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IMPORTANT DATES

Architectural Meetings June 4 & 18 - 7:00pm

Monthly Board Meeting June 18 - 7:30pm Although the pool has only been open a little more than two weeks now, many homeowners and associate members have made a point to come up and enjoy the many things our pool offers - hot dogs on opening day, great snack bar, corn hole, volleyball, and cooking out on our grills.

Dear Neighbors -

Our Social Committee has a summer full of great activities for our members, so make sure you check out page 9 for the full list of all the events.

Please note we have three events coming up this month - two Food Truck Fridays - June 13th with DM Sliders and June 27 with Roche BBQ (both from 5pm until 8:30pm) and our first adult party on Saturday, June 21. You will need to RSVP to the adult party, so please see page 5 for more details.

We also have our annual 4th of July cookout at the pool from 12 to 2pm next month, so make sure you stop by for that event! Our Social Committee is working hard planning lots of games and activities, so check out page 7 for more details about this fun filled event !

If you are new to the neighborhood or not a regular pool user, I would encourage you to visit the pool a few times and see for yourself what a great amenity this is for our community. If you have children between 5 and 18 years of age, they can participate on both the swim team and dive team, so don't forget to sign your kids up ASAP

Even if your kids aren't very strong swimmers, the swim team is a great way for them to improve their skills and make a lot of new friendships along the way!

You can contact one of the swim and/or dive team reps or the team's website is: <u>https://tanterra.swimtopia.com/</u>. And if you have younger children who don't know how to swim, there is a pre-team they can join.

Tanterra also has many wonderful grassy common areas with walking paths for your enjoyment - with a pet station located near the tennis courts for your use in cleaning up after your pet.

On behalf of the Tanterra Board of Directors, we all hope you have a healthy, fun and safe summer!

Glen McEwen President Tanterra HOA





Board Members Present:

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

Others Present:

Jim Frye, Clerk

Ricardo Ruano GOCA Rep

Diana Cortijo Grounds Chair

Barbara Stockinger Social Comm Chair

Nine (9) additional homeowners

BOARD MINUTES - April 16, 2025

TANTERRA HOMEOWNERS ASSOCIATION, INC. Board of Directors Meeting April 16, 2025 (Approved 5/21/2025) ZOOM Meeting

1. CALL TO ORDER/ESTABLISH QUORUM The Meeting was called to order at 7:33 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 Wayne Johnson to approve the March 19, 2025 BOD Meeting Minutes, as amended. The motion was seconded by Dave Bouve. The motion passed unanimously.

5. REVIEW OF FINANCIALS

Jim Cagley reported there are currently 32 unpaid Homeowners and there are nine (9) extensions of payment. There are six (6) liens with the attorney for further action. There are also 36 partially paid Associate Members; however, these will need to be paid fully before Opening Day. Reported major expenditures since the last meeting – Pool Equipment (Refrigerators) –\$1,455.76; Grounds - Mowing - \$1,200.00; and Pool Equipment (Replacement Grills) –\$1036.80. The Swim & Dive Team account balance is \$47,340.64.

6. REPORTS

Architectural Committee – Wayne Johnson

Wayne Johnson reported there were four (4) approvals for an architectural change at the April 2025 meetings: one (1) for roof replacement; two (2) to close carports, and one (1) for siding. Inspections will be between April 19 and April 27, 2025.

Pool Committee – Wayne Johnson

No Pool Committee Meeting was held during this last period.

Wayne Johnson reported that he purchased the two (2) refrigerators (one in the Snack Shack and one in the Guard Office) approved at the March 2025 BOD Meeting for less than the approved \$2,500.00. Pool cleanup dates are scheduled for April and May 2025. The pool has been cleaned and filled and is ready for County health inspections.

Grounds Committee – Diana Cortijo – No Report No Grounds Committee Meeting held during this last period.

Tennis/Hockey/Pickleball Committee – Rob Campbell – No Report

No Tennis/Hockey/Pickleball Committee Meeting held during this last period. It was noted that the pickleball courts would be cleaned up next week. Wayne Johnson made a motion to approve two (2) pickleball nets for up to \$900.00. Julie Funt seconded the motion, and it was unanimously approved.

