



October 2019

Tanterra Homeowners Association Annual Membership Meeting will be held Tuesday, November 12 at 7:00 PM at Greenwood Elementary School. The ballot is in the print issue only.

President's Message

By Glen McEwen

Our annual Homeowner's meeting is scheduled for **Tuesday, November 12th at 7:00 in the Greenwood multipurpose room.** The big topics of discussion will be the presentation of the 2020 budget and the voting for 6 board member positions.

A copy of the budget can be found on pages 5 to 7. Please review it and if you have any questions, please feel free to ask them during the meeting. In addition, this year, along with the 3 board members whose term expires this year, we have the voting for 3 board members whose term expired last year. If you recall, there was a stay on the election last year due to a homeowner's complaint. We have now been released by the CCOC to hold the elections and will include the 3 seats from last year in this year's election. The nominees have written a short biography about themselves and their qualifications (found in the insert) to assist in your decision. While there is an absentee ballot on page one, I thoroughly encourage you to either attend the meeting to hear from the candidates directly (there will be a short presentation by each and some time for a question and answer period) as opposed to filing an absentee ballot. If you are filling out an absentee ballot, please consider all the available information about the candidates and vote accordingly. If you can't make it to the meeting, please give your proxy vote to a friend or neighbor who will be attending the meeting to ensure we have a quorum.

Hope to see you on the 12th!

About a year ago, a Facebook page called Tanterra Community Outreach was created. Everyone in this group needs to keep in mind that, while there is a lot of information exchanged and views expressed, this Facebook page is NOT an official Tanterra sponsored page, and some of the information is not factual. For instance:

One of the originally stated purposes of the FB page (that is open for residents only) "is we will be discussing HOA related issues and want a clear voice of the members in association matters". I would like all homeowners to know they have and have had a clear voice in matters. All that is required is to send an email or call a board member or simply attend one of the monthly Board of Director's meeting.

There was a question/discussion for the Board to be more transparent. While no specifics were given, the insinuation made that the Board is not being forthright. Again, if anyone has any question on any board action, the door is always open. But please note that if you are asking about a subject has to do with someone's personal business (i.e. Financial) this information will be kept confidential.

Overall, there is animosity being expressed that is creating an "us versus them mentality" that needs to stop for the good of Tanterra. **It's everyone's right to have different opinions. It's how we express those opinions that matters most.**

With that stated, please keep in mind that the information on this Facebook page may or may not be accurate and if there is any question on anything dealing with the HOA, please feel free to contact any board member. As this is a private page run by a private individual(s), the board has no authority or oversight over it.



Annual Notice to Residents of COC's



We want you to know about the Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the county created the **Commission on Common Ownership Communities**, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

Education: The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Community Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It also publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will speak to communities and their boards on request and welcome invitations to do so.

Legislation: The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

Dispute resolution: The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at:
www.montgomerycountymd.gov/ccoc

If you have questions or need advice, the CCOC prefers to be contacted by email at:
CCOC@montgomerycountymd.gov

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Montgomery County Commission on Common Ownership Communities
1401 Rockville Pike, 4th Floor, Rockville, MD 20852
www.montgomerycountymd.gov/ccoc / ccoc@montgomerycountymd.gov

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Tanterra Homeowners Association					
2020 DRAFT Budget					
	2019 ytd as of 9/10/19				
Income	2018	2018 Act	2019	2019 YTD	Proposed 2020
Homeowner's Dues (390 homes)	\$ 167,700	\$ 168,583	\$ 175,500	\$ 175,626	\$186,030
	\$430		\$450		\$477
Associate Dues (235 members)	\$ 122,200	\$ 123,785	\$ 122,200	\$ 123,340	\$124,550
	\$520		\$520		\$530
Advertising - Tanterra Today	\$ 1,100	\$ 1,284	\$ 1,100	\$ 600	\$1,100
Architectural Fines	\$ 150	\$ 4	\$ 100	\$ 75	\$100
Interest Income	\$ 50	\$ 143	\$ 100	\$ 116	\$100
Finance Charges	\$ 750	\$ 1,829	\$ 1,000	\$ 1,310	\$1,000
Legal Fees Charged	\$ 150	\$ -	\$ 150	\$ -	\$150
Pool Passes	\$ 1,000	\$ 2,012	\$ 1,900	\$ 2,128	\$1,900
Pool Rentals	\$ 1,000	\$ 2,440	\$ 2,000	\$ 2,060	\$2,000
Social Functions	\$ 5,000	\$ 6,429	\$ 5,000	\$ 5,084	\$5,000
Other Income	\$ 900	\$ 1,941	\$ 2,000	\$ 555	\$1,000
Swim & Dive Team	\$ 25,000	\$ 28,406	\$ 27,000	\$ 32,121	\$29,000
Pool Sports Activities	\$ 5,500	\$ 6,034	\$ 6,500	\$ 6,668	\$6,500
Total Revenue	\$ 330,500	\$ 342,890	\$ 344,550	\$ 349,683	\$ 358,430
Administrative Expenses	2018	2018 Act	2019	2019 YTD	Proposed 2020
Accounting Services	\$ 6,000	\$ 5,900	\$ 6,000	\$ 6,200	\$ 6,500
Architectural/Engineering	\$ 200	\$ 72	\$ 200	\$ 206	\$ 200
Bank Service Charges	\$ 200	\$ 222	\$ 200	\$ 170	\$ 200
Clerical/Bookkeeper Services	\$ 26,000	\$ 25,992	\$ 26,000	\$ 19,500	\$ 26,000
Insurance	\$ 18,000	\$ 19,521	\$ 15,000	\$ 9,617	\$ 18,000
Legal Services	\$ 1,000	\$ -	\$ 11,000	\$ 2,032	\$ 10,000
Miscellaneous Operations	\$ 1,000	\$ 1,042	\$ 1,000	\$ 428	\$ 1,000
Office Supplies	\$ 1,000	\$ 489	\$ 1,000	\$ 923	\$ 1,200
Postage - Operations	\$ 1,000	\$ 768	\$ 1,000	\$ 1,272	\$ 1,000
Tanterra.com	\$ 500	\$ 140	\$ 250	\$ 38	\$ 250
Utilities - Operations	\$ 500	\$ 448	\$ 500	\$ 397	\$ 500
Reserve Study					\$ 10,000
Admin Expense - Other	\$ -	\$ -	\$ -	\$ 94	\$ -
Total Administrative Expenses	\$ 55,400	\$ 54,594	\$ 62,150	\$ 40,876	\$ 74,850
Grounds	2018	2018 Act	2019	2019 YTD	Proposed 2020
Miscellaneous - Grounds (Tree Trimming)	\$ 16,000	\$ 13,530	\$ 10,000	\$ 7,280	\$ 10,000

