McEwen (2022)	fivemcewens@msn.com	301-570-3586
Vice President - Wayne Johnson (2022)	wayneljohnson@verizon.net	301-742-0678
Treasurer - Jim Cagley (2020)	JCBozLaw@aol.com	301-570-1475
Secretary - Jodie Siarkas (2022)	jsiarkas@Comcast.net	301-674-3819

Other Board Members

Dave Bouve (2021)	bouved@gmail.com	
Aleka Kapatou (2020)		301-774-4624
Erwin Hesse (2020)	erwin.c.hesse@gmail.com	
Glenn Wasik (2022)		301-774-5020
Josh Scall (2021)	Josh.S.Scall@gmail.com	202-812-6319

Clerk

Elizabeth Bialas (contact for HOA resale packets)	LizBialas@verizon.net	301-774-3809
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Committees

Architectural	Wayne Johnson Glen McEwen Jodie Siarkas	wayneljohnson@verizon.net fivemcewens@msn.com jsiarkas@Comcast.net	301-742-0678 301-570-3586 301-674-3819
Grounds & Environment	Peter Szwec	pszwec@verizon.net	240-599-5160
Greater Olney Civic Association	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch	Caroll Majors	carollmajors76@gmail.com	301-466-7590
Social Committee	Jacque Weed	jsweed1@verizon.net	301-921-6569
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	Carolyn Simpkins Susan Ostrinsky	Simpkins.four@yahoo.com sma89v2@gmail.com,	240-602-6280 301-980-5682
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301-908-6531
Swim Team Reps	Amy Blachere Heather Kauffman Nadia Wilkins	Amy.Blachere@gmail.com HeatherCMD@yahoo.com nadiawilkins@ymail.com	301-260-8385 301-570-6838
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
Tanterra Today Editor	Andrea Hesse	andreaASV@gmail.com	
Tennis/Hockey	Jim Welch	Jpwelch11@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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