

Tanyard Springs HOA

Cash Disbursement - 11/30/2025

Date	CheckNo	Description	Amount
100020 - Tanyard Springs HOA-9547			
11/3/2025	ACH	ABARIS REAL ESTATE MANAGEMENT Inv # 1814284	20,634.67
		500200 - MANAGEMENT FEE - MANAGEMENT FEE	20,634.67
11/4/2025	ACH	ABARIS REAL ESTATE MANAGEMENT Inv # 10/16-10/31/25-PAYROLL REIMBURSEMENT	5,043.53
		546300 - EDP-PAYROLL SERVICES	285.48
		546300 - EDP-PAYROLL SERVICES	-285.48
		546800 - CONTRACT STAFFING	102.78
		546800 - CONTRACT STAFFING	400.00
		546800 - CONTRACT STAFFING	285.48
		546800 - CONTRACT STAFFING - 10/16-10/31/25-PAYROLL REIMBURSEMENT	4,255.27
11/4/2025	Check 7489	BG&E Inv # 9/30-10/30/25	8,910.09
		510100 - ELECTRIC-STREET LIGHTS - Baltimore Gas And Elect. - ELECTRIC UTILITY	8,910.09
11/5/2025	Owner Return Payment	Acct: 070859277 Chk #252593690	94.49
11/5/2025	Auto Draft	Post Item - NSF Fees	75.00
		439200 - NSF COST	75.00
11/5/2025	Check 7490	BG&E Inv # 9/30-10/30/25	37.64
		510310 - ELECTRICITY - CLOCK TOWER - Baltimore Gas And Elect. - ELECTRIC UTILITY	37.64
11/6/2025	Owner Return Payment	Acct: 070859182 Chk #252600251	187.00
11/6/2025	Check 7491	Comptroller of Maryland Inv # NOV'25-FORM 500D-4TH QTR	3,050.00
		593000 - TAXES-CORP INC TAXES - 2025 ESTIMATED TAXES	3,050.00
11/6/2025	Check 7492	TANYARD SPRING HOA Inv # NEW MGMT CO START UP CHECK	5,000.00
		509800 - MISCELLANEOUS - NEW MGMT CO START UP CHECK	5,000.00
11/10/2025	Check 7493	Owner Refund Acct # 0708	3,095.92
		200450 - REFUNDS PAYABLE - Owner Refund for Acct: 070858848	3,095.92
		April Taylor - 1036 Pultney Ln Glen Burnie, MD 21060	
11/10/2025	Check 7494	CONCRETE PROTECTION AND RESTORATION, LLC Inv # 11/7/25-FINAL PAYMENT	3,690.95
		331100 - REPLACEMENT RESERVE - FINAL PAYMENT- Pedestrian Bridge Contract	3,690.95
11/11/2025	Avid 7495	SBC OUTDOOR SERVICES Inv # 577-10	7,432.00
		200200 - ACCOUNTS PAYABLE-TRADE - Playground Re-Mulching	7,432.00
		531100 - TOT LOT REPAIR - Playground Re-Mulching	7,432.00

