

# Tanterra Today

OCTOBER 2011

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## Tanterra Homeowners Association General Membership Meeting

Wednesday, November 9, 2011

7:30 p.m. at Greenwood Elementary School

The purpose of this meeting is for the Board of Directors to present the 2012 Budget and to elect three Board Members. **Board Nominations:** running for the Board this year are (Tanterra residents) Charlie Cook and Aleka Kapatou and Associate Member Jim Cagley.

- **Ballot is for Tanterra homeowners only; Associate members do not vote.**
- **Additional nominations for Board members will be taken from the floor at the General Meeting.**

## **Absentee Voting Ballot for the November 9, 2011 General Meeting**

Please mail this ballot to THOA, P.O. Box 25, Brookeville, MD 20833 or have a neighbor bring it to the meeting in a sealed envelope (see instructions below). The following candidates have been nominated by the Nominating Committee for election for the three-year term ending 2014:

Associate Representative _____ Jim Cagley	Write in _____	Associate Representative _____
Tanterra Representative _____ Charlie Cook	Write in _____	Tanterra Representative(s) _____
_____ Aleka Kapatou	_____	_____

Vote for no more than  
three candidates, one  
of whom must be an  
Associate Member

This absentee ballot must be enclosed in a SEALED envelope that is signed, addressed and has 1/390 written on it. The envelope must not be opened until the election at the General Meeting. Separate envelopes are required for proxies and absentee ballots.

## **Proxy for the November 9, 2011 General Meeting**

I, \_\_\_\_\_, of \_\_\_\_\_, Brookeville, MD 20833, authorize \_\_\_\_\_ to meet the quorum and vote for the following specific issue(s): \_\_\_\_\_

Conducted at the November 9, 2011 General Tanterra Homeowners Meeting.

\_\_\_\_\_ (signature) \_\_\_\_\_, 2011

**Note: Only one proxy per household is permitted. You must include your address in the proxy statement. Separate envelopes are required for proxies and absentee ballots.**



## *Tanterra Homeowners Association*

### *General Meeting Minutes for August 17, 2011*

The meeting was called to order at 7:35 pm by Vice President Glen McEwen.

#### **Board Members**

##### **Present:**

- Curt Barrett, Pres.
- ▶ Glen McEwen, V.P.
- ▶ Charlie Cook, Treas.
- ▶ Dick Bertin, Sec'y.

#### **Board Members at Large in Attendance:**

- ▶ Jim Cagley
- ▶ Dick Cole
- Wayne Johnson
- Beth Murray
- ▶ Glenn Wasik

#### **Others Present:**

Sue Barrett, Elizabeth Bialas, Alexa Kapatou, Ted Karp, Daniel Matathias

- ▶ = Members present & attending meeting

**Guest/homeowner Daniel Matathias** distributed a draft letter he proposed to send to a major trash service provider serving Tanterra inquiring about a reduced rate for Tanterra residents and associate members. The Board agreed that this letter could be sent from him, as a homeowner and non-Board member, without official endorsement of any business by the Association. Dan agreed to keep the board informed of his findings on the matter, and the Board agreed to report those findings to the community.

- 1) **Minutes:** A motion was made by Glenn Wasik to approve the minutes of the July 20 meeting as previously distributed (with two minor corrections). Dick Cole seconded the motion. The motion carried and the July minutes were approved.
- 2) **Treasurer's Report:** Clerk Elizabeth Bialas distributed the current Balance Sheet and Profit & Loss Statement (as of July 30). Homeowner and Associate Member dues and special assessment payments continue to come in well, with all but 18 homeowners making at least the initial payment on the special assessment. Treasurer Charlie Cook reported that pool renovation funds have been placed into an interest-bearing account at Capital One Bank until needed. Established collection policy will be followed for homeowners delinquent in payments. Although not required by policy, an attempt will be made to reach these individuals by telephone to reach resolution prior to placing of costly liens on properties.

It was noted that pool rental event revenues are up this year due to the higher number of events scheduled. Two recent situations were discussed, involving short-notice cancellation of a rental and violation of rental contract requirements. It was agreed that established policy regarding partial refund of rental fees and withholding of deposit fees are applicable, and will be followed.

The Finance Committee will schedule a meeting to develop the budget for 2012 in order to meet new Maryland law concerning notice to homeowners of a proposed budget and opportunity for comment 30 days prior to the Board's vote. That budget will be publicized on the Tanterra website at least 30 days in advance of the October Board meeting, where vote is anticipated.