GOCA - Ricardo Ruano & Stacy Cummings

There was an update provided by Ricardo and various Board Members regarding the GOCA Meeting regarding The Freedom Center, which was attended by numerous

(cont'd. from p. 2)

GOCA (oont.'d.)

Board Members by Zoom. It was noted that Senator Zucker had secured \$200,000.00 in funding for security measures for the area surrounding Greenwood Elementary School.

Newsletter – Sharlene Monroe - No report

Social Committee – Barbara Stockinger, Donna Hubbard and Michelle Cagley

A Social Committee Meeting was held on April 15, 2025.

The Easter Egg Hunt will be held at the Pool on April 19, 2025. Barbara presented the proposed 2025 Social Events Schedule includes the Easter Egg Hunt (March 19), Opening Day (May 24), 4th of July, Closing Day (August 30), Family Fun Night Happy Hours (June 13, June 27, July 11, July 25, August 8, August 22 & 29), and the Game Nite Adult Party (June 21) and Crab Feast (August 16). There will be Food Trucks for all Family Fun Night Happy Hours as well as a Food Truck on Sunday, July 20. Further details will be posted at the Pool, on the website and on the Tanterra HOA & Social Facebook Pages. Jim Cagley moved to approve the proposed 2025 Social Events Schedule. The Motion was seconded by Julie Funt. The Motion passed unanimously.

Web Site - Jim Frye - No report

Welcoming Committee - Sharlene Monroe - No report

Adult Beverage – Wayne Johnson

Wayne Johnson noted that, as the Social Committee Schedule had been confirmed, he was ready to obtain necessary permits.

7. NEW BUSINESS

Approval of 2025 Alcohol Permits

Following a discussion, a Motion was made by Jim Cagley to authorize Wayne Johnson to act as the Tanterra HOA agent for the purpose of obtaining all 2025 alcohol permits from Montgomery County for the approved 2025 Social Committee Schedule, every Sunday from May 24, 2025 through September 1, 2025, and on Memorial Day, July 4th, and Labor Day 2025. This motion was seconded by Dave Bouve and it passed unanimously.

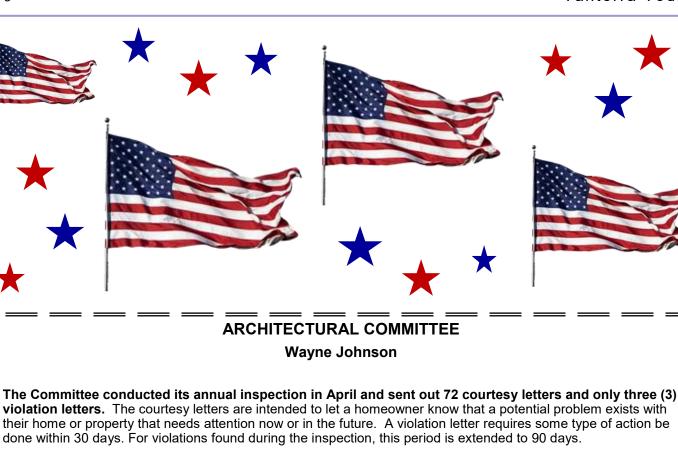
8. OLD BUSINESS

Reserve Study was performed on March 20, 2025. The Study has not been received yet. The Board is waiting to hear from the CPA regarding his understanding/recommendation of the Reserve Fund requirements for Tanterra HOA. CPA has indicated there may be an effect on HOA income taxes.

9. ADJOURNMENT

A motion was made by Jim Wenhold to adjourn. The motion was seconded by Wayne Johnson. The motion passed unanimously, and the **meeting adjourned at 8:07 PM**.

/s/ Jim Cagley, Secretary



The most common issues found this year were driveways and items found in the front of houses. The guidelines put into effect June 1, 2025 goes into detail about what is or is not allowed in the front yard or the house. In general, the overall findings are that most of the homes in Tanterra are in very good condition and appearance.

The next inspection scheduled will be of the landscape during July 19-26. We will be looking at the overall maintenance of trees, shrubs, flower beds and cutting of grass.

If you have any questions or concerns, please do not hesitate to contact me at WayneLJohnson@verizon.net.



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TEXT DONNA HUBBARD - 301.219.7793 OR DROP CHECK OFF TO LIFEGUARD STATION AT POOL - MAKE CHECKS OUT TO TANTERRA HOA

QUESTIONS? CONTACT DONNA!

