

# Tanterra Today

AUGUST 2025



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## IMPORTANT DATES

Architectural Meetings August 6 & 20 - 7:00pm
Monthly Board Meeting August 20 - 7:30pm

### Dear Neighbors -

**All the families who attended the annual 4<sup>th</sup> of July cookout were once again treated to a great time, sponsored by our local State Senator and Tanterra resident Craig Zucker.** Craig has been sponsoring our July 4th picnics for several years and we all owe him a big thank you – not only for the picnic but for all that he has done to help our community and the state. **THANK YOU, CRAIG!!!**



**All of our July 4th activities were hosted by our talented Social Committee Co-Chairs Barbara, Donna & Michelle.**

**We still have several more social events to enjoy in August, so be sure to check the Tanterra website, the pool for posted flyers and pages 5 and 7 in this newsletter for the schedule.**

**On Tuesday, August 5th stop by the Fair Hill Shopping Center as they host the annual National Night Out from 5pm until 8pm, with proceeds benefitting local fire and police departments and a few other organizations.**

**Our Closing Day Party** with lots of hot dogs, volleyball, live music and fun **will be happening Saturday, August 30 from 12-2pm, and the last day our pool will be open is Monday, September 1st, with it closing at 7 p.m.**

**Also, please note there will be a meeting of the Finance Committee via Zoom on September 4 at 6 p.m. to prepare the 2026 HOA Budget.**

I hope everyone enjoys the rest of their summer and takes time to stop by one of our many events at the pool, hosted by our fantastic **Social Committee** (seen below, L-R: Michelle, Barbara & Donna)!

*Glen McEwen  
President, Tanterra HOA*





## BOARD MINUTES - May 21, 2025

### TANTERRA HOMEOWNERS ASSOCIATION, INC. Board of Directors Meeting May 21, 2025 (Approved 7/16/2025) ZOOM Meeting

#### Board Members Present:

Dave Bouve  
Jim Cagley  
Rob Campbell  
Julie Funt  
Wayne Johnson  
Glen McEwen

#### Others Present:

Jim Frye, Clerk

Diana Cortijo  
Grounds Chair

Sharlene Monroe  
Tanterra Editor and  
Welcoming Committee  
Chair

Three (3) additional  
homeowners

#### 1. CALL TO ORDER/ESTABLISH QUORUM

The Meeting was called to order at 7:36 PM by President McEwen.

#### 2. ADDITIONS/CHANGES TO THE AGENDA by the BOD

None.

#### 3. HOMEOWNER'S FORUM

No questions or comments from Homeowners in attendance.

#### 4. APPROVAL OF MINUTES

A motion was made by Dave Bouve to approve the April 16, 2025 BOD Meeting Minutes. The motion was seconded by Julie Funt. The motion passed unanimously. A motion was made by Wayne Johnson to approve the November 20, 2024 Annual Homeowners Association Meeting Minutes. The motion was seconded by Julie Funt. The motion passed unanimously.

#### 5. REVIEW OF FINANCIALS

Jim Cagley reviewed the outstanding payments and dispositions. There are currently 15 unpaid Homeowners and there are five (5) extensions of payment. There are six (6) liens with the attorney for further action. Reported major expenditures since the last meeting – Pool Management Fees - \$15,050.00; IRS Tax Payment \$7,500.00; and Tanterra Today \$953.40. The Swim & Dive Team account balance is \$72,804.71.

#### 6. REPORTS

##### Architectural Committee – Wayne Johnson

Wayne Johnson reported there were four (4) requests for approvals for an architectural change at the May 2025 Meetings. Approved: Installation of a fence; Request to clad in aluminum all trim and fascia boards and install vinyl soffits; Install a backyard batting cage and putting green. Disapproved: Replace driveway with pavers (Guidelines state that driveways must be asphalt or concrete.

##### Pool Committee – Wayne Johnson

No Pool Committee Meeting was held during this last period.

Wayne Johnson reported that the Pool has a new mixing valve for the hot water heater. He also gave a status of the work from the cleanup dates and pool maintenance performed. In addition, Wayne reported that the Pool had passed the County Inspection and was ready to be opened for the 2025 Season.

