

President's Message
January 2010

Happy New Year to you and your families. I want to share with you the highlights of 2009 and what's ahead for the New year in the Tanterra Community. This past year was obviously a tough year for the nation's economy and luckily only a few of our homeowner's were caught up in Foreclosure. Delinquency rates were up. The BOD cut back in expenses this year as much as possible but the reality of increased spending in the next few years set the stage for increases in HOA dues and possibly a special assessment on homeowners to cover anticipated pool renovations. At the annual meeting in November we briefed interested homeowners on our financial analysis of the next three years including the fact that significant expenses lie ahead with sealing and patching the bike paths and parking lot, and replacement of faulty plumbing in the pool area. We have a leak in the pool and action needs to be taken fix this before it gets worse. The preliminary estimate we have received is \$120K. In addition to these two items we have been notified by Montgomery County that we will be required fix a drainage system to the creek where pool outflow is released. In the November Tanterra Today newsletter we published the budget for 2010 (approved by the Board in October) and you will see by 2011 the reserve fund is nearly depleted with these expenses anticipated. It seems inevitable that the Board will have to ask homeowners to contribute an assessment either this year or next year to maintain our infrastructure and to be assured our reserve fund is maintained to handle potential emergency expenses that can occur at any time. More information on the pool leak and actual estimates of construction are needed before I can present you with an estimate of a possible assessment. One thing is for sure is that dues will continue to increase at 6% per year (increased from \$290 to \$307 this year) in the coming years. Dues of Associate members were increased \$20 per family this year and the Board has increased the number of Associate members allowed to increase our revenue. At the Annual meeting three Board members were elected. They were Glenn Wasik, Beth Murray and Curt Barrett. Homeowners showed appreciation to the Architectural Committee for the improvement in the appearances of THOA homes.

The Board meeting in November resulted in the election of Curt Barrett for President (this is definitely my last year), Glenn McEwen Vice President, Charlie Cook Treasurer and Glenn Wasik Secretary. My congratulations to the new Board and new officers for 2010. The Board also voted to change Board meetings to the third WEDNESDAY of each month. Previously we met on the third Thursday.

Finally at the annual meeting it was noted by homeowners the need for an email contact list. The contact list would be used to notify neighbors of important or urgent information. Carri Wheatly volunteered to establish a yahoo group list that could be used by any homeowner to notify the neighborhood of critical information. This is strictly voluntary. If you want to be on the list either send your email address to Carri Wheatley carri_wheatley@yahoo.com or go to Yahoo.com, search for groups

and add your email to the list. The group name is **tanterrahoa**. The annual dues statements and associate invoices will be mailed in January.