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Storm Water Study					\$ 1,000
Path Snow Removal					\$ 5,000
Mowing - Grounds	\$ 14,000	\$ 11,700	\$ 12,575	\$ 8,775	\$ 12,575
Total Grounds Committee	\$ 30,000	\$ 25,230	\$ 22,575	\$ 16,055	\$ 28,575
					Proposed
Pool	2018	2018 Act	2019	2019 YTD	2020
Chemicals	\$ 10,000	\$ 7,553	\$ 9,000	\$ 3,784	\$ 8,000
Lifeguard Bonus	\$ 4,000	\$ 4,783	\$ 4,900	\$ 350	\$ 4,900
Management Fees	\$ 98,000	\$ 99,601	\$ 102,000	\$ 105,448	\$ 107,500
Miscellaneous	\$ 2,500	\$ 4,792	\$ 2,500	\$ 583	\$ 4,500
Permit Fees	\$ 1,200	\$ 2,928	\$ 3,000	\$ 950	\$ 3,000
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Repair & Maintenance	\$ 12,000	\$ 13,921	\$ 19,000	\$ 15,712	\$ 19,000
Septic			\$ 40,000	\$ 26,000	\$ -
Supplies	\$ 3,000	\$ 2,756	\$ 3,000	\$ 3,460	\$ 3,500
Telecommunications	\$ 1,400	\$ 1,574	\$ 1,400	\$ 1,200	\$ 1,900
Utilities	\$ 18,000	\$ 19,500	\$ 23,000	\$ 13,854	\$ 21,000
Total Pool Committee	\$ 151,100	\$ 158,408	\$ 208,800	\$ 172,340	\$ 174,300
					Proposed
Tanterra Today	2018	2018 Act	2019	2019 YTD	2020
Miscellaneous (Delivery fee)	\$ 500	\$ 2,550	\$ 500	\$ 280	\$ 500
Postage	\$ 1,200	\$ 900	\$ 1,200	\$ 900	\$ 1,200
Printing	\$ 3,500	\$ 4,314	\$ 5,000	\$ 4,298	\$ 5,000
Tanterra Today - Other	\$ -	\$ 290	\$ -	\$ -	\$ -
Total Tanterra Today	\$ 5,200	\$ 7,764	\$ 6,700	\$ 5,478	\$ 6,700
					Proposed
Taxes	2018	2018 Act	2019	2019 YTD	2020
Condo	\$ 2,000	\$ 1,069	\$ 2,000	\$ 1,950	\$ 2,000
Federal & State	\$ 400	\$ 379	\$ 300	\$ 280	\$ 300
Personal Property	\$ 800	\$ -	\$ 2,200	\$ 822	\$ 2,000
Real Estate	\$ 2,900	\$ 2,141	\$ 2,900	\$ 3,940	\$ 2,900
Taxes Total	\$ 6,100	\$ 3,588	\$ 7,400	\$ 6,992	\$ 7,200
					Proposed
Social Committee	2018	2018 Act	2019	2019 YTD	2020
Miscellaneous (Opening, Closing, Events, etc.)	\$ 9,500	\$ 13,834	\$ 9,500	\$ 8,982	\$ 9,500
Volunteer Appreciation Dinner	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Total Social Committee	\$ 11,000	\$ 15,334	\$ 11,000	\$ 8,982	\$ 11,000
					Proposed
Activity/Civic	2018	2018 Act	2019	2019 YTD	2020

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Charitable Contributions	\$ 2,100	\$ 1,900	\$ 2,100	\$ 1,500	\$ 2,100
Recognition Awards	\$ 300		\$ 400	\$ -	\$ 400
Swim & Dive Team	\$ 31,000	\$ 21,321	\$ 31,000	\$ 34,656	\$ 32,000
Tennis/Pickleball	\$ 750	\$ 238	\$ 750	\$ 166	\$ 750
Pool Sports Activites	\$ 5,500	\$ 6,389	\$ 6,500	\$ 6,228	\$ 6,500
Welcome Committee	\$ 150	\$ 150	\$ 150	\$ 112	\$ 150
Total Activity/Civic	\$ 39,800	\$ 29,998	\$ 40,900	\$ 42,663	\$ 41,900
Total Expense	\$ 298,600	\$ 294,916	\$ 359,525	\$ 293,386	\$ 344,525
				Proposed	
	2018	2018 Act	2019	2019 YTD	2020
Total Revenue	\$ 330,500	\$ 342,890	\$ 344,550	\$ 349,683	\$ 358,430
Total Expenses	\$ 298,600	\$ 294,916	\$ 359,525	\$ 293,386	\$ 344,525
Net	\$ 31,900	\$ 47,974	\$ (14,975)	\$ 56,298	\$ 13,905
Anticipated Reserve Fund Usage	2018	2019	2020		
Furniture	\$ 5,000				
Office Computer	\$ 1,000				
Parking Lot	\$ 6,000				
Pavilion		\$ 30,240			
Pool Equipment	\$ 2,000				
Pool House Roof			\$ 30,000.00		
Security System		\$ 500.00			
Tennis Courts					
Walking Path Repairs					
Walking Path Seaming	\$ -	\$ 0	\$ -		
Total Reserve Fund Uses	\$ 14,000	\$ 30,740	\$ 30,000		
Actual Reserve Fund	2018	2019			
Beginning Year Reserve Fund	\$ 61,358	\$ 55,575			

MOMS Club of Brookeville

Presents

Halloween Spectacular Open House

Wednesday, October 16th at 10:00 AM

Salem Methodist Church, Brookeville, MD



Are you a stay at home or part-time working mom with young children?
Do you live in the Brooke Grove or Greenwood Elementary School zones?
Are you looking to meet local moms for playdates and moms' nights out?