TANTERRA HOMEOWNERS ASSOCIATION, INC. ANNUAL HOMEOWNERS ASSOCIATION MEETING November 20, 2024 (Approved 5/21//2025)

Board members in attendance:

X	Glen McEwen
Х	Wayne Johnson
	Glenn Wasik
X	Jodie Siarkas
X	Dave Bouve

X Jim Cagley _X_ Jim Wenhold _X_ Julie Funt _X_ Rob Campbell

Ninety-Nine (99) Homeowners were present or represented by proxy, constituting a quorum of homeowners for the Annual Meeting.

The Annual Tanterra Homeowners Association General meeting was called to order at 7:46 pm by President Glen McEwen.

Introduction

Board President Glen McEwen introduced himself to the audience and identified other Board members present. He also introduced Tanterra Clerk Elizabeth Bialas and noted that she would be stepping down in early 2025 and thanked her for her selfless and very valuable contributions to the community for so many years. Tanterra Committee chairs in attendance were also named and recognized their many contributions to our community, as well as those of other volunteers. President McEwen reviewed major special activities of the Association on behalf of the Tanterra community, including social, pool, swim and dive, architectural, grounds, newsletter, website, Facebook, tennis, pickleball and hockey, GOCA, and welcoming, among others. He discussed the Reserve Fund usage for 2024, highlighting the new Pool pavers and the replacement of a dive board stand and dive board. He also reminded the group of the \$750 Dick Cole Memorial Scholarship for a graduating Sherwood senior (Selection is done through the Sherwood scholarship recognition process) and that Maryland State Senator Craig Zucker (who is also a Tanterra homeowner) has scholarship aid available through his office. Senator Zucker was also thanked for obtaining \$500,000 in funding for the renovation of Greenwood Park. He also briefly discussed architectural violations, the process and the need to contact the Architectural Committee to work these out. President McEwen gave a quick overview of the HOA financial situation. President McEwen also recognized and thanked Election Committee Members Jim Wenhold, Elizabeth Bialas, Beth Murray, Jan Hines and Diana McMahan for volunteering to assist with the 2024 Election!

Board Member Elections

There were three (3) Board Member positions up for election: three individuals with expiring Board terms: Glenn Wasik, Rob Campbell and Associate Member Jim Cagley. Glenn Wasik and Jim Cagley had statements published in Tanterra Today. Following a call therefore, there were no additional nominations from the floor for Board membership. Short statements were made by each candidate. Ballots were distributed and collected. Later in the meeting, it was announced that Glenn Wasik, Jim Cagley and Rob Campbell had been elected to Board membership. The final vote counts were: Glenn Wasik (93), Jim Cagley (92) and Rob Campbell (77). There were also single votes for Pat Mattingly, Michael Graves and Ray Lorian. The top three (3) vote-getters received three (3) year terms.

Volunteers Thank You and Request for More Help

President Glen McEwen noted that volunteers are needed for many Association activities. Interested homeowners should make themselves known to Glen or another Board member or Committee chair for consideration. Tanterra's very active volunteers have made it possible to run the Association without the need for a costly management company. There is a particular need for help at the Pool Cleanup and with grounds cleanup. Anticipated upcoming events

Tanterra Today



(cont'd. from pg 6)

are the Easter Egg Hunt, Community Yard Sale (Need Someone To Coordinate for 2024), Pool Cleanup, and Summer Social Events. President McEwen also gave a special "Thank You" for their hard work on behalf of Tanterra Tanterra HOA to Wayne Johnson and Dave Stout (Pool Committee); Wayne Johnson, Jaime Camino and Bruce Moran (Architectural Committee); Diana Cortijo (Grounds Committee); Barbara Stockinger, Michelle Cagley and Donna Hubbard (Social Committee); Sharlene Monroe (Tanterra Today Editor & Tanterra HOA Facebook Page Administrator); David Biss, Jenny Wyne and Carolyn Simpkins (Dive Team Reps); Kevie Keeton (PreTeam Rep); Melissa Frye, Ryan Martin, Amy Floyd, Amy Blachere and Jeannine Williams (Swim Team Reps); Jim Cagley (Swim & Dive Team Treasurer); Wayne Johnson, John Siarkas and Dave Stout (Adult Beverage Committee); Rob Campbell (Tennis, Roller Hockey & Pickleball); Jim Frye and Will Grofic (Tanterra HOA Website); Caroll Majors (Neighborhood Watch), Sharlene Monroe (Welcoming Committee); Elizabeth Bialas, Jim Frye and Jodie Siarkas (Nominating Committee); Jim Wenhold, Elizabeth Bialas, Beth Murray, Jan Hines and Diana McMahan (Election Committee); Jodie Siarkas and Brian Moran (Holiday Decorating Contest Committee); and Kelly Wasik (GOCA Rep). Additionally, Homeowners Tom Musgrove, Bruce Sommers, Julie Funt, Matt Parker, and Marco and Kristen Candia were recognized for the multiple hours they spent helping get the Pool ready for Opening Day.

