



April 2019

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Upcoming Events:

- April 17**
Board Meeting
- April 20**
Easter Egg Hunt
- May 18**
Community Yard Sale
- May 25**
Pool Opening Day

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

The pool opening is less than 50 days away, and we are looking forward to a great summer! With the start of spring, **volunteers are needed for the Grounds and Pool Committees** to begin community cleanup. The first cleanup will be coming up soon and will continue on most weekends thru May until pool opening. Check for signs at the entrances for further details as the dates draw closer. Once again, a big thanks to Wayne Johnson for heading up the pool committee and completing most of the work at the pool. The new pavilion roof was just completed and looks great!

The 2019 Swim and Dive Teams seasons will be starting soon. If you have children between the ages of 4 and 18, please consider having them join the team. This is a great summer activity filled with fun, team spirit, and camaraderie. Both

teams have daily weekday practices and weekly meets throughout the months of June and July. If you have a young child that is just learning to swim, there is a pre-team where the older swimmers help the younger ones feel more confident in the water and learn the basics. If you would like to learn more about the teams, please see our website for the links to the pool and the swim team.

Mark your calendars for the Annual Community Yard Sale on Saturday, May 18th. See page 9 for details. A great way to earn a few dollars or pick up a few bargains and clean up your garage and basement. The Architectural Committee will begin making their annual pounds this spring. If you receive a violation notice, please do not ignore it. If you believe it is not justified, please contact one of the Architectural

Committee members to discuss the specifics and request their input on corrective action. They are there to help as well as keep the neighborhood looking as great as possible.

Carrol Majors, a longtime Tanterra homeowner, has volunteered to coordinate a neighborhood watch program. Safety tips are included on page 6. The most important thing is to watch out for and help your neighbors. "If you see something, say something."

If you have not paid your annual HOA dues yet, please do so ASAP. Dues need to be paid in full before Memorial Day weekend to ensure your family has access to the pool this summer. If you are unsure if your dues are paid in full, please contact HOA Clerk Elizabeth Bialas at LizBialas@Verizon.net.

IMPORTANT NOTICE:

Greenwood Elementary School in collaboration with its Parent Teacher Association (PTA) is participating in an activity with the Department of Environmental Protection regarding the school storm drains and those in the local vicinity of Greenwood. Greenwood students and their parents will be marking the Tanterra neighborhood storm drains in accordance to DEP guidelines on Saturday, April 27th. Please do not park in front of the storm drains on this day so they may access them easily.

BOARD MEETINGS

Dates:
 April 17, 2019
 May 22, 2019

Time:
 7:30 PM

Location:
 Tanterra Pool

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



Community Events

RSVP/AARP Tax Aide Program



Thursday, April 4, 2019
 9 AM - 3 PM at the
 Olney Library

RSVP/AARP Tax-Aide Program will provide free income tax preparation assistance by trained volunteers for low-to-moderate income Montgomery County taxpayers, especially seniors 60 and over.

Appointments are required. Schedule an appointment by calling 240-777-2577 or visit

www.montgomeryserves.org/tax-aide

Science Saturday—Decoding DNA



Saturday, April 13, 2019
 2-3 PM at the Olney Library

Join Science Connections to take a journey into your cells to learn what is so special about DNA, what makes up DNA, and what it looks like. Use your science lab skills to extract DNA from a strawberry!

For kids 7 and up, registration is required.

Teens Takeover Tuesday



Tuesday, April 16, 2019
 4-5 PM at the Olney Library

Teens, looking for a fun and relaxing hour of board games, cards, puzzles, coloring sheets, and much more after school? Stop by "Teens Takeover Tuesday" on the following dates (4/16 and 5/14) from 4 to 5 PM. Recommended for ages 11 and up with no registration needed.

This program will meet in the J Program Room across from the Information Desk.

To be included in this list, please email name, age, and contact information to tanterratoday@gmail.com. Indicate if you babysit (B), petsit (P), or shovel (S).

Name	Age	Phone

Updated 3/2019



New Neighbors Join Tanterra

There are no new neighbors this month.

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/ Guidelines

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 to understand.

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 new rules have been filed with Montgomery County and became effective on 1/1/2019.

Now that the good weather is upon us and many neighbors are beginning to do work on the outside of their homes, please take a minute and visit the website to see what our guidelines include. Please remember, especially to our new neighbors, all work on the outside of your house requires an Architectural Request Form (found on the website as well). We are very quick on the turnaround, and you can

contact Hank Griffith at (240) 461-7536 or skayhank@comcast.net to ask if an Architectural Request is needed if uncertain.

WE HAVE HAD INSTANCES WHERE AN ARCHITECTURAL REQUEST FORM WAS NOT SUBMITTED, AND THE HOMEOWNER HAD TO REDO THE WORK. Please take the extra time to save yourself possible additional costs, work, and aggravation.

Inspections

Annual Inspections will be taking place over the next 45 days. Our homes have been selling at a rapid pace with the values increasing. We are very competitive with surrounding communities of like age and in many cases a more desirable place to live. Much of this has to do with you and your neighbors for making this community a great place to live. It is through these inspections that we are able to give reminders of items that need fixing, cleaning etc.