If this sounds like you, please take this opportunity to meet your local chapter of MOMS Club International! Don't be shy! We are always welcoming new members! Bring the kids in costume to celebrate with nut free snacks, stories, songs, and more!

For more information please contact us: momsclubbrookeville@gmail.com

New Neighbors Join Tanterra



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.

Connect with the Tanterra Community!

Website

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

Email Tanterra Today

Email LizBialas@verizon.net with your name, street address, and 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.tanerratarpons.org/Home.jsp?team=recmcslttstmd>

Facebook Pages



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

BOARD MEETINGS

Dates:

October 16, 2019
 November 20, 2019
 December 18, 2019

Time:

7:30 PM

Location:

Tanterra Pool

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

Community Events



Fairhill Fall Spooktacular

October 26, 2019

1 - 3 PM at the Fairhill Shopping Center

Fun, FREE activities for the entire family!

- Olney HELP Food Drive
- Trick-or-treating while supplies last
- Scarecrow making, hay rides, balloon art
- Register to win prizes

at the Fair Hill Tent near the fountain

- Parade & Costume Contest for people and pets at 3:30pm near the stage.

Halloween Eye Spy Trains are Back!



Trains will run Fridays from 4 - 6 PM, and Saturdays and Sundays (beginning October 4 and ending October 27) from 10 AM - 6 PM.

Great for families of all ages, Montgomery Parks' Cabin John Miniature

Train and the Wheaton Miniature Train will take a ride through "Trainsylvania."

Visit ActiveMontgomery.org to purchase tickets for Cabin John's Eye Spy Trains or Wheaton's Eye Spy Trains and guarantee your seat at your ideal train time and date.

Tickets are available for purchase online (beginning October 1). A small number of tickets may be purchased onsite, but ride times will not be guaranteed.

Registration closes one day prior to the scheduled ride, so do not wait, book your ride reservation online today!

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
Brogan Black (B/P)	14	301-260-0360
Olivia Bugg (B)	15	301-260-8396
Nicole Dando (B/P)	20	301-774-9309
Shelby Lee (B)	18	301-648-3288
Amanda Wenhold (B)	17	301-971-7231

Updated 9/2019



Architectural Updates

State of the Neighborhood

We have had an influx of new homeowners within our community over the last few years. Our community has come a long way from 50 years ago when our houses were new. During the mid to late 1990's our community had many issues with the upkeep of maintenance, condition of the houses and most importantly curb appeal. At that time our community was not what you see today as a number of houses were in disrepair, messy and house values were falling behind other neighborhoods. In addition, houses up for sale would take much longer to sell compared to other communities.

The Tanterra HOA in the late 90's decided to revive the involvement of the Architectural Committee. At that time, numerous homeowners volunteered and were on a committee that was assigned the task of putting in place some ideas on what the HOA wanted to see improved on a going forward basis. Since that time with a plan in place for annual house inspections and notification to homeowners, a major transformation has occurred. Our community is unique within the Brookeville/Olney area,

and if you take the time to drive through the neighborhood and compare it to those of the same age we believe that you will agree that we have a development that you can be proud to call your home. More importantly, the last few years our homes are selling quickly at a much higher value, equal to if not greater to surrounding communities. A great accomplishment when you consider that we were behind other communities. Today, more and more homeowners are doing the necessary maintenance, cleanup etc., without having to be told by the Architectural Committee during its annual inspections.

We know that your home is a significant investment and the goal of the Architectural Committee is to keep your value rising. We encourage you as homeowners to get involved. Not only do you want to keep your values rising, but also a neighborhood that is inviting and one that you are proud of. We know that our Tanterra Pool is an asset in many ways, but we think you'll agree that if the neighborhood is not kept up that the value of your house will be affected.

Every year we elect new members to the Tanterra

Board of Directors and you as a homeowner should not sit back, but get involved to ensure that those who wish to represent you have the same concerns you have on the type of neighborhood you want to live in.

Dead Trees (Previous article in April 2019)

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 should 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.

If you see a dead you should contact the Architectural Committee and we will drive by and see the status of said tree. We have responded to every call we've received from homeowners when they complain about a specific tree. We've been told by the County that if the tree has one live branch it is not considered dead. Our experience is that the County has Inspectors who are trained and very qualified to determine if the tree is dead or still has life in it. The County also has the resources and rules to get the situation remedied in a much quicker method.

Streetlights

Now that it is starting to get dark sooner please help by reporting lights not working on your street. If you see a streetlight that is leaning, turning on and off, or completely out please report it to Montgomery County. It is easy to do and takes very little time. **Just** report it to Montgomery County by dialing 311. You will need to give the address where the street light is located and the county will send someone out to fix it. Many times you can see a number on the street-

Architectural Updates Continued...

light pole and give that to the 311 Operator as well.

In addition, if homeowners would leave a couple of lights on outside of your house throughout the night this will help deter people that shouldn't be on your property. If you see something on your street that doesn't look

right, don't hesitate to call Montgomery County Police. There are two ways to reach them. One is through the emergency line at 911 and the other is their business line that they will send someone out when an officer is available. The business line number is (301) 279-8000 and you can report

anonymously if you are more comfortable.