Tanyard Springs HOA

Cash Disbursement - 11/30/2025

Date	CheckNo	Description	Amount
11/11/2025	Avid 7496	SBC OUTDOOR SERVICES Inv # 812-9	6,804.00
		200200 - ACCOUNTS PAYABLE-TRADE - Handyman Services September 2025	6,804.00
		534200 - GENERAL REPAIRS - Handyman Services September 2025	6,804.00
11/11/2025	Check 7497	BG&E Inv # 9/30-10/30/25	1,073.96
		536640 - COMMUNITY CENTER-ELE - Baltimore Gas And Elect.	974.71
		536650 - COMMUNITY CENT-GAS - Baltimore Gas And Elect. - ELECTRIC UTILITY	99.25
11/11/2025	Check 7498	U.S. TREASURY Inv # NOV'25-FORM 1120-4TH QTR	7,125.00
		593000 - TAXES-CORP INC TAXES - 2025 ESTIMATED TAXES	7,125.00
11/12/2025	Owner Return Payment	Acct: 070858847 Chk #253263655	286.69
11/13/2025	Owner Return Payment	Acct: 070859182 Chk #253418809	40.00
11/14/2025	Owner Return Payment	Acct: 070859348 Chk #253536807	100.00
11/14/2025	ACH	Abaris Real Estate Mgmt-1 Inv # 14588	927.67
		501300 - POSTAGE - Postage	496.28
		501400 - PRINTING - Printing	431.39
11/14/2025	ACH	Abaris Real Estate Mgmt-1 Inv # 14823	1,554.86
		414420 - LEGAL- ADMIN COST - Delinquency Letters	1,175.00
		414420 - LEGAL- ADMIN COST - Delinquency Letters	-1,175.00
		500320 - LEGAL - ADMIN COST - Delinquency Letters	1,175.00
		501300 - POSTAGE - Postage	6.66
		501400 - PRINTING - Printing	3.15
		508300 - WEBSITE - SQSP	0.00
		509800 - MISCELLANEOUS - Google Workspace, Employment Verification	370.05
11/14/2025	Avid 7499	Waste Management of MD., Inv # 3781510-2420-5	303.17
		200200 - ACCOUNTS PAYABLE-TRADE - November 2025 Trash Services	303.17
		520200 - TRASH - November 2025 Trash Services	303.17
11/14/2025	Avid 7500	LOGICALTECH, LLC Inv # MSP-2300	60.00
		200200 - ACCOUNTS PAYABLE-TRADE - Clubhouse Wifi Fee	60.00
		501100 - OFFICE EQUIPMENT - Clubhouse Wifi Fee	60.00
11/14/2025	Avid 7501	Innovative Security Systems Inv # 122282	18.49
		200200 - ACCOUNTS PAYABLE-TRADE - Innovative Security Syst - Clubhouse Gym Access	18.49
		536680 - COMMUNITY CENT-ACCESS SYSTEM - Innovative Security Syst - Clubhouse Gym Access	18.49

Tanyard Springs HOA

Cash Disbursement - 11/30/2025

Date	CheckNo	Description	Amount
11/14/2025	Check 7502	MARK MOORMAN Inv # 11/10/25-REIMB-SUPPLIES	483.30
		501000 - OFFICE SUPPLIES - Banker Boxes	28.58
		504500 - SOCIAL COMMITTEE - Gift Cards	150.00
		532600 - GROUNDS/LANDSCAPING - Mulch	50.63
		532600 - GROUNDS/LANDSCAPING - Split rails	254.09
11/14/2025	Avid 7503	CWR, Incorporated Inv # 00009182	1,233.65
		200200 - ACCOUNTS PAYABLE-TRADE - Clubhouse Cleaning	1,233.65
		536630 - COMMUNITY CENTER CLEANING - Clubhouse Cleaning	1,233.65
11/14/2025	Avid 7504	SBC OUTDOOR SERVICES Inv # 288-40	1,643.00
		200200 - ACCOUNTS PAYABLE-TRADE - Winterization of Garden	1,643.00
		504750 - GARDEN COMMITTEE - Winterization of Garden	1,643.00
11/14/2025	Avid 7505	CWR, Incorporated Inv # 00009245	570.00
		200200 - ACCOUNTS PAYABLE-TRADE - Clubhouse Event Cleaning	570.00
		536630 - COMMUNITY CENTER CLEANING - Clubhouse Event Cleaning	570.00
11/14/2025	Avid 7506	ALARM ONE ADVANTAGE, LLC Inv # 2702	31.79
		200200 - ACCOUNTS PAYABLE-TRADE - Monthly Security Monitoring	31.79
		524000 - FIRE SYSTEM MONITORING - Monthly Security Monitoring	31.79
11/17/2025	Owner Return Payment	Acct: 070858539 Chk #253694466	161.00
11/17/2025	Owner Return Payment	Acct: 070864568 Chk #253636193	96.47
11/17/2025	Check 7507	Owner Refund Acct # 0708	48.50
		200450 - REFUNDS PAYABLE - Owner Refund for Acct: 070857990	48.50
		Gregory McConnell & Emily McCulley - 634 Bracey Dr Glen Burnie, MD 21060	
11/18/2025	Avid 7508	Facility Service Co., INC. Inv # 16698	26,140.00
		200200 - ACCOUNTS PAYABLE-TRADE - Facility Service Co., IN - Stormwater Management Ponds AA County Compliance Plantings	26,140.00
		532600 - GROUNDS/LANDSCAPING - Facility Service Co., IN - Stormwater Management Ponds AA County Compliance Plantings	26,140.00
11/18/2025	Avid 7509	SBC OUTDOOR SERVICES Inv # 288-41	4,652.00
		200200 - ACCOUNTS PAYABLE-TRADE - Pea Gravel for Garden	4,652.00
		504750 - GARDEN COMMITTEE - Pea Gravel for Garden	4,652.00
11/19/2025	Avid 7510	SBC OUTDOOR SERVICES Inv # 79-18	580.00
		200200 - ACCOUNTS PAYABLE-TRADE - Irrigation Leak Repair	580.00
		533100 - IRRIGATION - Irrigation Leak Repair	580.00

