



December 2019

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TANTERRA BOA 8

Upcoming Events:

December 18
Board Meeting
7:30 PM @ the pool

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.

President's Message

By *Glen McEwen*

For those of you who attended the annual homeowner's meeting at the beginning of November, thank you very much for attending. Overall, the homeowners association had approximately 180 homeowners in attendance and 70% of the homeowners voted in the board of director's election. For those of you who could not make it, we had a great meeting!

The board recapped the year's accomplishments from the Easter Egg Hunt, Community Yard Sale, and the pool closing party. If you have not signed up to receive the newsletter electronically, please do so. It has resulted in a big cost and time saver for the association. A special thank you went out to Wayne Johnson and Dave Stout for all of their hard work at the pool this year. We are fortunate to have them as our neighbors.

Jim Frye, our treasurer, presented the annual budget for 2020. Elections for six, expiring, board seats were held (three from last year and three from this year). The five incumbents, Jodie Siarkis, Glen McEwen, Wayne Johnson, Glenn Wasik, and Dave Bouve, were reelected. Josh Scall was elected as the new board member.

This past year, long-term board member and recent recording secretary, Dick Bertin, stepped down and treasurer, Jim Frye, did not run for re-election. I would like to thank both for their years of hard work. It made Tanterra a better place.

There was discussion at the annual meeting about our community's social media presence and the various Facebook pages currently in place. To clarify, the community's official website is:

www.Tanterra.com. It provides access to our calendar, budget, HOA information (Bylaws, Covenants, Articles of Incorporation, etc.), social news, Tanterra Today (our official newsletter), pool information, and Board of Directors and Committees' contact information. Our official Facebook pages are:

Tanterra Homeowners Association—<https://www.facebook.com/groups/TanterraHOABoardNews/>

This private group is for Tanterra homeowners exclusively. It connects homeowners to other homeowners and our Board of Directors via posts with engagement encouraged by all. Topics for posts include anything from homeowners who may need help with getting their sidewalk or driveway shoveled in the winter, leaves raked in the fall, power outages on a street or area, multi-family yard sales, local school events, or other items of interest. Posts are made by our moderators to alert homeowners of upcoming Board meetings or events going on in our area. This group is geared for year-round use.

Tanterra Social Events - <https://www.facebook.com/groups/162637800451293/>

This private group is for Tanterra homeowners and associate members of our pool. It is dormant mostly in the pool's off-season (September through March) with posts resuming in the spring. Solicitations are made for pre-season pool clean up, the community Easter egg hunt, and other upcoming events at the pool once it reopens.

Tanterra Tarpons Swim & Dive Team— <https://www.facebook.com/groups/162637800451293/>

www.facebook.com/tanterratarpons/

This is an open, public page that individuals may "like," not a private group. Posts on team social events, sign-ups, pool closures (due to swim meets), and other similar announcements are made here.

While there are other Facebook pages related to Tanterra, these pages are public pages or personal groups—not under the governance of our Board of Directors. Those pages are subject to the opinions of their creators and **not** supported by the Tanterra HOA Board of Directors. In the past year or so, there has been disgruntlement expressed towards members of our neighborhood. Hopefully, with the finalization of the election, we can put this all behind us. Moving forward I would like everyone to keep two things in mind: 1) The members of the Board are homeowners also. They work toward what is best for the neighborhood while keeping the dues as low as possible. Furthermore, while the Board is working as hard as possible, we cannot please everyone all of the time. There are simply too many differences of opinions amongst the 390 homeowners. 2) It is okay to have a difference of opinion, but it is how we express those difference that matter most.

Please remember our community works best when we have willing volunteers to help out with the work. Please see page 8 of this newsletter for the list of committees as well as the committee chairs with their email addresses. If you would like to help out, please contact the chair of that committee. I'm sure they would love to have the help.

Have a happy and safe holiday.