Financial Committee Meeting Minutes

Meeting minutes from 9/5/19 Financial Meeting for 2020 budget.

Meeting was called to order at 7:04 PM by Treasurer Jim Frye.

Those in attendance included:

Jim Frye – Treasurer
Wayne Johnson – VP
Elizabeth Bialas – Bookkeeper
Dave Stout – Pool
Peter Sweck – Grounds
Glen McEwen – President
And 9 other homeowners

After Jim Frye read the opening statement, Wayne Johnson explained the budget process. The budget is formed in this meeting and then proposed to the Board of Directors. After the Board reviews and makes changes then the budget is presented to the homeowners at the annual meeting and then approved by the Board.

All of the specific budget line items were discussed and a proposed budget for 2020 was determined.

After comments and questions from the homeowners attending the meeting, the meeting was adjourned at 9:18.

Tanterra Homeowners Association: August Board Meeting Minutes

TANTERRA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
August 21, 2019
FINAL – Approved 9/18/19

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

Others present: Elizabeth Bialas (HOA Clerk), Carolyn Reiss (Newsletter), Jacquie Weed (Social Committee), Heather Kauffman (Swim & Dive Team), Susan Ostrinsky (Swim & Dive Team), Lauri Black (Swim & Dive Team)

Guests included: 4 Homeowner guests who signed circulated attendance sheet.

The Tanterra Homeowners Association monthly Board meeting was called to order at 7:36 PM by President Glen McEwen.

Introduction

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

Minutes

Wayne Johnson moved to approve the minutes of the July 17, 2019 Board Meeting, as amended. Dave Bouve seconded the motion, which passed unanimously.

Treasurer's Report

The current Balance Sheet (as of July 31) and the August 21, 2019 Profit & Loss YTD statement were distributed to Board members by Liz Bialas. Spending is on track. Information needs to be transferred to the new computer with assistance from the auditors. Wayne Johnson moved to approve up to \$2,000 for information transfer to the Clerk's new computer. Aleka Kapatou seconded the motion, which passed unanimously. The status of dues payments and pending liens (now three) was provided.

Committee Reports

Pool Committee:

Dave Stout reported that on 7/27/2019 there was a sewage backup into the bathrooms. A clogged pipe was determined to be the main source of the problem. Items such as swim goggles, bathing suits, diapers and feminine products had been flushed down the toilets and clogged the pipe. On further examination, approximately

Tanterra Homeowners Association: August Board Meeting Minutes Continued...

18" to 24" under the soil, a previously unknown septic tank lid to a previously unknown septic tank was located. This septic tank had become filled with waste. The septic tank was pumped out as best as it could be and the pool was made operational within a few days. Chairman Wayne Johnson reported that on 8/19/2019 the toilets were again not flushing and the septic tank was again pumped out and the pool was again operational. He also reported that during the 1999 pool house renovation that WSSC did a dye test related to the plumbing and advised that the pool was on the WSSC sewer system and WSSC has been charging for sewer hookup. Inquiry of original homeowners indicated that none were ever aware of the existence of such a septic system. Next Swim and Dive Team Representatives asked some questions related to the team finances. Team Treasurer Jim Cagley provided current financial information as well as the up to date expenses for the Swim and Dive Team and an explanation of the operations. Jim Cagley then moved to approve the payment of \$11,575.83 from the Swim and Dive Team Account to reimburse the HOA for monies paid to Georgetown Aquatics for 2019 Coaches Salaries. Wayne Johnson seconded the motion, which passed unanimously.

Grounds Committee:

No report.

Tennis/Hockey/Pickleball Committee:

No report.

Architectural Committee:

No report.

Greater Olney Civic Association (GOCA):

No report.

Newsletter:

No report.

Social Committee:

Social Chair Jacquie Weed submitted a 2019 budget report. The Chair reported that Crab Feast attendance was down this year.

Web Site:

No report.

Welcoming Committee:

No report.

Old Business:

- Speeding on Queen Elizabeth – No information
- Neighborhood Watch – No information

Tanterra Homeowners Association: August Board Meeting Minutes Continued...

New Business

Pool Chairman Wayne Johnson presented a bill from Mallick Plumbing for \$26,439.20 related to repairs following the sewage backup into the bathrooms. The Board was notified of this bill prior to the Meeting. Wayne Johnson moved to approve this emergency expense and up to a total of \$40,000, including Mallick Plumbing bill, for pool plumbing repairs. Dave Bouve seconded the motion, which passed unanimously.

Homeowner Open Forum

Homeowner comments were offered on three topics:

Recent Vehicle Break-ins

Locating the Swim & Dive Team Balance on the Balance Sheet (Listed as "Cash in Checking – Swim Team")

A Claim that 10 Years ago there was a Problem with Septic/Sewer (Incorrect Information)

Report of Closed Meetings

A Board Meeting was scheduled by posting on August 2, 2019 for August 7, 2019 at 7:30 PM, at the Tanterra Pool for the purpose of holding a closed meeting pursuant to § 11B-111(4)(iv) of the Real Property Article (Maryland Homeowners Association Act). On August 7, 2019, at 7:45 PM, at the Tanterra Pool, Jim Cagley moved that a closed meeting be held for the purpose of discussing pending litigation pursuant to § 11B-111(4)(iv). Glenn Wasik seconded the Motion. Board Members McEwen, Johnson, Frye, Bouve, Hesse, Wasik, Kapatou and Cagley all voted in favor of holding a closed meeting per the Motion. Discussions occurred regarding CCOC appeal and new complaint. Unanimous decision made to retain counsel for new complaint and to advise on appropriate procedures following motion by Dave Bouve and second by Jim Frye. Adjourned at 9:51 PM.