Tanyard Springs HOA

Cash Disbursement - 11/30/2025

Date	CheckNo	Description	Amount
11/19/2025	Avid 7511	SBC OUTDOOR SERVICES Inv # 95-9	750.00
		200200 - ACCOUNTS PAYABLE-TRADE - Deer Repellant Application	750.00
		532600 - GROUNDS/LANDSCAPING - Deer Repellant Application	750.00
11/20/2025	Check 7512	Owner Refund Acct # 0708	93.50
		200450 - REFUNDS PAYABLE - Owner Refund for Acct: 070859356	93.50
		Michael Deschu - 7655 Timbercross Ln Glen Burnie, MD 21060	
11/24/2025	ACH	Abaris Real Estate Mgmt-1 Inv # 093025	7,865.00
		501900 - COMMUNITY INSPECTIONS - 2nd Follow-Up Inspection Completed	7,865.00
11/24/2025	Avid 7513	SBC OUTDOOR SERVICES Inv # 133-126	16,211.92
		200200 - ACCOUNTS PAYABLE-TRADE - Landscape Maintenance Contract November 2025	16,211.92
		520400 - GROUNDS/LANDSCAPING - Landscape Maintenance Contract November 2025	16,211.92
11/24/2025	Avid 7514	SAFETY WINDOW GLASS REPAIR LLC Inv # 5233170	2,117.65
		200200 - ACCOUNTS PAYABLE-TRADE - Clubhouse Replacement Windows - Deposit	2,117.65
		331100 - REPLACEMENT RESERVE - Clubhouse Replacement Windows - Deposit	2,117.65
11/25/2025	Check 7515	ANNE ARUNDEL COUNTY OFFICE OF FINANCE Inv # 4817802	3,123.95
		593000 - TAXES-CORP INC TAXES - PROPERTY TAX ASSESSMENT	3,123.95
11/26/2025	Auto Draft	Post Item - Anne Arundel Online Payment Service Fee	0.50
		503800 - BANK CHARGES	0.50
Total			141,347.36

105900 - Capital Bank Debit

11/30/2025	Auto Draft	Post Item - Various expenses for Adult Game Night/Halloween Party	566.42
		504500 - SOCIAL COMMITTEE	566.42
Total			566.42

114400 - FORBRIGHT BANK

11/30/2025	Transfer Out	Transfer to FORBRIGHT - ICS - ICS Transfer	747.01
		114600 - MONEY MARKET - Transfer from FORBRIGHT BANK - ICS Transfer	747.01
Total			747.01