#### 3) **Committee Reports**

##### Pool Committee:

The pool reconstruction committee has met and is currently obtaining bids for necessary work. Dick Cole moved, and Jim Cagley seconded a motion to allocate up to \$7500 for required preliminary geologic survey work on the pool site. The motion passed unanimously.

##### Architectural Committee:

Hank Griffith noted that three letters levying fines for architectural violations have been issued. The vast majority of homeowners have responded very positively to Architectural Committee requests, and the community is looking very good this season.

##### Grounds Committee:

No report.

(cont'd. on page 7)

## President's Message

by Curt Barrett

I hope you have had a chance to look at the 2012 Tanterra Homeowner's Association Budget posted on [www.Tanterra.com](http://www.Tanterra.com). The Board will debate the budget and approve it at the October 19<sup>th</sup> Board meeting to be held at 7:30 p.m. at the Shed by the pool. Homeowners are always invited and encouraged to our Board meetings.

As you will note on page one, three individuals have been nominated for the Board by the Nomination Committee chaired by Glen McEwen. Two of the nominations are existing Board members, but one candidate is new and has been serving as our GOCA representative this past year. If you cannot make the annual meeting on November 9<sup>th</sup> at Greenwood Elementary School, please vote by filling out an Absentee ballot and either mail it in or have a neighbor take it to the meeting. Also, fill out the proxy and give it to a Board member or neighbor that will attend our annual meeting. The proxy is important; our covenants require that 10% of homeowners (or their proxies, which is 39 people and/or their proxies) must be in attendance at the annual meeting for a quorum to occur.

The main business at this year's meeting will be:

- the election of three board members;
- approval of the reserve fund amount for this year (required by IRS);
- briefing of the 2012 budget to homeowners by our Treasurer (Charlie Cook), and
- an overview of accomplishments and plans by the Board for next year.

Wayne Johnson will also brief homeowners on the progress in bidding out the reconstruction of the pool. At last year's annual meeting, homeowners approved the special assessment needed to reconstruct the pool. A

Pool Reconstruction Committee is now working on the terms of reference and specifications to bid out procurement to a pool reconstruction company, which will begin construction in September 2012.

The Board is working with Greg Fury, who established Olney Mill's website, to redefine our current website. Our website is now maintained using an old, unsupported software package (Front Page), and we instead plan to use Drupal in creating our new website, which is a much easier program to maintain and operate. My thanks to Ann Joliet for continuing to maintain our website.

As many of you know, we are a volunteer driven organization. As a result, we are able to keep our homeowner and associate member dues at a very low level compared to other HOA's. However, I am concerned about the fact that many current volunteers who have been volunteering for more than 10 or 15 years aren't going to be able to continue much longer, and there is a lack of new volunteers coming forward to take their places. Who will replace our core of pool committee members? How will we be able to maintain a strong administrative support? How will we be able to continue to hold dues down? I hope you will consider stepping up and offering your services and volunteer for your community.

Tanterra is looking for someone to handle the mailing out of our newsletter, the *Tanterra Today*. Duties involve picking up the newsletter at the printers, putting labels on the newsletters, preparing paper work for the post office, and taking the newsletters to the Suburban Post Office. Transportation necessary; students and retirees welcome. Training provided. Thirty-five dollars each monthly issue. Call Sue Barrett (301-774-0234) if interested.

### Upcoming Board Meetings

October 19  
\* November 9 \*  
December 21

All meetings start at 7:30 p.m. and are held at the Pool.

\* Please note November 9th is the Annual Meeting and will be held at Greenwood Elementary School \*

**MARK YOUR CALENDAR NOW!**

**COMMUNITY CORNER**

**Concert Series in the Plaza - Wednesdays in October**

Come to the Fair Hill shopping center in Olney (Harris Teeter) every Wednesday in October from 6:30 p.m. to 8:30 p.m. and enjoy live music, children's entertainment, store discounts and more on the Freeman Stage. And on **Saturday, October 29** from **1 p.m. to 3 p.m.** participate in scarecrow making, trick-or-treating, children's entertainment and more. See [www.FairHillShops.com](http://www.FairHillShops.com) for more info.



**FIELD OF SCREAMS** Sept. 23 - Nov. 5- Come enjoy this annual event for the entire family, sponsored by the Olney Boys & Girls Club (OBGC). Features: Trail of Terrors, Hades Hayride and Lusion Manor. Fridays and Saturdays thru Nov. 5 and select Sundays in October. For more info see [www.screams.org](http://www.screams.org) or call 301-260-9004. Email [obgdeal@aol.com](mailto:obgdeal@aol.com) for group rates. Adult volunteers *always* needed: call or email.