A Board Meeting was scheduled by posting on August 16, 2019 for August 18, 2019 at 11:00 AM, at the Tanterra Pool for the purpose of holding a closed meeting pursuant to § 11B-111(4)(iv) of the Real Property Article (Maryland Homeowners Association Act). On August 18, 2019, at 11:05 PM, at the Tanterra Pool, Dave Bouve moved that a closed meeting be held for the purpose of discussing pending litigation pursuant to § 11B-111(4)(iv). Erwin Hesse seconded the Motion. Board Members McEwen, Johnson, Bouve, Hesse, Kapatou and Cagley all voted in favor of holding a closed meeting per the Motion. Discussions occurred regarding CCOC appeal and legal consultation related to correctness of decision. Unanimous decision made to appeal 7/29/2019 CCOC decision following motion by Erwin Hesse and second by Dave Bouve. Adjourned at 11:38 AM.

There being no further business, the meeting was adjourned at 9:05 PM.

Animals & Pets Information

Montgomery County Animal Services and Adoption Center (ASAC) Operated by the Animal Services Division of the Montgomery County Police Department 7315 Muncaster Mill Rd., Derwood, MD 20855 240-773-5900 For ASAC information, pet licensing, rabies vaccinations & adoptions see: www.montgomerycountymd.gov/asd

- To report an animal related emergency call 9-1-1
- To report an animal-related non-emergency call 301-279-3000

Animal concerns within the City of Gaithersburg Gaithersburg Animal Control 301-258-6343 or email at animalcontrol@gaithersburgmd.gov

- Animal concerns within the City of Rockville Rockville City Animal Control 240-314-8937 24-hour dispatch for animal concerns at 240-314-8900
- Wildlife Nuisance Problems (birds in attic, groundhogs under porches, etc.) USDA Wildlife Service Line 1-877-463-6497

To report a dead deer along the roadway, call 3-1-1 or 240-773-0311 (from a cell phone)

Conservation Landscaping and Rain Gardens

Thu. October 10th, 2019 4:00pm to 7:00pm at Brookside Gardens

Montgomery County Department of Environmental Protection It is possible to have a landscape that not only absorbs stormwater and uses native plants, but is also beautiful! The Department of Environmental Protection staff will show you how to evaluate your site, design and implement a landscape, and qualify to receive a RainScapes Reward rebate. Fee: \$15

Intended for ages 18 and up

Registration—<https://www.montgomeryparks.org/events/conservation-landscapes-and-rain-gardens-2/>

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 - Jodie Siarkas (2019)	jsiarkas@comcast.net	301-674-3819

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
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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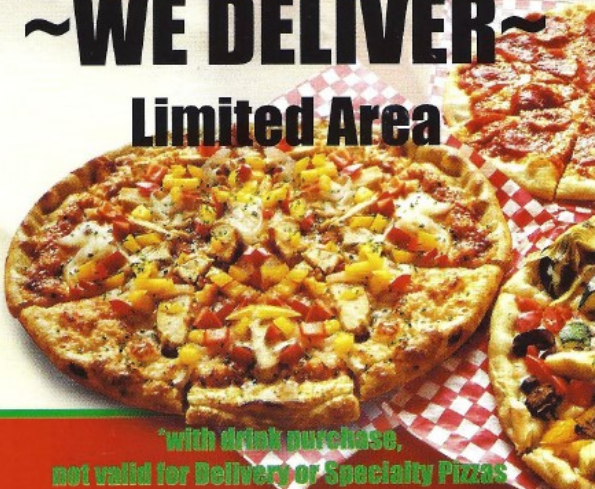
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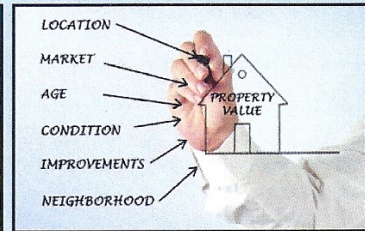


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Tanterra Homes Sold YTD 2019

Close Date	Address	List Price	Subsidy	Close Price	Yr Built	BR	BA	DOM
Jan 24	19005 Heritage Hills Drive	\$509,900		\$503,000	1972	4	2.5	19
Feb 15	9 Heritage Hills Court	\$449,500	\$4,500	\$449,500	1971	3	2.5	89
Feb 21	18808 Alpenglow Lane	\$483,500	\$1,200	\$483,500	1972	4	2.5	1
Feb 26	3401 Tanterra Circle	\$499,999	\$13,000	\$499,999	1973	4	3.5	20
Mar 15	18652 Shady View Lane	\$525,000	\$10,000	\$535,000	1974	4	3.5	11
Mar 28	3313 Gold Mine Road	\$433,000	\$8,000	\$433,000	1971	3	2.5	121
Mar 29	19000 Alpenglow Lane	\$499,994	\$15,000	\$500,000	1972	3	2.5	20
Apr 05	19028 Heritage Hills Drive	\$489,000	\$3,860	\$489,000	1971	4	2.5	7
Apr 08	18720 Tanterra Way	\$460,000	\$5,000	\$465,000	1973	4	2.5	7
Apr 19	18820 Heritage Hills Drive	\$455,000		\$450,000	1974	4	3	29
Apr 23	18608 Queen Elizabeth Drive	\$479,000	\$14,000	\$490,000	1974	4	2.5	10
Apr 30	18825 Heritage Hills Drive	\$299,900		\$305,000	1974	3	3	1
Apr 30	3417 Tanterra Circle	\$424,000	\$3,000	\$412,000	1973	3	2.5	95
May 07	3428 Tanterra Circle	\$519,900	\$15,500	\$529,900	1973	3	3.5	4
May 24	18740 Tanterra Way	\$379,000	\$10,500	\$377,500	1973	4	2.5	218
Jun 27	18604 Queen Elizabeth Drive	\$386,500		\$395,000	1974	4	2.5	7
Aug 02	18640 Tanterra Way	\$505,950	\$6,500	\$489,000	1974	4	2.5	20
Aug 13	18917 Heritage Hills Drive	\$404,900	\$12,500	\$405,000	1972	3	2.5	21



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Statements of Candidates for 2018 Elections in the Tanterra HOA Board

(1) Jo Ellen Bilanin

My name is Jo Ellen Bilanin. My husband and I have lived on Tanterra Way for 32 years. We have 2 adult daughters. I am a CPA and was the business manager for a financial software business for 15+ years. I have volunteered over the years for Tanterra, the schools, Brownies/Girl Scouts and other non-profits.

