

2021 Election Rules

The Election Committee remains comprised of Elizabeth Bialas, Jan Hines, Charlotte Kates, Diana McMahan, and/or Beth Murray (alternate). These individuals will be checking in homeowners and/or examining and tabulating the votes.

The first 20 minutes of the November 17, 2021 Annual Meeting will be allotted for a “meet and greet” of the candidates for the Board of Directors. During the Annual Meeting, and prior to the Election voting, each candidate will be allowed up to two minutes to explain why they should be elected to the Board. Comments will be kept to why they are suited for the position, what experience they have that would make them a good Board Member, how long they have lived in the neighborhood, what they would like the Board to do, etc. Essentially providing the bio information that was included in the Newsletter. Other candidate backing and/or bashing will not be permitted (one candidate cannot say anything good or bad about another candidate’s position on an issue). Candidates will be speaking in alphabetical order per their last name.

In the event of a tie either between the 3rd place finishers (which would determine the two-year versus three-year term) or between the 6th place finishers (which would determine if a candidate would be on the Board or not), the following will take place: in the event one of the candidates does not acquiesce to allow the other to have the Board Member position, a run-off election between the tying candidates will take place by a secret ballot at the Annual Meeting. No additional comments by the candidates will be allowed. Slips of paper will be distributed and homeowners in attendance will vote (one per household) by writing the name of the candidate they are voting for on the slip and depositing it in the ballot box. These votes will be added to the absentee ballot votes received for the run-off candidates and the highest vote total will receive the position. In the event a tie still remains at this point, a coin flip will determine the winner.

Your Candidates

David Bouvé

I am a current Board Member seeking re-election this year. My wife, Janet and I have lived in Brookeville since 1981 and we have been Tanterra homeowners since 2013. 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 University. I have supported Tanterra in multiple capacities since 1982 including: editor of Tanterra Today (4 years) Social Committee member (5 years), steadfast community volunteer whenever needed (37 years), and Board Member (6 years). I am an avid biker and Pickleballer. I'm also working on a book about the true story of an ancestor who was captured by pirates in 1821 and marooned on an island near Cuba.

The Bouvé's are a truly inter-generational Tanterra family. My daughter, grandson, and granddaughter all swam or dove for Tanterra, and my daughter managed the pool snack bar for 3 years (and will do so again this coming summer).

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 due in no small measure to the largely unheralded hard work of the Board of Directors and a small group of Committee members and other volunteers. If it ain't broke, don't fix it!

Jim Cagley

Hi, my name is Jim Cagley and it has been my pleasure to serve on the Tanterra HOA Board of Directors since 2006. I am currently the HOA Treasurer, a position I have held since November 2019. I have been a practicing Maryland attorney for nearly 38 years. I also hold a B.S. in Finance from the University of Maryland Business School. My wife, Michelle, and I have been Associate Members of Tanterra for 29 years and active members of the Social Committee. All 3 of our sons participated on the Tanterra Tarpons Swim and Dive Team and I am currently the Team Treasurer. I have been honored to receive both the Kathy Williams Memorial Award and the Outstanding Volunteer Award from the Swim and Dive Team for my dedication and contributions. I have also contributed to the Tanterra community by helping with the annual Tanterra Pool opening preparations and the closing cleanups. Additionally, one of the things that I enjoy doing is acting as the Pool DJ. I can be found playing music at the Pool for most every family social event, the adult parties, and on many Sunday afternoons in the Summer. Song requests are always welcome!

In addition to my service to Tanterra, I currently sit on the Executive Committee of a non-profit organization with gross annual revenue exceeding \$1 million. In the past, I was also the Treasurer of another non-profit organization, as well as of a Maryland political campaign.

One of the important economic engines of the Tanterra HOA is the Pool. Through the payment of dues, Associate Members will contribute nearly \$130,000 income to the HOA. I am extremely proud of the efforts of the Tanterra HOA Board of Directors throughout the COVID-19 pandemic, including safely operating the Pool. I take personal satisfaction from my efforts to make sure that some semblance of normalcy was provided in Summer 2020. By combining actions with the Pool Committee, the Dive Team Reps, and the Swim and Dive Coaches, we were able to have Swim & Dive Clinics go forward in Summer 2020 in a manner that provided safety for the child participants and economic protection for the HOA: 76 children from 52 families (nearly ½ of the team families) took part. We collectively did it for the kids!

