



May 2020

INSIDE THIS ISSUE:

- BOARD MEETINGS** 2
- BABYSITTING/ PETSITTING/ GARDENING** 2
- VOLUNTEERS NEEDED** 3
- CONNECT WITH THE TANTERRA COMMUNITY** 4
- ARCHITECTURAL COMMITTEE NEWS** 4
- ARCHITECTURAL COMMITTEE CHARTER** 5

Upcoming Events:

May 20
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!

It has been approximately two months since the COVID-19 pandemic was declared, and a lot has changed since then. We do not know how long the virus will last or the other changes in the future due to the virus.

Regarding specific changes at Tanterra:

- We followed Montgomery County's lead and locked the tennis courts (including hockey and pickleball) when county courts closed.
- The Easter Egg Hunt was cancelled. However, the Easter Bunny did a drive-by and waved to all the kids.
- For everyone's safety, the community yard sale will not be held in May. We cannot maintain the required social distancing. Thus, it would not be healthy to potentially infect others while handling yard sale merchandise. Depending on how and when everything returns to "normal," we may reschedule it.
- Our last Board of Director's meeting was held remotely on Zoom.

Overall, it was very successful. We were able to conduct business. All homeowners, who wished to attend, were able to do so.

- Currently, we are moving ahead on having the pool ready for Memorial Day opening weekend. The pool is clean and filled, and ready for the annual inspection. There is no official word on when we will be able to open the pool. It may be later in the summer or possibly not at all. Nevertheless, we will maintain the pool ready so it may open as quickly as possible once Governor Hogan approves. Again, a big thank you to Wayne Johnson for his hard work getting the pool ready (as he does every year).
- The County Swim and Dive league has not made a decision on whether there will be a season this summer. As soon as we hear more, we will let you know.
- Our Social Committee has begun planning a full summer of fun. However, again, if so-

cial distancing is required, different plans may need to be made.

As you can see, many items are contingent on the COVID-19 virus. As we hear more from Governor Hogan, we will make more informed decisions and communicate with our Tanterra community.

IF we are able to open the pool on time, it will be on Saturday, May 23rd followed by the Pool Opening Party from 12 – 2 PM. We will have hot dogs, chips, drinks, and more on hand for all to enjoy. Also, that evening from 8 PM to 12 AM, there will be a meet and greet party to meet new friends and continue the fun from the afternoon pool opening party.

The calendar on Tanterra's [website](#) is a handy way to uncover neighborhood events. Also, sign up for the Official Tanterra [Facebook](#) page to stay informed with the most recent neighborhood information. You can use the search bar in Facebook to find us:

Tanterra Homeowners Association

On behalf of the Board,

President's Message Continued...

please stay safe, stay healthy, take care of yourself and your loved ones, and check on your neighbors to ensure they are well. We will get through this.



Due to the pandemic, please visit tanerratarpons.org for updates regarding the swim and dive season.

New to the Tanerra Neighborhood?



Welcome Asiba and Sarnaz Edwards on Gold Mine Place!

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

Also, contact us if you are new to Tanerra and have not been contacted by the Welcome Committee. The HOA has a small gift for each new homeowner.

HOA Meetings

2020 ANNUAL MEMBERSHIP MEETING
11/4/20, 7:30 PM
(GREENWOOD ELEMENTARY)

BOARD OF DIRECTORS' MEETINGS
5/20/20, 7:30 PM (ZOOM)

6/17/20, 7:30 PM (TANTERRA POOL)

7/15/20, 7:30 PM (TANTERRA POOL)

8/19/20, 7:30 PM (TANTERRA POOL)

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 subject to change
- Please check the [Tanerra website](#) for Zoom meeting details.
- The Architectural Committee Meeting on 5/20/20, 7 PM will be held via Zoom as well.

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



Updated 5/2020



Volunteers Needed: Tanterra Architectural Committee

Due to the resignation of the Architectural Committee announced at the 2019 Annual Membership Meeting in November, the Tanterra Board of Directors is looking for members to replace them. Enforcement of rules and covenants is one of the most fundamental obligations of a HOA. The Architectural Committee consists of three members. One chairperson and two others.

The Architectural Committee works under the direction of the Board and is responsible for:

- Approving or disapproving architectural changes.
- Organizing a group to go out each year and inspect for architectural violations.
- Review the report of the inspection group to confirm a violation.
- Send out notices to each homeowner of the violation.
- Investigate homeowner's complaints of architectural violations and take appropriate action.
- Make recommendations to the Board for changes to architectural rules.
- Enforce all rules as stated in the Restated Declaration, Conditions and Restrictions, adopted Rules and Guidelines, and other architectural documents. *
- Have at least one member attend the monthly Board meeting or provide a written report when no one can attend.