##### Grounds Committee – Diana Cortijo – No Report

No Grounds Committee Meeting held during this last period.

Diana Cortijo reported that a Homeowner was helping her with common area vegetation clearance and that concrete was being power washed.

##### Tennis/Hockey/Pickleball Committee – Rob Campbell

No Tennis/Hockey/Pickleball Committee Meeting held during this last period.

Rob reported that there were overhanging branches at the tennis courts that needed to be trimmed and that four (4) courts had been painted on the old hockey court area. In addition, Rob reported that he saw 15 – 20 children on the courts who were vandalizing

(cont'd. on pg. 3)



(cont'd. from p. 2)

**Tennis/Hockey/Pickleball Committee** (cont'd.)

it as some of their parents looked on. Parents are reminded that children are not to be on the tennis courts unless they are playing tennis or pickleball and bicycles, wagons, roller skates and motorized vehicles are not to be used on the tennis or pickleball areas.

**GOCA** – Ricardo Ruano & Stacy Cummings – No Report

**Newsletter** – Sharlene Monroe - No report

**Social Committee** – Barbara Stockinger, Donna Hubbard and Michelle Cagley  
The Social Committee is ready for the Pool Opening on May 24, 2025.

**Web Site** – [Jim Frye](#)

Jim Frye reported that everything is up to date on the web site.

**Welcoming Committee** - Sharlene Monroe

There are (2) new Homeowners Sharlene will be welcoming.

**Adult Beverage** – Wayne Johnson – No Report

## 7. NEW BUSINESS

### Montgomery County Civic Federation

Following a discussion, no action was taken to join the Montgomery County Civic Federation.

## 8. OLD BUSINESS

### Addition of Funds to the Reserve Fund

Following a discussion, a Motion was made by Jim Cagley to approve the addition of \$20,027.00 to the Reserve Fund. This motion was seconded by Wayne Johnson and it passed unanimously. This will be in addition to the \$27,000.00 approved on March 19, 2025 and will bring the annual contribution to \$47,027.00.

## 9. ADJOURNMENT

A motion was made by Glenn Wasik to adjourn. The motion was seconded by Julie Funt. The motion passed unanimously, and the **meeting adjourned at 8:22 PM.**

/s/ Jim Cagley, Secretary

## ARCHITECTURAL COMMITTEE

Wayne Johnson

The Architectural Committee completed their annual landscaping inspection on July 21 & 22. We will be sending out 52 courtesy or violation letters. Overall, the neighborhood looks great, with only a few homes having serious problems. We mainly found a significant overgrowth of Japanese Stiltgrass around trees, shrubs and in flower beds. This grass has a short root system that can easily be pulled out or cut low with a weed wacker. If addressed before the plant turns to seed late summer, that will help cut down on the infestation. We encourage homeowners who cannot maintain their flower beds to convert them back to grass which is easily maintained.

If you have any questions or concerns, please do not hesitate to contact me at [WayneLJohnson@verizon.net](mailto:WayneLJohnson@verizon.net).



## BOARD MINUTES - June 18, 2025

### TANTERRA HOMEOWNERS ASSOCIATION, INC. Board of Directors Meeting June 18, 2025 (Approved 7/16/2025) ZOOM Meeting

#### Board Members Present:

Dave Bouve  
Jim Cagley  
Julie Funt  
Wayne Johnson  
Glen McEwen  
Glenn Wasik  
Jim Wenhold

#### Others Present:

Barbara Stockinger  
Social Committee  
Co-Chair

Sharlene Monroe  
Tanterra Editor and  
Welcoming Committee  
Chair

Three (3) additional  
homeowners

#### 1. CALL TO ORDER/ESTABLISH QUORUM

The Meeting was called to order at 7:31 PM by President McEwen.

#### 2. ADDITIONS/CHANGES TO THE AGENDA by the BOD

None.

#### 3. HOMEOWNER'S FORUM

No questions or comments from Homeowners in attendance.