The current Board puts your interests first! We have been faced with many challenges outside of the coronavirus. I believe it is important for a HOA Director not to have a personal agenda, but to act in the best interests of the majority of the HOA and not just themselves or a small vocal group. They should also be able to work together with their fellow Board Members. The FY 2021 Reserve Fund Study shows many important projects to be completed in Tanterra over the next few years. I will continue to work hard to provide what is best for the Tanterra HOA. I look forward to continued service on the Board of Directors and would appreciate your vote.

Your Candidates

Rob Campbell

My name is Rob Campbell, I was appointed to fill a vacant board position with the Tanterra BOD's in March/April 2021 and would like to be reconsidered for this position.

Prior to moving to Maryland, I served 12 years in the United States Military (USN, USA, USAF). I am presently a 17 year veteran of the United States Capitol Police Department in Washington, DC., I am also a certified Pickleball Instructor and I have lived in Tanterra since early 2007.

I am a father of two (2) boys (10 & 13) and have been active in the community with setting up youth pick up sports games for local Greenwood and Rosa Parks kids, teaching Pickleball, Coaching at OBGC, helping with community clean up and I assist when available at the Tanterra Pool.

If re-elected for this position I will continue to bring a positive and energetic attitude to the Board, strong communication skills, have an open mind to new ideas, and support the Board in its efforts to represent the best interests of the Tanterra Community.

I look forward to your consideration for Re-Election.

Warm Regards,
Rob Campbell

Raymond Lorion

My name is Raymond Lorion. I am asking to be considered as a candidate for the Tanterra Homeowners Association (HOA) Board of Directors (Board). My wife and I moved to Tanterra in 2014 to be closer to nearby grandchildren. I am currently serving on the Tanterra HOA Architectural Committee. In that role, I have learned much about our neighborhood and the complexity of the rules and regulations defining the Committee's work. I believe that work should be experienced by Tanterra residents as helpful and supportive rather than as judgmental. I have also learned about the longstanding sacrifices and contributions made by a small number of our neighbors who have served for many years (even decades!) on the HOA Board and its committees. Surprisingly one-third on the members of the current Board do not actually live in the neighborhood. More surprisingly, there appears to be little variation in the leadership and membership of HOA committees. I believe that more of us should become involved in the neighborhood's operation and improvement. After 20 years, the HOA Covenants need review, perhaps updating and certainly approval by current Tanterra homeowners.

I am a Clinical and Community Psychologist who has spent 40+ years in a variety of teaching and administrative roles across multiple universities and professional organizations. Most recently, I served as Dean of the College of Education at Towson University and as Executive Director of an applied research center focused on designing and conducting evaluation studies of school and community interventions. My expertise and experience focuses on conducting objective analyses of community needs, community resources and community goals. Based on what is learned, improvements or necessary changes in what exists can be proposed and, if the community agrees, introduced and measured as to their success.

Thank you
Raymond P. Lorion

Your Candidates

Bruce Moran

My name is Bruce Moran and I am a candidate for the Tanterra Homeowners Association (HOA) Board of Directors (Board). I have been a Tanterra homeowner for 25 years. I serve on the Tanterra HOA Architectural Committee and am leading an effort to improve consistency and clarity of the rules; I support maintenance of the website and maintenance of the common grounds; and I submitted to the Board a plan for updating the 20-year old By-laws and Declaration of Covenants, Conditions, and Restrictions (Declaration) to improve their ability to meet current standards, and their completeness, accuracy, and clarity. I am retired from Consolidated Nuclear Security, Nuclear Regulatory Commission, and the International Atomic Energy Agency. During my career, I served on and chaired international, federal, and professional society committees. From my professional experiences and through my volunteer work with the Tanterra HOA, I have observed several ways in which the HOA could save money and better serve the homeowners.

The HOA has expended tens of thousands of dollars in legal fees (estimated to be about \$60,000 in 2021) because the Maryland Homeowners Association Act (MHAA) and the Tanterra By-Laws and Declaration may not have been appropriately followed. These legal costs are again requiring the Board to increase HOA fees. Proposed Tanterra fees will have increased by 30% since 2016, in comparison with 16% from inflation. A solution to these legal problems would be updating the By-laws and Declaration to modern standards that reflect current practices.