As a Tanterra HOA board member, I will make sure that your HOA dues are used wisely and that you get timely and sufficient information so you can follow board actions. There is much to be done. Tanterra has not had a reserve study in 10 years. Reserve fund contributions have been an afterthought. For 2019, the current board budgeted negative \$3,475 to the reserve fund. The reserve fund must be adequately funded each year so there is no need for special assessments.

Alcohol was served at the Tanterra Pool on 26 different days in 2019, most of these days during normal pool hours. Does beer at the pool need to continue or continue at this level in order to maintain associate members? Many associate members join the Tanterra Pool because of our swim and dive programs and there is a waiting list to join the Tanterra Pool. Do we need to be serving beer at the pool so often or at all?

In 2018 our board aggressively tried to enforce a front lawn policy the board never passed. The board broke Montgomery County election law. Following correct procedures in passing rules, fairly enforcing rules and conducting elections are basic responsibilities of an HOA board.

We need change on the Tanterra board. I am asking for and would greatly appreciate your vote to help bring about that change. I will work to bring greater transparency to our HOA financial statements and to ensure proper, fair processes are followed.

Thank you.

(2) David Bouvé

I am a current Board Member seeking re-election. I retired from the world of project management in 2015 having supported the federal government mostly in the intelligence community. I hold a BA from George Mason University and an MBA from American U. I have supported Tanterra in multiple capacities since 1982 including: editor of Tanterra Today (4 years) Social Committee member (5 years), unfailing volunteer whenever needed (37 years), and Board Member (3 years). The Bouvé's are a truly inter-generational Tanterra family. My daughter, grandson, and granddaughter all swam or dove for Tanterra, and my daughter ran the Snack Bar for 3 years.

I believe that Tanterra as a community is better today than it has ever been and that is reflected directly in the steady increase in home values. That is in no small measure due to the largely unheralded hard work of the Board of Directors and a small group of Committee members and other volunteers. I plan to continue this successful approach.

(3) Wayne Johnson

My name is Wayne Johnson and I am seeking re-election to the Board of Directors. I have lived in Tanterra since 1986. I am currently fully retired but before that I worked the previous 13 years as a laboratory scientist at Medstar Montgomery, 12 years at a small private laboratory in Gaithersburg and 20 years (retired) in the Army. I have been on the Tanterra board since 1992 and been the Pool Committee chairman since 1994, except for 3 years when I served as President of the board. Before serving as a board member my wife & I were on the social committee. I have also been the chairman of the tennis & grounds committees during times when we were waiting for a person to fill the void. I volunteer over 100 hours of my time every year to the community. Although we have not done in recent years, I have organized and participated in the clean-up of the common grounds, which is mostly debris, cutting tree limbs and whole trees. I would pick up a 6- or 12-inch chipper to get rid of the wood. In order to save homeowners money, I organize pool work days in the spring. We (volunteers) have done things like: remove and replace rotten siding on sheds and pool house, paint walls, paint fence posts, remove and replace caulking, power wash, repair chairs, varnish pavilion posts, clean drainage channels, trim trees, repair tables, and one year we replaced the entire fabric (the chain link part) of the pool fence. What we do not get done on the weekends, I do myself during the week. I spend 40-100 hours every year working on things at the pool. I have even spray painted the posts and fabric of the tennis courts.

I have initiated, planned, or supervised (usually all three) the following projects: pool house renovation (we had a committee to help plan), build snack bar/meeting shed, build storage shed, stone wall at baby pool and patio area by snack bar, tennis court renovation, pool renovation (also committee formed) and the new roof on the pavilion.

In spite of recent criticism, I feel the board has always been honest, open, and responsive to the community. In all my years as a member of various committees and as a board member, the board has always been co-operative in getting things done. I am not the best speaker, I rely on people around me to do that, but as you can see from above, I get things done. I have been proud to a member of this community and the board. I would appreciate your vote so that I can continue to contribute.

(4) Edward Launt

My name is Ed Launt and I am running for a position on the HOA Board. I live on Tanterra Way. My family and I moved to the neighborhood in late May 2019, so we're relatively new to the area. My oldest just started Kindergarten at Greenwood Elementary. You may have seen me / us walking our Siberian Husky (Jasper). And you may have seen my yellow Minion-mobile. I've met a couple handful of neighbors in recent months.

I am an IT professional (12yrs experience) working with James G Davis Construction. Presently, I manage schedules for technicians and ensure a quality of service to DAVIS employees (currently 425 users). Part of my day-to-day responsibilities include budgeting \$650,000 annually as I oversee our Corporate Wireless account, Printers, A/V Equipment across the entire company, and am responsible for maintaining, upgrading, procuring and spec'ing out possible replacements for

over 1800 devices, as well as keeping technology current. I deal with a dozen different vendors and keep constant communication for all accounts current to ensure we're getting the best product for our investment.

In IT, you must be punctual, able to problem solve on the fly, come up with long-term solutions, communicate effectively with team members, end users and leadership on a constant basis; Delivering quality service to the end users while maintaining Enterprise-Level protocols, and adhering to policies.