BOARD MEETINGS

Dates:
December 18, 2019

Time:
7 PM

Location:
Tanterra Pool

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



ELECTION RESULTS

Votes by Proxy 165
Voting In Person 109

By Candidate: TOP SIX ELECTED

Jodie Siarkas 246
Glen McEwen 196
Wayne Johnson 192
(Each of these candidates will serve a three-year term)

Glenn Wasik 188
Josh Scall 177
Dave Bouve 165
(Each of these candidates will serve a two-year term)

By Candidate: OTHERS

Bruce Moran 89
Diana Weinrich 86
Jo Ellen Bilanin 82
Edward Launt 80
Ginger Naglee 75
Michael Wood 39
Carolyn Reiss 35

Community Events

Santa on the Firetruck

Saturday, September 21, 2019,
5:30 - 9 PM
Tanterra Neighborhood



Chanukah Run on the Firetruck

Monday, December 23, 2019, 5:45 PM
Planned stops are Norbeck Grove, Olney Mill, and the Fair Hill Shopping Center. Each stop includes music, Chanukah treats, a fire juggling show, and photo-ops with a fire apparatus.



Neighborhood Watch Update

The signs have been ordered by Montgomery County police, and the order has been placed with Maryland Department of transportation to place the signs at the entrances of Tanterra.

Some things to consider with the neighborhood watch include the following:
Do you know your neighbors? If you do not, introduce yourself and trade phone numbers with them. Let them know if you are going out of town. I recommend leaving an exterior light on when you are out of town and a few lights on the outside.

The Montgomery County Police Department will come and inspect your home to determine it is secure enough. They will make recommendations for your home as well. The key is to deter criminals. You could post a sign that says, "Beware of dog," although you may not have one. Some other ideas include leaving lights on at night, trimming bushes or tree branches that block your view/allow someone to hide there, installing alarm systems/cameras, and stopping mail and/or the newspaper when you are out of town.

When the neighborhood watch signs are installed at the entrances, it will be a deterrent for criminals. Neighbors have asked if there are statistics on a neighborhood watch program reducing crime. Montgomery County Police advised there are no statistics, but they believe it reduces crime.



TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
October 23, 2019
FINAL – Approved 11/20/19

Board members in attendance:

<input checked="" type="checkbox"/> Glen McEwen	<input checked="" type="checkbox"/> Jim Cagley
<input checked="" type="checkbox"/> Wayne Johnson (Phone)	<input checked="" type="checkbox"/> Aleka Kapatou
<input type="checkbox"/> Jim Frye	<input type="checkbox"/> Erwin Hesse
<input checked="" type="checkbox"/> Jodie Siarkas	<input checked="" type="checkbox"/> Glenn Wasik
<input checked="" type="checkbox"/> Dave Bouve	

Others present: Elizabeth Bialas (HOA Clerk), Carolyn Reiss (Newsletter), Peter Szwec (Grounds Committee), Heather Kauffman (Swim & Dive Team), Susan Ostrinsky (Swim & Dive Team), Amy Blachere (Swim & Dive Team)

Guests included: 18 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

Glenn Wasik moved to approve the minutes of the September 18, 2019 Board Meeting, as written. Glen McEwen seconded the motion, which passed unanimously.

Treasurer's Report

CPA Brian Dow of Sarfino & Rhodes discussed the annual Tanterra HOA audit process. Included topics were an explanation where HOA money comes from and where those funds are categorized, as well as Reserve Fund expenditures and the use of these funds, with examples given. CPA Dow confirmed that our books are in order and proper procedures are being followed. The current Balance Sheet (as of September 30) and the October 23, 2019 Profit & Loss YTD statement were distributed to Board members by Liz Bialas. The status of dues payments and pending liens (now three) was provided. The liens have been placed with a law firm for processing.

Committee Reports

Pool Committee:

Wayne Johnson reported that the septic tank line has been repaired. There was a restriction on the pipe coming out of the septic tank that was caused by a tree that has been removed. When the repair was made, the septic company found perforated pipe which proves that the septic system has a drain field and does not go to the WSSC system. The septic company documented on their bill to us that we did in fact have a drain field. We will take this to WSSC to request that we no longer be billed for sewage fees. We are also looking into obtaining a refund of, or credit for, past sewage fees from WSSC, a public utility, for as much as we are legally able. Swim and Dive Team Treasurer Jim Cagley provided an update of current financial information for the team and the team account balance as of October 21, 2019 of \$31,213.24.