If you receive a letter from the Architectural Committee about something needing to be done on your property and have any questions or concerns, you can contact us. We are more than happy to speak and meet with you if you

choose to do so. Contact information will be included in the letter. We work with homeowners on a schedule to complete the work that is satisfactory to the community and homeowner.

Dead Trees

Last year we received more calls than ever from homeowners concerned about trees on neighboring properties. 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 by dialing 311, 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
BOARD MEETING MINUTES
January 16, 2019
FINAL – Approved 3/20/19

Board members in attendance:

<input checked="" type="checkbox"/> Glen McEwen	<input type="checkbox"/> Jim Cagley
<input checked="" type="checkbox"/> Wayne Johnson	<input checked="" type="checkbox"/> Aleka Kapatou
<input checked="" type="checkbox"/> Jim Frye	<input checked="" type="checkbox"/> Erwin Hesse
<input type="checkbox"/> Richard Bertin	<input checked="" type="checkbox"/> Glenn Wasik
<input checked="" type="checkbox"/> Dave Bouve	

Others present: Elizabeth Bialas (HOA Clerk), Peter Szwec (Grounds Committee), Dave Stout (Pool Committee), Jacquie Weed (Social Committee).

Guests included: 5 Homeowner guests who signed a circulated attendance sheet.

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

Introduction

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

Minutes

Dave Bouve moved to approve the minutes of the December 12, 2018 Board Meeting. Wayne Johnson seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of December 31) and the December 31 Profit & Loss YTD statement were distributed to Board members. Treasurer Jim Frye briefly recapped our bank balances, and the status of dues payments, extensions (now three), and pending new liens (now two). Emails (if available) will be sent to the homeowners on extension plans. 2019 Homeowner invoices will be mailed out at the end of January.

Committee Reports

Pool Committee:

Chairman Wayne Johnson reported that a replacement pump has been ordered but has not yet been delivered. Three bids were received for the pavilion roof replacement (DNB Construction, Semper West Builders Inc., Louis Altobelli III Improvements). The Board reviewed the bids and references. Wayne will return to the lowest bidder to receive clarification on their proposal. He will meet with the company to verify everything on the contract and make sure they have a valid contractor license. If all is in order, the Board agreed to go with the lowest bidder.

Grounds Committee:

Peter Szwec reported that he tried to have the remaining 2018 tree work addressed but was unable to get a

company to show up before the end of the calendar year. A homeowner contacted the grounds committee regarding shoveling the community paths when it snows. Peter will collect bids for informational purposes.

Greater Olney Civic Association (GOCA):

Aleka Kapatou reported on recent GOGA activities. The new GOCA Board will be elected at the February meeting. Tanterra has mailed in the 2019 GOCA dues.

Web Site:

Jim Frye reported that the calendar of all events, including Board meetings, will be updated with the 2019 dates.

Old Business:

Speeding on Heritage Hills Drive: Peter Szwec contacted the homeowner associates of the neighboring homeowner's associations in regards to having a survey conducted of the speed on Heritage Hills Drive. Peter is in communication with the county to proceed.

Board of Directors Ethics: Jim Cagley was not present to report.

New Business: None reported.

Homeowner Open Forum: No discussions

There being no further business, the meeting was adjourned at 8:41 PM.

Connect with the Tanterra Community!

Website

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

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 board's database is set up by address rather than by owner name.

Swim and Dive Teams

<http://www.tanterratarpons.org/Home.jsp?team=recmcslltstmd>

Facebook Pages



Tanterra Tarpons Swim and Dive Team
Tanterra Hockey
Tanterra's Social Events

Neighborhood Watch Safety Tips

What you don't know . . .

The FBI estimates there is a burglary nationally every 15 seconds. This amounts to millions of dollars of YOUR stolen property. Help safeguard your home by making a few worthwhile upgrades.

Did you know . . . ?

- ✓ Most burglars enter the property from the rear of the home. It's more isolated, and they are less likely to bring attention to themselves.
- ✓ Many burglars make entry through hinged doors and operable windows. Sliding glass doors and plate glass windows can be targets.
- ✓ Loud dogs and nosy neighbors can be a significant deterrent.
- ✓ Many burglars will knock on the front door to assess if anyone is home. If you or a latchkey child are home, make your presence known.



- ✓ Most burglars do not want a confrontation and may not carry a weapon.
- ✓ Most burglars want easy-to-carry items, such as electronics, jewelry, cash.
- ✓ Alarms may not deter a burglar, but it does limit the time a burglar is in the home.

Doors

Good quality doors and locks along with proper installation can mean the difference between an attempted burglary and a successful burglary.

- ✓ Doors should be solid material – wood, steel or fiberglass.
- ✓ If there is decorative glass in the door or windows adjacent to the door, be sure it does not allow access to a lock if the window is broken OR have other safety measures in place – glass film, polycarbonate material or double cylinder locks (where code allows).
- ✓ Deadbolt locks should have at least a 1" throw (the bolt) to fit solidly into the framing.
- ✓ The strike plate (the brass plate at the door frame) should have 4 screws, preferably each being 4" long, to ensure it is firmly attached to the trim and framing.