The Board appears to generate few new thoughts for improving Tanterra. The nine Board members have a total of 92 years on the Board – one member has been on for 29 years and five have been on for more than 10 years. Three of nine Board members and two of the four officers are not residents of Tanterra. The Board and committees need new members to bring in fresh ideas and to support interesting new ideas when they are proposed. Turnover on the Board and the committees could encourage more Tanterra residents to become involved in our community and generate new ideas for making our community better and more inclusive.

I am a candidate for the Board because I believe that there should be (1) full compliance of Board actions with both the word and spirit with the MHAA and the governing documents; (2) By-Laws and Declarations that meet a modern standard and are complete, clear, and consistent; (3) term limits on members of the Board and Chairs of committees, and (4) acceptance of any homeowner who wants to volunteer to serve on a committee, not just to do maintenance work.

Josh Scall

Hello, my name is Josh Scall. I have lived in Tanterra for five years and I live on Considine Dr. with my wife and two young daughters. I have been serving on the board since 2020 My initial goal when running was to inject youth, enthusiasm, and new ideas, while not trying to reinvent the wheel. I feel as I though I have accomplished those goals, and would like to continue working hard with the board to continue to keep Tanterra an awesome neighborhood. Thank you.

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 currently the Secretary of the Board. 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 14 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 was 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

Your Candidates

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 OBGC for many years. Currently, I am on the Board of Directors of a local charity which provides service dogs to wounded veterans.

Despite any 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 comparatively low through finding volunteers to work alongside us and by doing our jobs. I look forward to further serving you, the Tanterra community, and would greatly appreciate your vote!

Michael Wochomurka

My name is Michael Wochomurka. I live in Tanterra with my wife and two children. We have lived here for seven years and couldn't be happier with where we chose to raise our kids. As a candidate, I'd like to run as someone that will maintain the integrity of what has created such an incredible HOA (family friendly environments, fantastic social settings, a pool with a waiting list that keeps our dues down, and very competitive home prices with neighboring communities). I would like to uphold these principles while bringing fresh energy and ideas that will allow us to continue to prosper into the future. I hope for the opportunity to serve you on the HOA Board.

New to the Tanterra Neighborhood?

Connect with the Tanterra Community



Website

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

Electronic Version of Tanterra Today

Email LizBialas@verizon.net with your name, street address, and the email address you wish to use. The street address is needed, because the database is set up by address rather than by owner name.

Welcome Ricardo & Kathylin Ruano on Considine Drive.

If you have new neighbors, email brookemarshall@live.com.

The HOA Welcoming Committee has a small gift for new homeowners.

Swim and Dive Teams

<http://www.tanerratarpsons.org/Home.jsp?team=recmcslttstmd>



Facebook Pages

Tanterra Homeowners Association
Tanterra Social Events

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

Name Age Phone/Email Address



Updated 11/2021



A Call for Volunteers

By: Jim Frye & Bruce Moran

The Tanterra Website Committee is looking for an individual in the neighborhood to rebuild the Tanterra.com website. If you have advanced experience in designing custom websites using online website builders, such as Wix, Squarespace, etc., and are interested in helping, contact Jim Frye (jsfrye@gmail.com) and/or Bruce Moran (brucewmoran@aol.com)."

Best regards,

Bruce Moran
301-787-3187

Jim Frye
301-814-3993

HOA 2022 Meetings

- Meeting dates, times, and locations are subject to change. Please check the [Tanterra website](#) for Zoom meeting details.

Board of Directors

1/19/22, 7:30 PM
2/16/22, 7:30 PM
3/16/22, 7:30 PM
4/20/22, 7:30 PM
5/18/22, 7:30 PM
6/15/22, 7:30 PM
7/20/22, 7:30 PM
8/17/22, 7:30 PM
9/21/22, 7:30 PM
10/19/22, 7:30 PM
11/9/22, 7:30 PM
12/21/22, 7:30 PM

Annual Membership Meeting

11/9/22, 7:30 PM

Architectural Committee Meetings

1/5/22, 7:30 PM	9/7/22, 7:30 PM
1/19/22, 7 PM	9/21/22, 7 PM
2/2/22, 7:30 PM	10/5/22, 7:30 PM
2/16/22, 7 PM	10/19/22, 7 PM
3/2/22, 7:30 PM	11/2/22, 7:30 PM
3/16/22, 7 PM	11/16/22, 7 PM
4/6/22, 7:30 PM	12/7/22, 7:30 PM
4/20/22, 7 PM	12/21/22, 7 PM
5/4/22, 7:30 PM	
5/18/22, 7 PM	
6/1/22, 7:30 PM	
6/15/22, 7 PM	
7/6/22, 7:30 PM	