I believe all the above makes me a well-rounded candidate worthy of sitting on the board to assist with day-to-day problems the Tanterra community faces. I will work to ensure that the board communicates effectively while following protocols defined by the County. I will work to ensure the board is and remains transparent and that issues and resolutions are vocalized. It will be my overall goal to ensure the community entrusts the board with making decisions that are in the best interests of the people. Homeowners are the best bodies to run the HOA as it is made up of the people who live there. Let the community work for the community.

(5) Glen McEwen

Hi, my name is Glen McEwen and I am running for one of the open positions of the Tanterra Board of Directors. I have been a Tanterra homeowner for over 30 years and during that time my wife Gina and I have served on the social committee and then chaired the social committee. I have also served the residents of Tanterra by being on the Board of Directors for over the last 12 years serving as the vice president and with the last 6 years as President. I also help out yearly on pool cleanup days in the spring and stack chairs and put away the pool furnishings every Labor Day (not to mention cooking hot dogs on the holidays). It is a lot of work but it is also a labor of love since I think Tanterra is one of the best neighborhoods there is and I would like to keep it that way.

Every spring, adjacent neighborhoods with community swimming pools have signs advertising pool memberships are available. However, in Tanterra, we have a 2 year waiting list of families that want to join our pool. I believe that this is a reflection of the wonderful social atmosphere at Tanterra which comes from the hard work of our Board and volunteers.

Over the past year or so, there have been a small group of neighbors (approximately 1% of the neighborhood) that is complaining about the 5% of the neighbors that are doing 95% of the work in the community. The hard working 5% have saved the homeowners association tens of thousands of dollars over the years (and this excludes the savings that our self-managed Board saves the homeowners) and we have a few people that are complaining but are not offering any solutions or doing any of the work. Their sole purpose is to tear the neighborhood apart as opposed to chipping in and performing the work. Now, some of these people want to be on the Board. There have been a lot of changes made to the improve the neighborhood over the past years such as the pool renovation, the added hockey court, the tennis court resurfacing, the added pickle ball courts, and the added pool sheds to name a few. These items would not be possible without the hard work of the Board and the neighborhood volunteers and I am proud to say that I took part in the changes and was not sitting back pointing fingers and complaining. You need to ask yourself, are these Monday Morning Quarterbacks, who have not served on any committees and have not helped out

with the hard work in the neighborhood that needs to be done, the best thing for our association's Board of Directors.

I would really appreciate your vote so I can continue serving the neighborhood and we continue having Tanterra as great as it is!

(6) Bruce W. Moran

My name is Bruce Moran and I am a candidate for the Tanterra HOA Board of Directors. I have been a homeowner and resident of the Tanterra community since 1996. I recently retired after 44 years of service in corporate, government, and international organizations. During my career, I chaired an interagency committee of the U.S. Government, international working groups, and management and technical committees. I was an at-large member or officer of chapters to, and the Board of Directors of, an international professional society. Now that I have retired, I would like to bring my management experience and knowledge to give back to the community in which my family (including two children who graduated from Sherwood High School) has been a part for the past 23 years.

For more than the past year, the Tanterra community has been disrupted by controversies about decisions made by the Board of Directors. Because of this, I sat in on as many meetings as I could to watch, listen, and ask questions to understand the root causes of problems. I observed that the current Board works hard as volunteers to maintain the common area and to keep the HOA dues low. I commend them for their efforts. I also observed that problems have resulted from Board processes that do not effectively consider others' views, and thus result in controversies. For example, I observed Board or committee members defensively dismissing statements made by homeowners that questioned Board actions. Hard work and effective leadership are not the same.

Effective leadership results when managers are open, listen, and effectively communicate with the community. If elected to the Board, I will listen and will seek to understand and to act on homeowner concerns, seek to understand why the current Board made its decisions, work to mediate disagreements, and work towards establishing consensus on issues affecting the community. I will work to ensure that all information that is needed by the community is made available to its members, is timely, and is clearly stated. I will work to re-establish harmony and confidence that the Board is working in the best interests of all members of the Tanterra community.

(7) Ginger Naglee

My name is Ginger Naglee and I've called Tanterra home for the past 8 years. Most of my volunteer hours since then have revolved around supporting my two girls at Greenwood, where I have headed up the Earth Week Program and been Room Parent each year, as well as worked to implement a School Garden and Garden Club.

I continue to support the school in this way but last year became invested in expanding my focus to promote community in Tanterra and reform in the HOA. I have done this by working with the county to gain an understanding of the needs and responsibilities of an association and by starting a neighborhood outreach page that connects and builds community.

I have been certified in both courses currently offered by Montgomery County on community governance and finance and attend the monthly meetings to gain a pulse on what goes wrong in most neighborhood associations, and how to stay ahead of it. I am fully versed on all the state, county and community laws and procedures and have worked with the CCOC to promote Transparency and Fair Practice within our neighborhood and for the betterment of all members. I will continue to work to ensure this becomes the norm.

I have many ideas on how to bring the neighborhood together and assure all members have a voice, and that the collective voice is echoed by the Board. I hope to expand our amenities and activities and ensure they reach far beyond the days of summer and the gates of the pool.

My experience with the PTA coupled with 20+years in the high stress world of managing professional kitchens proves me to be an excellent communicator, organizer and problem solver, and makes me a great fit for the board. My knowledge of the HOA laws would ensure our board is following proper procedures, and as such, not putting our insurance coverage in danger as well as assuring community dues are put to work for the members, not for legal fees.

I believe in Transparency, Inclusivity, and Fair practice. I believe in Community. I believe together we can achieve great things and that one voice and one vote can make a difference. I hope I can count on yours.