**LOCAL FALL FESTIVALS:**

Butlers Orchard - [www.ButlersOrchard.com](http://www.ButlersOrchard.com)

Larriland Farms - [www.pickyourn.com](http://www.pickyourn.com)

**Festivals in Maryland** (search by area or date):  
<http://festivalnet.com/state/maryland/md.html>



**Blacksmiths and Friends - Sat & Sun Nov. 5 & 6 - 10 a.m. - 4 p.m. \* FREE \*** Blacksmiths, silversmiths and other artisans will demonstrate their craft. Hayrides and food. Metal gifts and art for sale See [www.AgHistoryFarm.org](http://www.AgHistoryFarm.org) or call 301-907-0342 for more information.

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**MARY KERR'S OCTOBER Timely Tip**



**Stink Bugs Are Coming Back!**  
[www.stopstinkbugs.com](http://www.stopstinkbugs.com)



has helpful information



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## THE OCTOBER LANDSCAPE GARDENER

MARK D. UHL, Horticulturist

As we move into October with its cooler, shorter days there are many projects which have waited for this time of year. We have been getting more than enough rainfall, which has softened the soil to allow for good penetration of aerator tines. Seeding has been a matter of getting it down between the rains. Once in the seed has plenty of moisture to get established. So, if not already done, seeding of your lawn is still possible. (The sooner the better). Planting of most ornamentals, pruning, soil testing/applying lime, leaf raking, and Spring bulb planting may have to be moved to the weekends – only, as evening daylight diminishes.

With September's cool-down continuing, it is a good time to plant perennials. Planting during the first three weeks of October, will allow them to develop a root system capable of sustaining the plant through the winter and giving them a head start on those planted next spring. Don't wait too long on these, as late planted perennials are often not able to withstand a hard winter. Planting and transplanting of woody plants, now through mid November is less stressful on the plants as a cooler weather pattern moves into our area, thus, reducing, not eliminating, the need for after-planting watering. Pruning can be restarted by the middle of October. Do **not** prune plants which flower in early Spring. I keep seeing people making the mistake of pruning azaleas in the late summer and fall. This cuts off the flower buds which produce next year's flowers. Prune azaleas between flower drop and mid July only, if you want to enjoy all of the flowers.

With lawn fertilization in September and November, the month of October is a good time to put down lime, if needed. A soil test is the best way to determine the need and quantity of material to use. Soil testing is available through the Maryland Extension Service and their local agents.

October starts the season of natural leaf fall. Use care when raking in areas where you newly seeded grass; rake lightly, or use blowers, at times when the grass is dry, to prevent dislodging the young grass plants. Removal of fallen leaves is important where new grass is starting to grow as these areas can be easily killed out by smothering with leaves. Frequently removing the worst of the leaves is better than infrequent attempts to get every leaf out of the grass.

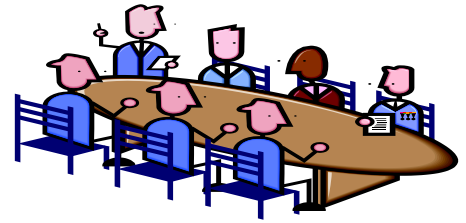
Planting of pansies for color now and next spring and ornamental kale/cabbage for winter interest can make your landscape more exciting during the fall/early winter months. Other plants for Winter interest include woody plants- Red Twig and Yellow stem Dogwoods, and Ornamental grasses with their bronze foliage and seed heads. October is a great time for planting bulbs. Be aware that squirrels like the taste of tulips, but shy away from the poisonous daffodils. Plant in drifts, that resemble a tear drop shape for a natural look and avoid single rows. If you must have tulips, plant as usual, then cover the area with a coarse wire mesh to keep squirrels out. Be sure to remove the wire mesh just prior to the tulips coming up in the Spring.

If weeds are a problem, there is a new material out called "Tenacity" which can be used on weeds at the time of seeding as a pre and post emergent. A direct consumer product with the same active ingredient in it is probably soon to follow this commercial product. October is a great month to put down a broadleaf weed control, so now you can control weeds whether you seed the lawn or not. NOTE: this material is just out, so I don't have any experience with it yet, but it shows enormous promise as it does something not before possible.

\*\* Information given here is to be used at your own risk. Always read the label of pesticides and follow label directions. Label directions supersede information given here as to suitability of intended use.