TANTERRA HOMEOWNERS ASSOCIATION, INC
Board of Directors Meeting Minutes
9/15/21

Board members in attendance:

<input type="checkbox"/> x_ Glen McEwen	<input type="checkbox"/> x_ Jim Cagley
<input type="checkbox"/> x_ Wayne Johnson	<input checked="" type="checkbox"/> X_ Aleka Kapatou
<input checked="" type="checkbox"/> X_ Jodie Siarkas	<input type="checkbox"/> x_ Dave Bouve
<input type="checkbox"/> x_ Glenn Wasik	<input type="checkbox"/> _ Josh Scall
<input checked="" type="checkbox"/> X_ Rob Campbell	

Others in attendance: Jan Hines – Architectural Committee, Elizabeth Bialas – Clerk, Bruce Moran – Website, Amy Blachere and Carolyn Simpkins – Swim & Dive Reps, as well as 7 other homeowners.

1. CALL TO ORDER/ESTABLISH QUORUM

The meeting was called to order at 7:30 PM.

2. ADDITIONS/CHANGES TO THE AGENDA by the BOD

After three minor changes to the agenda, the meeting progressed.

3. HOMEOWNER’S FORUM

One homeowner commented during the Homeowner Forum portion of the meeting with regards to the reserve fund and fidelity bond requirements. The Board will look into the matters.

4. APPROVAL OF MINUTES

Wayne Johnson moved to approve the minutes from the 5/27/21 Board of Directors meeting as presented. Rob Campbell seconded the motion and the motion passed unanimously.

Wayne Johnson moved to approve the minutes from the 8/2/21 Board of Directors meeting as presented. Rob Campbell seconded the motion and the motion passed unanimously.

Wayne Johnson moved to approve the minutes from the 8/18/21 Board of Directors meeting as presented. Jodie Siarkas seconded the motion and the motion passed unanimously.

5. REVIEW OF FINANCIALS

Jim Cagley reviewed the outstanding payments and dispositions. There was 1 extension of payment and outstanding for

debt totaling \$198.75. There are 7 liens in place totaling \$10,238.62 including legal fees.

Reported major expenditures since the last meeting – \$5,591.05 for pool chemicals, \$4,501 for the Social Committee, and \$3,494.07 for taxes.

There was a presentation by the Finance Committee and discussion regarding the 2021 revised budget and the proposed 2022 budget from the committee's September 10, 2021 meeting. Wayne Johnson motioned to publish the 2022 budget to the homeowners as presented. Aleka Kapatou 2nd the motion and the motion passed unanimously.

The Swim & Dive Team account balance was \$23,292.43

Wayne Johnson made a motion to pay for the white coating of the pool, at \$77,330 on 12/1/20, from the Reserve Fund. Glen McEwen 2nd the motion and the motion passed unanimously.

Jim Cagley made a motion to move \$63,917 from the general account fund to the reserve fund for 2021. Glenn Wasik 2nd the motion and the motion passed unanimously.

6. REPORTS

Pool Committee – Wayne Johnson

Pool is closed for the year. All items have been put away. Wayne has 21 chairs are prepared for re-strapping. He has also made a list of items that will need to be repaired prior to next year.

Grounds Committee – Peter Szweg

No Grounds Committee Meeting held during this last period. No report.

Tennis/Hockey/Pickleball Committee – Rob Campbell.

No Tennis/Hockey/Pickleball Committee Mtg held during this last period. Rob Campbell was going to follow up with Bishop regarding the warranty repair on the tennis courts.

Architectural Committee – Wayne Johnson/Jan Hines

Committee received and approved 3 architectural change requests

Regarding the 2021 Inspection:

12 property violations have been resolved and closed
10 property violations have had extensions approved
2 homeowners have not yet responded

With respect to the 125 homeowners who received Courtesy letters. The committee conducted a 2nd walk through the neighborhood:

81 homeowners have completed the request to date
30 were identified and downgraded to minor violations
2 were requalified and removed from the 2021 Inspection Findings
12 corrections remain

Committee members discussed and agreed on working definitions to be used in its future work on the Architectural Committee charter and standards and criteria for the HOA rules and regulations.