(8) Carolyn Reiss

My name is Carolyn Reiss. My husband and I have been Tanterra residents for 43 years. I volunteer as a co-editor of Tanterra Today. I was also part of the Welcome Committee for a couple years. While our children were young, I volunteered at Greenwood and at the pool for the swim team. I retired as a librarian after working for the federal government and private industry for many years. Since then, I have volunteered for six years doing data harmonization for National Arboretum and National Agricultural Library. During the time we have been Tanterra residents, we have seen many changes, but we have not seen the decay that many aging neighborhoods suffer from. I believe that is due to the efforts of the many dedicated board and committee members who have worked diligently to keep our neighborhood attractive and financially viable. I hope to continue in that tradition.

(9) Josh Scall

Hello, my name is Josh Scall, and I have been a resident of Tanterra for three years with my wife and two young daughters. I have worked in public safety for a decade. During that time, I have been very involved with my union, to include being a shop steward representing over one hundred union members. I am passionate about our wonderful neighborhood. I believe one of the greatest strengths of Tanterra is its HOA, which works countless hours to keep homeowners dues to a minimum. Being one of the newer and younger homeowners in the neighborhood, my goal would be to inject youth into the board, while learning from its current members, to keep our neighborhood as an amazing place to raise my young family.

(10) Jodie Siarkas

Hi, my name is Jodie Siarkas, my husband John and I moved into Tanterra in 1999. We've raised our children Santhi, Charlie and George here. Over the years we have been involved with the Tanterra Swim and Dive Team for close to 20 years with timing, judging, refereeing, dive team rep. and much more. I've organized and run the annual egg hunt held every spring for the last 15 years.

As a real estate agent, I understand how important an HOA is to improving and maintaining property values in our community. I love our community, and believe that having a solid Board of Directors is the backbone to running a cohesive community.

(11)Katy S. Tzamaras

Hi. I am Katy Tzamaras. I am a long time Tanterra resident. 31 years to be exact. I am a mom to 3 adult children.

Over the years I have been a girl scout leader to each of my two daughter's girl scout troops, been a PTA board member of Greenwood Elementary School all the years my kids were there, helped start the Yahoo group for Greenwood, and even helped run kindergarten orientation for Greenwood. I have been a PTA board member of Rosa Parks middle school while my kids were there, and was on the principal's community board as well as involved in helping with track meets, field hockey games, wrestling, football, indoor track, and Rock-n-Roll at Sherwood High School while my kids were students there. Now I am a substitute teacher for MCPS.

I am interested in running for the Tanterra HOA Board because I am interested in taking a more active role in the community. I would like the beauty of the neighborhood maintained, while also finding new ways for neighbors to connect.

(12)Glenn Wasik

My name is Glenn Wasik and I am seeking re-election to the Board of Directors of the Tanterra HOA. I have been on the Board since 2006. I am employed as a Judge with a federal agency. My wife Kelly and I have lived in Tanterra since 2003 and been involved and active in the community since we moved in. My children (1 daughter and 2 sons) have graduated from Greenwood, Rosa Parks and Sherwood. I can distinguish myself from some of the other candidates by having actually contributed countless volunteer hours directly to the Tanterra community, both before and after I was first elected to the Board. In addition to my 12 years of volunteer work on the Board of Directors, I am involved in the opening and closing pool clean-ups and I also contribute my efforts to community clean-ups and tree removals. I have been involved with the Tarpons swim team for 15 years and I helped run the team for 8 years as the A Team Representative. In addition to our local community, I have also contributed many volunteer hours to our greater community. I volunteered at Greenwood including helping to run the Gator Raiders math coaching initiative. At my youngest child's graduation, Kelly and I were recognized during the ceremony for our contributions as volunteers at the school. I coached boy's lacrosse at OBGK for many years. Currently, I am on the Board of Directors of a local charity which provides service dogs to wounded veterans.

Despite recent allegations to the contrary, the Tanterra Homeowners Association has always been run in an open, honest, transparent and fiscally responsible manner. There is absolutely no

probative evidence, anywhere, that this is anything other than the truth. The beautiful Tanterra community you live in is due, in part, to the continued stewardship of the Board and its ability to enforce rules for the good of all the homeowners. We have successfully kept home values on the rise and HOA dues low by doing our jobs. I look forward to further serving you, the Tanterra community, and would greatly appreciate your vote!

(13)Diana Weinrich

My name is Diana Weinrich and I've been a resident of Brookeville for 21 years, including a homeowner in Tanterra for over 14 years. I am running for one of the open positions on the Board of Directors in Tanterra. I am in favor of retaining management of the HOA with the community members – that is, I do not want to bring a management company in to run the HOA or Board of Directors. I want to keep costs down for our residents while providing amenities that can benefit all. I own and operate a successful business and hold an MBA and MS from University of Maryland at College Park. I have been a dive rep, and my children have all been on the swim team or dive team at some point. I have volunteered at clean-up days at the pool. I am involved in our community. I have a love of family and will work hard to promote the values of family and community in our neighborhood. I support transparency in the operations of our HOA. I hope I can count on your vote to take one of the open positions on the Tanterra HOA and I thank you in advance for your support.

(14)Michael Wood

My name is Michael Wood I have lived in on Alpenglow Lane for 7 years. I'm running for one of the open positions on the Tanterra Board. My wife Gillian and I have two children Owen, a six grader at Rosa Parks, and Isabel, a Sophomore at Sherwood High School. I have volunteered over the years at OBGK Coaching both my kids on Soccer teams. I volunteer during the Tanterra Swim meets timing the races. I have a Master of Science in Computer Systems Management Information Assurance from UMUC and BA Sports Management from Towson University. I currently work in startup software company that allows me to travel the world and work on a wide range of projects. I have experience sales, project management, computer forensics, malware analysts, and security assessments of companies. I have to be detailed orientated and understanding of goals of each company I work with. This experience makes me a great choice to represent the Tanterra community. I am open to working and listening to all members of the community. I believe that we should be finically responsible to keep our HOA fees as low as possible and be transparent with the community on what we spend our funds on. I ask for your vote on November 12th.