Architectural Committee

Wayne Johnson gave an overview of the Architectural Committee, indicating there is a lot of work involved with the Committee, including approval of Change requests, inspections, sending out notices of violations and tracking the notices. Wayne is the Chair and Bruce Moran and Jamie Camino are the other members. Bruce Moran is stepping down at the end of the year and Wayne thanked him for his efforts. During this past year, after input from an advisory group, proposed changes to the Architectural Guidelines were reviewed by the Board and the final product was adopted following an opportunity for Homeowner input. The revised Architectural Guidelines have been deposited in the Circuit Court.

Budget

Treasurer Jim Cagley presented the budget for 2025, proposed by the Board and previously distributed to homeowners. He explained major revenue and cost items and responded to questions. Jim also indicated the balances in the various bank accounts, which total over \$335,000. He also explained that the HOA saves considerable money by being self-managed rather than using a management company. It was announced that the 2025 Annual Homeowner Dues will increase to \$560 and Associate Member Dues will increase to \$600. Jim discussed the Reserve Fund and Reserve Study and their purpose. He described the 2024 Reserve Fund expenditures. Along with President McEwen, Jim Cagley discussed future proposed work under the Reserve Study, some of which has already been completed, and the projected costs therefore. For example, the parking lot replacement projected for 2025 was completed in 2023. Additionally, due to a change in the law, a Reserve Study is required to be done every five (5) years, which will be late 2025 for Tanterra HOA. The fee for preparing the last (2020) Reserve Study was \$3,352.00. It was also explained that the Board reevaluates the insurance needs of the HOA every year at an open meeting with our insurance broker. This will be a topic at our December 20, 2024 Board Meeting.

Homeowners Forum (Issues raised by homeowners):

• Newsletter Editor Sharlene Monroe advised Homeowners that they could sign up for email delivery of the Tanterra Today.

A Homeowner asked if it would be possible for each Committee to submit an annual written report of activities. This would be in addition to the information the President delivers at the Annual Meeting.

2025 Nominating Committee

The 2025 Nominating Committee Members will be: Jim Wenhold, Diana Cortijo and Jim Frye.

Following the announcement of the Election results, and with there being no further business, a Motion to Adjourn was made by Jim Cagley and seconded by Jodie Siarkas. It was unanimously passed and President McEwen thanked all present and adjourned the meeting at 9:00 pm.

/s/ Jim Cagley, Secretary

Tanterra Today

STREET, STREET

SAT JUNE 21 - 8PM - 12AM ADULT PARTY - GAMES, FOOD & MORE!

appening this Summer at the DOOL

FRI JULY 4TH COOKOUT - 12PM - 2PM

SAT AUG 16 - 7PM - 12AM - CRAB FEAST

SAT AUG 30 - 12PM - 2PM LABOR DAY COOKOUT

FOOD TRUCK FRIDAYS - 5PM - 8:30PM

JUNE 13 - DM SLIDERS JUNE 27 - ROCHE BBQ JULY 11 - GRUBBIN HARD BBQ JULY 25 - BELTWAY BISTRO AUG 8 - QSABROSE AUG 22 - TACOS EL PARIENTE AUG 29 - DM SLIDERS