Grounds Committee:

Peter Szwec reported that he coordinated a volunteer cleanup of the common grounds behind Considine Drive and thanked those who volunteered. He reported that as much as \$1,800.00 was saved by having volunteers rather than using a landscaping company. There was a discussion regarding storm water management and runoff water. This included clearing out of one swale and the fact that another swale was actually channeling water as it was designed to. A percolation study to determine possible remedies was also discussed. Peter also was looking into types and location for the planting of new trees in the common areas. Peter has obtained 2 bids for snow removal on the walking paths. Costs vary depending on how many inches of snow fall. He will be looking further into snow removal options. It was noted that there was a short in one of the lights for the Tanterra sign at Georgia Avenue and Heritage Hills Drive. Wayne Johnson moved to allocate up to \$500.00 to fix this light. Dave Bouve seconded the motion, which passed unanimously.

Tennis/Hockey/Pickleball Committee:

No report.

Architectural Committee:

No report.

Greater Olney Civic Association (GOCA):

No report.

Newsletter:

Carolyn Reiss reported that the newsletter was on target for printing and mailing.

Social Committee:

No report.

Web Site:

No report.

Welcoming Committee:

No report.

Old Business

Speeding on Queen Elizabeth – No new progress to report

Neighborhood Watch – No report

Election – Update on the Election to be held at the November Annual Meeting: currently 13 candidates are running, as 1 candidate withdrew from the race due to medical rehabilitation (a notice will be put on the front page of the newsletter to advise Homeowners of this withdrawal). Dave Bouve moved that an Election Committee consisting of Jan Hines, Elizabeth Bialas, Charlotte Kates, Diana McMahan, and/or Beth Murray (alternate) be appointed. Glenn Wasik seconded the motion, which passed unanimously. Jim Cagley then moved that the first 20 minutes of the November 12, 2019 Annual Meeting be allotted for a “meet and greet” of the candidates for the Board of Directors, and that 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, with no other candidate backing and/or bashing allowed, and that the candidates would speak in alphabetical order per their last name. Glenn Wasik seconded the motion, which passed unanimously. Dave Bouve then moved that a tiebreaking procedure be implemented whereby, in the event of a tie either between the 3rd place finishers, a run-off election between the tying candidates would take place by a secret ballot at the Annual Meeting, with these votes being added to the absentee ballot votes received for the run-off candidates and the highest vote total to receive the position; however, in the event a tie still remaining at that point, a coin flip would determine the winner. Glenn Wasik seconded the motion, which passed unanimously.

New Business

Tanterra HOA Facebook Page – A new Facebook group for official homeowner business was discussed. The Board recognized the need for an official social media presence for the HOA and, having had previous discussions at meetings over the past couple years without any decisions being made, determined by unanimous approval on October 11, 2019, that it was time for creation of a Tanterra HOA Facebook page and authorized steps to be taken to have a Facebook page up and running as soon as possible. Jim Cagley moved to ratify the October 11, 2019 approval of the creation of a Tanterra HOA Facebook page, Glenn Wasik seconded the motion, and Board Members McEwen, Johnson, Siarkas, Bouve, Kapatou, Wasik and Cagley were all polled as to whether they ratified the October 11, 2019 approval to create a Tanterra HOA Facebook page, and all Board Members stated their approval for ratification.

Credit Card Payments for Swim & Dive Team – Team Rep Amy Blachere and other representatives from the Tanterra Swim & Dive Team presented information to allow credit card payments for team registration and purchasing of apparel. Various options were discussed. This information will be reviewed by Board Members. A Motion to Table was made by Jim Cagley and seconded by Glenn Wasik, which was unanimously approved.

Homeowner Open Forum

An opportunity for Homeowner comments was provided.

There being no further business, the meeting was adjourned at 10:10 pm.

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



TANTERRA HOMEOWNERS ASSOCIATION
GENERAL HOMEOWNERS ASSOCIATION MEETING

November 12, 2019

FINAL – Approved 11/20/19

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"/> Jim Frye	<input type="checkbox"/> Erwin Hesse
<input checked="" type="checkbox"/> Jodie Siarkas	<input checked="" type="checkbox"/> Glenn Wasik
<input checked="" type="checkbox"/> Dave Bouve	

Two Hundred Seventy-Four (274) homeowners (homes) were present or represented by proxy, constituting a quorum of homeowners for the meeting.