* These documents can be found on the Tanterra [website](#).

If you are interested in being a member or the chairperson of the Architectural Committee, please notify both Glen McEwen & Wayne Johnson before the May 20, 2020 Board of Directors meeting. You may call or email them. If you email, please give a brief bio of yourself which should include:

- Your contact information
- Your occupation (or former occupation, if retired)
- How many years you have lived in Tanterra
- Your activities in the community of Tanterra or in other endeavors
- Any other facts you think would be relevant to the volunteer position

Glen McEwen can be reached at: 301-570-3586 or email fivemcewens@msn.com

Wayne Johnson can be reached at: 301-742-0678 or email wayneljohnson@verizon.net

Please notify **both** Wayne and Glen. Please do so even if you have previously notified someone about volunteering for the Architectural Committee. We anticipate an interview process, depending on the number of people who express interest.

Connect with the Tanterra Community

Website

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

Email 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.tanterratarpons.org/Home.jsp?team=recmcslttstmd>

Facebook Pages

Tanterra Homeowners Association
Tanterra Social Events



Architectural News

By: *Wayne Johnson*

We are still on hold to conduct the Annual Inspection and the appointment of new committee members due to the COVID-19 virus. Once the stay-at-home order is lifted, we will proceed with the inspection. After the inspection is completed, new committee members will be appointed. The committee recommended an “Architectural Committee Charter,” and the Board of Directors approved it. The charter states the Architectural Committee’s other responsibilities in addition to those stated in the Covenants and Bylaws. Furthermore, it gives more direction on how the Architectural committee should function. The charter is published in this issue of *Tanterra Today* on page 5.

If anyone wants their driveway sealed professionally, Stanley Nichols Paving will honor the \$150.00 charge for any Tanterra driveway. Their information can be found in the “Service Providers” section of Tanterra’s [website](#).

THANK YOU

to all essential workers!



Architectural Committee Charter
for
Tanterra Homeowners Association

The Architectural Committee is appointed by and works under the supervision of the Board of Directors. It is appointed as per the "Bylaws of Tanterra Homeowners Association, INC". Article XI. The committee will function as defined in the "Restated Declaration of Covenants, Conditions & Restrictions" of Articles VI & VII. In addition to what is stated in the covenants the committee is responsible for:

1. Enforcing the architectural policies set forth by the board and what is defined in the covenants and to be consistent in the enforcement.
2. Will hold open meetings 30 minutes prior to each board meeting:
 - a. To approve/disapprove Architectural Changes requests.
 - b. To discuss fines to be recommended to the board for non-compliance of architectural rules.
 - c. To discuss new policies that will be proposed to the board. If new policies are to be discussed an agenda must be placed on the Tanterra website and facebook page at least 48 hours before meeting.
 - d. If there are no issues or architectural changes requests that need to be approved, the meeting can be cancelled. A notice will be posted on Tanterra website and facebook page 24 hours prior to meeting.
 - e. Maintain minutes of the meeting.
3. Must have at least one member present at monthly board meeting to provide a report to the board. If a member cannot be present then the chairman must provide a written report to the board. The report should include but limited to:
 - a. Number of Architectural Change requests and what they were for.
 - b. Number of violations that have been sent to homeowners and a brief description.
 - c. Number of violations that have not been corrected which are overdue and brief description.
4. Annual inspections:
 - a. The committee will appoint a group of at least two homeowners in good standing (as defined in the covenants & have no architectural violations) to conduct the inspection for architectural violations of the HOA.
 - b. Inspections are a review of every house to determine if it conforms to the current architectural policies.
 - c. Inspection will be conducted in the months of March or April of each year.
 - d. Inspections are to be made from the street either by walking or driving by the homes. Property will not be entered unless invited by the homeowner.
 - e. Verify that the finding(s) of the inspection are valid.
 - f. Prepare 2 written lists of the violations. One list will have the addresses of homes with violations and the other will not have addresses. A copy of the list without addresses will be provided to the board.
 - g. Mail out notices of violations from inspection.
 - h. Verify that violations have been corrected.
5. Architectural Change requests may be given a preliminary approval by email or verbal if time is of the essence. The homeowner must understand that final approval must be approved at the monthly architectural meeting and the approval will be in writing.
6. Periodic drives through the neighborhood may be made by the committee to insure that work is not being performed without approval or there are obvious violations that need to be corrected.

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	Valerie Carlson Susan Ostrinsky	Valerie_carlson@yahoo.com sma89v2@gmail.com,	301-529-3862 301-980-5682
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Volleyball	Wayne Johnson	WayneLJohnson@verizon.net	301-774-1906
Welcoming Committee	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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