Each of these components plays an important role. When used together properly, it could prevent a burglary.



**TANTERRA SWIM AND DIVE TEAM
TANTERRA PRE-TEAM**

Congratulations on becoming a member of the Tanterra pool community! One of the benefits of joining the Tanterra pool is the opportunity to join the swim and dive team.

The Tanterra Swim and Dive Team will begin its 2019 season on Tuesday, May 29th. For those of you with children ages 4-18, this is a wonderful summer activity filled with fun, spirit, and camaraderie. Both swim and dive teams have daily weekday practices and weekly meets throughout the months of June and July. We offer afternoon practices for those children who cannot attend in the morning. (Preteam is mornings only.) The coaches work with swimmers and divers in both technique and endurance. In addition, there are many social activities for the children (and parents) to enjoy throughout the summer. One of the best aspects of the Tanterra Swim and Dive team is the feeling of community that families experience when they join.

Preteam (Swim) is a developmental program designed for children who are at least 4 years old. Preteam is for children who have received previous swimming instruction but cannot yet swim the 25 meter length of the pool independently and consistently. The Preteam is not designed to replace swimming lessons. Rather, it is a stepping stone between swimming lessons and age group swimming on the Swim Team. Please contact Katie at parkerkatie81@gmail.com if you have questions about your child's readiness for Preteam. For those children who are not quite ready to join the Preteam, lessons will be available through the Tanterra Swim Team coaches as well as the lifeguards.

Diving Is your child ready for a new challenge? Does your child love going off of the diving board? Then Dive team is the place for them. The 8 & under age group allows our youngest divers to participate with a front jump, back jump and head first standing dive into the pool and receive accolades from the spectators and participation ribbons for every event. Your child only needs to be able to get from the diving board to the ladder unassisted and with confidence. The dive coaches will teach them the rest. Tanterra is one of 25 pools in Montgomery County with a dive team (1,000 divers county wide) and is part of very elite group of pools that offers a summer of safe, fun filled activities for both swimming and diving.

Parent Participation is vital to the continued success of the team. It takes up to 45 volunteers to run a successful home swim meet and 10 – 12 for dive meets. We cannot manage meets or activities without you. Due to the tremendous amount of volunteer support needed, we require that each family help at the social activities and meets during the swim season. There are ways to help if you work full-time or have toddlers clinging to your leg. There are jobs you can do if you don't know a backstroke from a breaststroke. There are many ways you can use your special talents and skills to help make the Tanterra team the best it can be.

If you would like to learn more about Preteam, email Katie Parker: parkerkatie81@gmail.com; Swim team, email Heather Kauffman: heathercmd@yahoo.com; Dive team, email Valerie Carlson: valerie_carlson@yahoo.com; Registration, email Lauri Black: lauriblack@comcast.net.

Save \$25! Early Bird Registration opens on Saturday, April 6th.

Visit www.tanerratarpsons.org for more information.



**Join us for Tanterra's
Annual Easter Egg Hunt !
Saturday, April 20 @ 10:45 am***

*** Easter Egg Hunt
Starts at 11 am
SHARP, so
arrive early!!**



For Pre-Schoolers and Children up to 5th Grade

Tanterra Pool Parking Lot

***(Bring Your Camera for Pictures
with the Easter Bunny!)***

Rain date: Monday, April 22nd @ 11 am

***(Hunt Cancelled Only in Event of Heavy Downpour
Event Will go On with Light Rain)***

***Contact Jodie Siarkas @ jsiarkas@comcast.net
or 301-674-3819 with any questions***



DOES IT SPARK JOY???

IF NOT...

TANTERRA NEIGHBORHOOD YARDSALE

IS MAY 18



Don't Push Your Luck— 4 Signs to Go With a Pro

Finding the right place to call home requires more than luck. It requires the skill and insight of a professional. If you're in the process of buying or selling a home, here are 4 signs for when it's time to call in an agent.

1. You realize the inaccuracies of the internet

While you can view tons of listings online, not all of the information is accurate or up-to-date. You'll find outdated comps, conflicting forecasts and different ratings. With access to the MLS and insight on properties about to hit the market, a Realtor can provide the latest and most accurate data.

2. You're juggling a hectic schedule

You don't need to spend time sorting through listings and contacting sellers. An agent will do the research on your behalf to find the homes that best fit your needs and price range.

3. The biggest thing you've negotiated lately was your kids' bedtime (and you lost)

As professional negotiators with years of experience, Realtors know how to create, present and negotiate the best offer. Remember, you'll be going up against another professional negotiator: the seller's agent.

4. You're unfamiliar with a neighborhood

A local agent can give you the scoop about market developments and changes that you won't find online. He or she will also analyze the context of larger forces that could impact the future value of a home.

Don't push your luck in your home search. I'm happy to help you eliminate the unknowns and variables – so you can find your perfect place.



Jodie Siarkas, REALTOR®

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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
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
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(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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