# Tanterra HOA Board of Directors

P. O. Box 25  
 Brookeville, MD 20833  
[www.Tanterra.com](http://www.Tanterra.com)



## OFFICERS

President	Curt Barrett	(2012)	Curtis.barrett@verizon.net	301-774-0234
Vice President	Glen McEwen	(2012)	fivemcewens@msn.com	301-570-3586
Treasurer	Charlie Cook	(2011)	Charlie.iii@verizon.net	301-774-8059
Secretary	Dick Bertin	(2013)	RichardBertin@verizon.net	301-774-7926

## OTHER BOARD MEMBERS

Glenn Wasik	(2012)	301-774-5020	Jim Cagley	(2011)	301-570-1475
Dick Cole	(2013)	301-774-6534	Beth Murray	(2011)	301-774-8297
Wayne Johnson	(2013)	301-774-1906			

**CLERK** Elizabeth Bialas 301-774-3809 • LizBialas@yahoo.com (contact for resale packets)

## COMMITTEES

<b>Architectural</b>	Hank & Kay Griffith	skayhank@comcast.net	240-461-7536
<b>Grounds &amp; Environment</b>	Ron White	Rononearth@gmail.com	240-678-3189
<b>Greater Olney Civic Assn</b>	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
<b>Neighborhood Watch</b>	<b>Vacant</b>		
<b>Social</b>	Sarah Formichelli	sarahformichelli@yahoo.com	301-774-1976
<b>Pool</b>	Wayne Johnson	tanterrapool@hotmail.com	301-774-1906
<b>Pool Phone</b>			301-774-4035
<b>Pool/Pavilion Calendar</b>	Dick Bertin	RichardBertin@verizon.net	301-774-7926
<b>Dive Reps</b>	John Siarkas	RepJohn@tanterratarpons.org	301-774-2117
	Stephanie Olszewski	RepStephanie@tanterratarpons.com	240-370-9864
<b>Pre-Team Rep</b>	Gay Braker	preteam@tanterratarpons.org	301-570-1553
<b>Swim Team Reps</b>	Susan Johnson	RepSusan@tanterratarpons.org	301-924-5979
	Karen Gallagher	RepKaren@tanterratarpons.org	301-570-0673
	Carleen Patterson	RepCarleen@tanterratarpons.org	240-342-2336
	Tina Varron	RepTina@tanterratarpons.org	240-463-3743
<b>Treasurer</b>	Jim Cagley	JCBozLaw@aol.com	301-570-1475
<b>Tanterra Website</b>	Ann Joliet	Admin@Tanterra.com	301-774-1415
<b>Tanterra Today</b>	Charlotte Cary	tanterratoday@hotmail.com	301-774-6862
<b>(Co-Editors)</b>	Sharlene Monroe	Sharlene@LongandFoster.com	301-648-2025
<b>Tennis</b>	Peter Szwec	PSzwec@verizon.net	301-570-1724
<b>Volleyball</b>	Wayne Johnson	WayneLJohnson@verizon.net	301-260-1906
<b>Welcoming Committee</b>	Jodie Siarkas	jsiarkas@comcast.net	301-774-2117

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GOCA:

Aleka Kapatou, GOCA representative, previously provided July meeting minutes for the Board's information. There is no GOCA meeting scheduled for August.

Newsletter:

No report.

Social Committee:

Community Happy Hours from 5-9 pm are scheduled at the pool for Fridays August 19 and August 26. The annual Crab Feast is scheduled for Saturday, August 27.

Tennis Committee:

No report.

Web site:

Curt Barrett will be meeting with an individual who may be able to take over development and maintenance of a new and improved site.

Welcoming Committee:

No report. New residents are being welcomed as they arrive.



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5) **New Business**

The timing of the notice to the community of the 2012 budget was discussed further. Final decision on the process is noted under the Treasurer's Report, above.

Elizabeth Bialas and Sue Barrett reported on the efforts needed to pick up Newsletters from the printer, apply address labels, and transport them to the Post Office. They will explore alternative ways to get this done, including employing an individual willing to do this work, or having the printer apply mailing addresses as part of his services.

6) **Old Business**

None.

The meeting was adjourned at 8:20 pm.

Submitted by Richard J. Bertin, Secretary

Tanterra Today can also be found online at [www.Tanterra.com](http://www.Tanterra.com)

Check our website for announcements and other community news!

Please submit all items for publication in the newsletter by the 20th of each month to [TanterraToday@hotmail.com](mailto:TanterraToday@hotmail.com).

**HAPPY HAUNTING !!!**



Keep your loved ones safe this October 31st by:

- wearing reflective clothing
- carrying a flashlight so others will see you in the dark
- watching out for moving cars