The Annual Tanterra Homeowners Association General meeting was called to order at 7:25 pm by President Glen McEwen.

Introduction

Board President Glen McEwen introduced himself to the audience and identified other Board members present. He also introduced Tanterra Clerk Elizabeth Bialas and Tanterra Committee chairs in attendance and recognized their many contributions to our community, as well as those of other volunteers. He recognized Maryland State Senator Craig Zucker (who is also a Tanterra homeowner) and reminded us of the Scholarship aid available through his office.

President McEwen reviewed major special activities of the Association on behalf of the Tanterra community, including social, pool and dive, architectural, grounds, newsletter, yard sale, and welcoming, among others. He also reminded the group of the Dick Cole memorial Scholarship for a graduating Sherwood senior. Selection is done through the Sherwood scholarship recognition process.

President McEwen also recognized and thanked Treasurer Jim Frye for his great service to the community!

Board Member elections

There were six (6) Board Member positions up for election: five individuals with expiring Board terms: David Bouve, Wayne Johnson, Glen McEwen, Jodie Siarkas, and Glenn Wasik agreeing to run for re-election. This year 8 additional candidates came forward: Jo Ellen Bilanin, Edward Launt, Bruce Moran, Ginger Naglee, Carolyn Reiss, Josh Scall, Diana Weinrich, and Michael Wood. All had statements published in Tanterra Today, and those present made short statements about their candidacy. There were no additional nominations from the floor for Board membership. Ballots were distributed and collected.

Later in the meeting, it was announced that Jodie Siarkas, Glen McEwen, Wayne Johnson, Glenn Wasik, Josh Scall, and David Bouve had been elected to Board membership. The final vote counts were: Jodie Siarkis (246), Glen McEwen (196), Wayne Johnson (192), Glenn Wasik (188), Josh Scall (177), David Bouve (165), Bruce Moran (89), Diana Weinrich (86), Jo Ellen Bilanin (82), Edward Launt (80), Ginger Naglee (75), Michael Wood (39), and Carolyn Reiss (35). The top three (3) vote-getters received three (3) year terms and the next three (3) vote-getters received two (2) year terms.

Budget

Treasurer Jim Frye presented the budget for 2020, proposed by the Board and previously distributed to homeowners. He explained major revenue and cost items and responded to questions. President McEwen discussed the need for annual approval of the end-of-year contribution to the Reserve Fund. A motion and second were offered by Bill Tzamaras and Ginger Naglee respectively, to place recommended funds by the CPA into the Reserve Fund, which was approved by hand vote by the homeowners present.

Volunteers Needed

Glen McEwen noted that volunteers are needed for many Association activities. Interested homeowners should make themselves known to Glen or another Board member or Committee chair for consideration. Tanterra's very active volunteers have made it possible to run the Association without need for a costly management company.

2020 Nominating Committee

The 2020 Nominating Committee Members were announced as being: Jodie Siarkas, Elizabeth Bialas and Jim Frye.

Tanterra Facebook Pages

Sharlene Monroe (Administrator) announced that there are now 2 Tanterra Facebook Groups. She is an Administrator for: Tanterra Homeowners Association (the official Tanterra HOA Facebook Page) and Tanterra Social Events (moderated by the Tanterra Social Committee). Homeowners are encouraged to join.

Issues raised by homeowners:

Caroll Majors spoke about the status and function of the rejuvenated Neighborhood Watch group.

Following the announcement of the Election results and with there being no further business, President McEwen thanked all present and adjourned the meeting at 9:25 pm.

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	301-774-1906
Treasurer - Jim Cagley (2020)	jbozlaw@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)	alekakapatou@hotmail.com	301-774-4624
Erwin Hesse (2020)	erwin.c.hesse@gmail.com	
Glenn Wasik (2022)	wasik1@verizon.net	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	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	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	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
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301-908-6531
Swim Team Reps	Amy Blachere	Amy.Blachere@gmail.com	301-260-8385
	Heather Kauffman	HeatherCMD@yahoo.com	301-570-6838
	Nadia Wilkins	nadiawilkins@ymail.com	
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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