#### 4. APPROVAL OF MINUTES

May 21, 2025 BOD Meeting Minutes will be presented at the June 2025 BOD Meeting.

#### 5. REVIEW OF FINANCIALS

Jim Cagley reviewed the outstanding payments and dispositions. There are five (5) extensions of payment. There are six (6) liens with the attorney for further action. An additional \$20,027.00 has been deposited into the Reserve Fund, as approved. Reported major expenditures since the last meeting: Pool Management Fees - \$31,100.00; Grounds - Mowing - \$2,400.00; and Pool Utilities - \$1,545.75. The Swim & Dive Team account balance is \$76,856.82.

#### 6. REPORTS

##### Architectural Committee – Wayne Johnson

Wayne Johnson reported there were six (6) approvals for an architectural change at the June 2025 Meetings. Inspections for landscape will be occurring in July.

##### Pool Committee – Wayne Johnson

No Pool Committee Meeting was held during this last period.

Wayne Johnson discussed the need for purchases of a refrigerator and freezer for the Snack Shack.

##### Grounds Committee – Diana Cortijo – No Report

No Grounds Committee Meeting held during this last period.

Wayne Johnson indicated that Nave Landscaping had done some tree removal.

##### Tennis/Hockey/Pickleball Committee – Rob Campbell

No Tennis/Hockey/Pickleball Committee Meeting held during this last period.

##### GOCA – Ricardo Ruano & Stacy Cummings – No Report

##### Newsletter – Sharlene Monroe - No report

##### Social Committee – Barbara Stockinger, Donna Hubbard and Michelle Cagley

The Social Committee is ready for the Pool Opening on May 24, 2025.

(cont'd. on pg. 6)

# Crab Feast

Rain or Shine!

**Saturday**

August 16

7 pm - 12 am

RSVP by Aug. 11



**\$65**  
Members

**\$75**  
Non  
Members

+

DROP CHECK (payable to Tanterra  
HOA) or CASH to Pool Lifeguards,  
Barb, Donna or Michelle

Or VENMO @Tanterra-crabfeast

**NO PAYMENT AT THE DOOR**

**CHICKEN,  
RIBS, SIDES,  
DESSERTS &  
BEVERAGES**

Questions? Call:

Barb Stockinger 301.758.8646  
Donna Hubbard 301.219.7793  
Michelle Cagley 301.717.1120

Tanterra Pool  
18605 Tanterra Way



## BOARD MINUTES - June 18, 2025

(cont'd. from p. 4)

Loved our patriotic pool goers !!

**Social Committee** – Barbara Stockinger, Donna Hubbard and Michelle Cagley. Barbara Stockinger reported upcoming events including the Adult Game Night Party (June 23), 4<sup>th</sup> of July, two (2) Family Fun Happy Hours (June 27 & July 11) and the Crab Feast (August 16). Further details for these events and the remaining Summer 2025 activities will be posted at the Pool, on the website and on the Tanterra HOA & Social Facebook Pages.

**Web Site** – [Jim Frye](#) - No Report

**Welcoming Committee** - Sharlene Monroe  
One (1) new Homeowner was welcomed.

**Adult Beverage** – No Report

### 7. NEW BUSINESS

There was a discussion about the latest draft of the new Reserve Fund Study by President McEwen and Vice President Johnson. Additional follow-up with the company preparing the study will be scheduled due to perceived inaccuracies in projected costs in the draft study. They hope to provide the BOD with updated information at the next BOD Meeting.

### 8. OLD BUSINESS

None.