FOOD TRUCK - SUNDAY, JULY 20 4PM - 9PM - TACOS EL PARIENTE Officers

Tanterra HOA Board of Directors P. O. Box 25 Brookeville, MD 20833



		glenmcewen@msn.com wayneljohnson@verizon.net JCBozLaw@aol.com	301.570.3586 301.742.0678 301.570.1475
Other Board Members Dave Bouve (2026) Rob Campbell (2027) Julie Funt (2026) Jodie Siarkas (2025) Glenn Wasik (2027) Jim Wenhold (2026)		Bouved@gmail.com robjcamp@gmail.com jrfunt@gmail.com jsiarkas@comcast.net JamesWenhold@outlook.com	301.774.5020 301.452.3246
Clerk Jim Frye & John Siarkas (contact for	HOA resale packet)	Clerk@Tanterra.com	
Committees Architectural Chair Grounds & Environment Greater Olney Civic Association	Wayne Johnson Diana Cortijo Stacy Cummings	wayneljohnson@verizon.net DCortijo2@gmail.com <u>stacycummings@gmail.com</u>	301.742.0678
("GOCA") Neighborhood Watch Social Committee Co-Chair Social Committee Co-Chair Social Committee Co-Chair	Ricardo Ruano Caroll Majors Barbara Stockinger Michelle Cagley Donna Hubbard	<u>r.a.ruano@gmail.com</u> CarollMajors76@gmail.com bstock01@verizon.net MeshellBob@aol.com Dhubatwfc@aol.com	301.466.7590 301.758.8646 301.717.1120 301.219.7793
Pool Committee Pool - After Hours Rental Dive Rep	Wayne Johnson Wayne Johnson David Biss Jenny Wyne	wayneljohnson@verizon.net wayneljohnson@verizon.net David.Biss@gmail.com G.Einsig@gmail.com	301.742.0678 301.742.0678
Pre-Team Rep Swim Team Reps	Kevie Keeton Lisa Dodd Amy Blachere	KevieAnneKeeton@gmail.com FamilyDodd2015@gmail.com Amy.Blachere@gmail.com	301.260.8385
	Melissa Frye Amy Floyd & Seema Mo	MelissaFrye13@gmail.com rse	443.562.7574
Swim Team Treasurer Tanterra Website Tanterra Today Editor Tennis / Hockey	Jim Cagley Jim Frye Sharlene Monroe Rob Campbell	JCBozLaw@aol.com JSFrye@gmail.com TanterraToday@gmail.com robjcamp@gmail.com	301.570.1475 301.814.3993
Adult Beverage Committee Welcoming Committee	Wayne Johnson Sharlene Monroe	wayneljohnson@verizon.net TanterraToday@gmail.com	301.742.0678 301.648.2025

Updated 4/2025



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



DONNA HUBBARD Senior Loan Officer NMLSR#: 704736

600 Jefferson Plaza Suite 400 Rockville, MD 20852 Apply online www.DonnaHubbard.com Donna.Hubbard@fitzgeraldfinancial.net



Direct: 240-403-1853 Cell: (301) 219-7793 E-Fax: (240) 403-2868



Architectural Committee Meetings

All Meetings begin at 7 pm

June 4 & 18	Oct. 1 & 15
July 2 & 16	Nov. 5 & 19
Aug 6 & 20	Dec. 3 & 17
Sept. 3 & 17	

Board of Directors

All Meetings begin at 7:30 pm

June 18	Oct. 15
July 16	Nov. 19
Aug 20	Dec. 17
Sept. 17	

Meeting dates, times & locations are subject to change. All meetings via Zoom unless otherwise noted. Please check www.Tanterra.com for Zoom meeting details.

BABYSITTERS ∞ PETSITTERS ∞ HOUSESITTERS ∞ GARDEN HELPERS

Name	Age	Phone / Email
Christopher Barakat	19	240.447.1090
Cooper Hawkins (B/S); (CPR certified in 2020)	17	240.205.1742
Greg Kilby (GH/S)	13	240.413.9054
Ava Magro (B/H); CPR certified in 2024	13	240.885.2957
Brody Magro (P/H/G/S)	13	240.885.2357
Cruz Magro (P/H/G/S)	13	240.886.2778
Piper Matthews (B/P/G)	16	240.889.0399
Sheisa Naderi (B/P/H)	19	240.731.9463
Kiefer Sumang (S/P)	10	202.600.2560
Kirem Sumang (B/S/P/G) (CPR certified in 2023)	14	202.600.2560
Niko Smargiassi (B/P/G/S)	13	202.774.0678
Amanda Wenhold (B/H); (CPR & 1st Aid cert., Lifeguard)	21	301.971.7231

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 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

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)

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