GOCA - Aleka Kapatou –

There was a discussion regarding redistricting of Montgomery County Counsel members.

Newsletter – A. Hesse

No report.

Social Committee - Jacquie Weed

No report from the Social Committee

Web Site- Jim Frye/Bruce Moran -

No report.

Welcoming Committee- Brooke Marshall

No report.

7. NEW BUSINESS

Wayne Johnson motioned that the Board set the date for the annual meeting at 11/17/21 at 7:30. Glenn Wasik seconded the motion and the motion passed unanimously. We will need to verify if the Greenwood Elementary multi-purpose room is available. We will also have a call for candidates

There was a discussion regarding the Nominating Committee and what is appropriate notice to solicit candidates.

8. OLD BUSINESS

None

9. CLOSED SESSION

None

10. ADJOURNMENT

A motion was made by Glen McEwen to adjourn. The motion was seconded by Wayne Johnson. The motion passed unanimously and the meeting adjourned at 9:26 PM.

Tanterra HOA Board of Directors & Committees

**P.O. Box 25
Brookeville, MD 20833
www.Tanterra.com**

Officers

President - Glen McEwen (2022)	fivemcewens@msn.com	301-570-3586
Vice President - Wayne Johnson (2022)	wayneljohnson@verizon.net	301-742-0678
Treasurer - Jim Cagley (2020)	JCBozLaw@aol.com	301-570-1475
Secretary - Glenn Wasik (2022)		301-774-5020

Other Board Members

Dave Bouve (2021)	bouved@gmail.com	
Rob Campbell (2021)	robjcamp@gmail.com	
Aleka Kapatou (2020)		301-774-4624
Jodie Sarkas (2022)	jsiarkas@comcast.net	
Josh Scall (2021)	Josh.S.Scall@gmail.com	202-812-6319

Clerk

Elizabeth Bialas (contact for HOA resale packets)	LizBialas@verizon.net	301-774-3809
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Committees

Architectural	Wayne Johnson Jan Hines	wayneljohnson@verizon.net jhines0306@hotmail.com	301-742-0678
Grounds & Environment	Peter Szwec	pszwec@verizon.net	240-446-7684
Greater Olney Civic Association	Aleka Kapatou	alekakapatou@hotmail.com	301-774-4624
Neighborhood Watch	Caroll Majors	carollmajors76@gmail.com	301-466-7590
Social Committee	Jacque Weed	jsweed1@verizon.net	301-921-6569
Pool Committee	Wayne Johnson	wayneljohnson@verizon.net	301-742-0678
Pool Phone			301-774-4035
Pool - Day-time parties			301-774-4035
Pool - After Hours Rental	Vacant		
Dive Reps	Carolyn Simpkins Susan Ostrinsky	Simpkins.four@yahoo.com sma89v2@gmail.com,	240-602-6280 301-980-5682
Pre-Team Rep	Katie Parker	parkerkatie81@gmail.com	301-908-6531
Swim Team Reps	Amy Blachere Nadia Wilkins Jeannine Williams	Amy.Blachere@gmail.com nadiawilkins@ymail.com williamsjeannine@yahoo.com	301-260-8385
Swim Team Treasurer	Jim Cagley	JCBozLaw@aol.com	301-570-1475
Tanterra Website	Jim Frye	JSFrye@gmail.com	301-814-3993
Tanterra Today Editor	Andrea Hesse	TanterraToday@gmail.com	
Tennis/Hockey	Rob Campbell	Jpwelch11@gmail.com	301-535-0274
Adult Beverage Committee	Wayne Johnson	wayneljohnson@verizon.net	301-742-0678
Welcoming Committee	Brooke C. Marshall	brookemarshall@live.com	301-570-6630

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**WANT TO ADVERTISE IN
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Full Page: \$150/ monthly \$1,500/16 issues

Quarter Page: \$50/ monthly \$480/16 issues

Half Page: \$75/ monthly \$780/16 issues

Business Card: \$20/ monthly \$200/16 issues

Full Page Inserts: \$100/ monthly

- All ads are approved by the Board President, VP, and Tanterra Today's Editor-in-Chief.
- Advertiser must provide 8 1/2 X 11 in. flyers to Tanterra Today's printer location (Dan Daniel's Pioneer Press: 15201 Display Ct., Rockville, MD) for all households (the quantity will be communicated to you).
- Flyers can be two-sided.

All checks should be mailed to the HOA clerk:

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

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