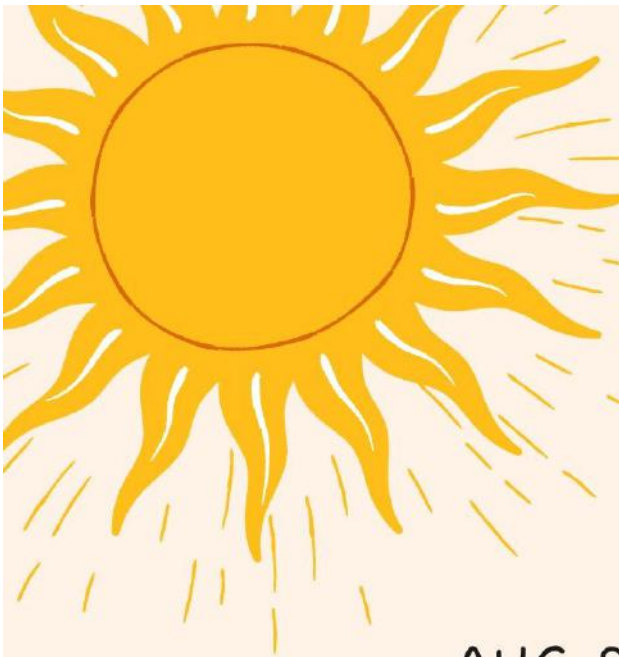
### 9. ADJOURNMENT

A motion was made by Glenn Wasik to adjourn. The motion was seconded by Julie Funt. The motion passed unanimously, and the meeting adjourned at 7:53 PM.

/s/ Jim Cagley, Secretary







# Food Truck Fridays

5PM TO 8:30PM

AUG 8 - QSABROSE

AUG 22 - TACOS EL PARIENTE

AUG 29 - DM SLIDERS

# Closing Day Party

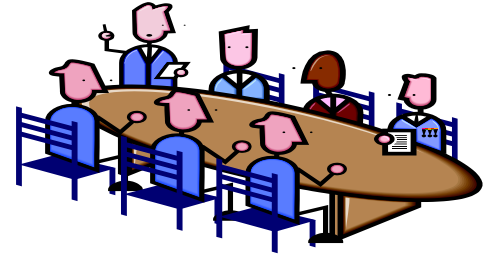


SATURDAY, AUG. 30 ~ 12-2pm

Hot dogs, chips, beverages and  
hip vibes by our amazing DJ!!

# Tanterra HOA Board of Directors

P. O. Box 25  
Brookeville, MD 20833



## Officers

President - Glen McEwen (2025)	glenmcewen@msn.com	301.570.3586
Vice President - Wayne Johnson (2025)	wayneljohnson@verizon.net	301.742.0678
Treasurer & Secretary - Jim Cagley (2027)	JCBozLaw@aol.com	301.570.1475

## Other Board Members

Dave Bouve (2026)	Bouved@gmail.com	
Rob Campbell (2027)	robjcamp@gmail.com	
Julie Funt (2026)	jrfunt@gmail.com	
Justin Jordan (2025)	Jordan-va@hotmail.com	
Glenn Wasik (2027)		301.774.5020
Jim Wenhold (2026)	JamesWenhold@outlook.com	301.452.3246

## Clerk

Jim Frye & John Siarkas (contact for HOA resale packet)	Clerk@Tanterra.com
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## Committees

Architectural Chair	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Grounds & Environment	Diana Cortijo	DCortijo2@gmail.com	
Greater Olney Civic Association ("GOCA")	Stacy Cummings	<a href="mailto:stacycummings@gmail.com">stacycummings@gmail.com</a>	
	Ricardo Ruano	<a href="mailto:r.a.ruano@gmail.com">r.a.ruano@gmail.com</a>	
Neighborhood Watch	Caroll Majors	CarollMajors76@gmail.com	301.466.7590
Social Committee Co-Chair	Barbara Stockinger	bstock01@verizon.net	301.758.8646
Social Committee Co-Chair	Michelle Cagley	MeshellBob@aol.com	301.717.1120
Social Committee Co-Chair	Donna Hubbard	Dhubatwfc@aol.com	301.219.7793
Pool Committee	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Pool - After Hours Rental	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Dive Rep	David Biss	David.Biss@gmail.com	
	Jenny Wyne	G.Einsig@gmail.com	
Pre-Team Rep	Kevie Keeton	KevieAnneKeeton@gmail.com	
	Lisa Dodd	FamilyDodd2015@gmail.com	
Swim Team Reps	Amy Blachere	Amy.Blachere@gmail.com	301.260.8385
	Melissa Frye	MelissaFrye13@gmail.com	443.562.7574
	Amy Floyd & Seema Morse		
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301.570.1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301.814.3993
Tanterra Today Editor	Sharlene Monroe	TanterraToday@gmail.com	
Tennis / Hockey	Rob Campbell	robjcamp@gmail.com	
Adult Beverage Committee	Wayne Johnson	wayneljohnson@verizon.net	301.742.0678
Welcoming Committee	Sharlene Monroe	TanterraToday@gmail.com	301.648.2025





If you have new neighbors, please email  
TanterraToday@gmail.com to let us know! The HOA  
Welcoming Committee has a small gift to provide. ♥


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Donna.Hubbard@fitzgeraldfinancial.net

**2 0 2 5**

## HOA Meeting Schedule

### Architectural Committee Meetings

*All Meetings begin at 7 pm*

Aug 6 & 20	Nov. 5 & 19
Sept. 3 & 17	Dec. 3 & 17
Oct. 1 & 15	

### Board of Directors

*All Meetings begin at 7:30 pm*

Aug 20	Nov. 19
Sept. 17	Dec. 17
Oct. 15	

**Please note there will be a meeting of the Finance Committee via Zoom  
on September 4 at 6 p.m. to prepare the 2026 HOA Budget.**

*Meeting dates, times & locations are subject to change. All meetings via Zoom  
unless otherwise noted. Please check [www.Tanterra.com](http://www.Tanterra.com) for Zoom meeting details.*

## BABYSITTERS ∞ PETSITTERS ∞ HOUSESITTERS ∞ GARDEN HELPERS

**Name**
**Age**
**Phone / Email**

**ALL NAMES, AGES AND CONTACT INFO ARE REDACTED  
FROM ONLINE VERSION OF NEWSLETTER.  
PLEASE CHECK YOUR EMAILED  
OR HARD COPY VERSION FOR THIS INFO**



Please email us your name, age and contact info to TanterraToday@gmail.com if you  
would like to be added to this list. Please indicate which category you are interested in:  
Babysitting (B), Pet sitting (P), Housesitting (H), Garden Helper (G) or Snow Removal (S).

*Thank you!*

# Tanterra Today

P. O. Box 25  
Brookeville, MD 20833-2707

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## Connect with the Tanterra Community !

**GO GREEN!!** Sign up today to receive this newsletter by email to save a few trees and your HOA some \$\$ too! Just email our HOA Clerk at [Clerk@Tanterra.com](mailto:Clerk@Tanterra.com) with your name, street address and the email you wish to use. (Our database is organized by address, not homeowner name.)

**Connect online with your neighbors and HOA:**

**WEBSITE:** [www.tanterra.com](http://www.tanterra.com)

**FACEBOOK** - we have two pages - join both!



**Tanterra Homeowners Association**  
(just for homeowners)

**Tanterra Social Events**  
(for Homeowners and Associate Members  
to learn info on summer social events)

**SWIM & DIVE TEAMS website:**

<https://tanterra.swimtopia.com/>

## ADVERTISING RATES

(Ads are due by the 20th of the month)

<b>Full Page</b>	\$115/mo	\$ 1,265 / 12 issues
<b>Half Page</b>	\$ 65/mo	\$ 715 / 12 issues
<b>Quarter Page</b>	\$ 35/mo	\$ 385 / 12 issues
<b>Business Card</b>	\$ 20/mo	\$ 220 / 12 issues
<b>Classified Ads</b>	\$ 2/line	
<b>Full Page Inserts</b>	\$ 100/mo*	

**\*\*Give-Aways Are Free! \*\***

\* Advertiser must drop off 8.5" x 11" flyers to Tanterra Today's printer: Quick Printing, Inc., 2410 Blueridge Ave., Wheaton, MD 20902. Flyers can be two-sided! All ads must be approved by the Board President, VP and Tanterra Today's Editor-in-Chief.

**All checks should be mailed to the HOA Clerk at:**

**Tanterra HOA, P.O. Box 25  
Brookeville, MD 20833**