Tanyard Springs HOA

Cash Disbursement - 11/30/2025

Date	CheckNo	Description	Amount
108000 - XML CDs			
11/30/2025	Transfer Out	Transfer to XML SECURITIES - CD Matured	175,000.00
	114200 - MONEY MARKET - Transfer from XML CDs - CD Matured		175,000.00
		Total	175,000.00



Payroll Invoice
TANYARD SPRINGS

Pay Date: **10/30/2025**

<u>Employee Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Gross Pay</u>	<u>GL Acct</u>
MARK MOORMAN	-	-	1,963.60	
OT	-	-	-	
Bonus				
BRIANNA FRANKS	-	-	-	
OT	-	-	-	
Bonus			-	
Dana Coker	-	-	2,291.67	
OT	-	-	-	
Bonus			-	
REG	-	-	-	
OT	-	-	-	
Bonus			-	
OT	-	-	-	
Bonus			-	
OT	-	-	-	
Bonus			-	
OT	-	-	-	
Bonus			-	
Total Gross Pay			4,255.27	54680

<u>Employer Taxes</u>	<u>Limits</u>	<u>Rate</u>	<u>Pay Amt</u>	<u>Extention</u>	
FICA	168,600.00	0.0765	4,255.27	325.53	
MD UNEMPLOYMENT	10,000.00	0.0260	4,255.27	-	
FED. UNEMPLOYMENT	7,000.00	0.0060	4,255.27	-	
WORKERS' COMP (Admin)		0.0175	4,255.27	74.47	54680
Total Taxes				400.00	54680

HEALTH				35.00	
HEALTH REIMBURSEMENT				28.51	
STD				-	
401K PLAN		0.0200		39.27	
Total Benefits				102.78	54680

PAYROLL ADMIN FEE		0.0600	4,758.05	285.48	54630
Total Invoice				5,043.53	



AN EXELON COMPANY

708
NOV 03 2025

CONTACT US
Customer Service:

BGE.COM
800.685.0123
800.735.2258 (TTY-TTD)
P.O. Box 1475 Baltimore, MD 21203



Correspondence:

9-30-10-30-2025
Page 1 of 2

Bill Summary

Tanyard Springs HOA
1 Tanyard-Springs Ln *PAL
Glen Burnie, MD 21060
Account # 5045461000
Issued Date: October 30, 2025

OTHER
CHARGES
AND
CREDITS



See details on page 2

Previous Balance	\$8,906.10
Payments Received October 13, 2025	-\$8,906.10
BGE Outstanding Balance	\$0.00
Other charges and credits (See details)	\$8,910.09
Total amount due by November 24, 2025	\$8,910.09

Payment received after November 24, 2025 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.



Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 5045461000

0126461 02 AB 0.64 **AUTO T4 0 4777 20854-3349 -C01-P26487-11 45



Tanyard Springs HOA
C/O Abaris Realty Inc
7811 Montrose Rd Ste 110
Potomac, MD 20854-3349



Total amount due by Nov 24, 2025 **\$8,910.09**

Payment Amount \$ 8910.09

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21504546100040008910099328000090357500

Other charges and credits

ELECTRIC PRIVATE AREA LIGHTING CHARGES **\$8,910.09**

Commercial - Schedule B85PLC

Billing Period: September 30, 2025 - October 30, 2025

150w SV Acorn UG	122	x	17.94	2,188.68
100w SV Acorn UG	11	x	15.79	173.69
150 LED Post-Top Colonial - 91	55	x	17.28	950.40
14' Fiberglass Pole	27	x	15.66	422.82
12' Fib Pole-Shroud	56	x	25.70	1,439.20
14' Fib Fluted Pole	101	x	30.85	3,115.85
14' Fib Hinged Pole	4	x	21.65	86.60
Envir Srchg	9,135 kWh	x	.00015	1.37
Franchise Tax	9,135 kWh	x	.00062	5.66
Local Tax	9,135 kWh	x	.0025	22.84
State Tax			6%	502.98

TOTAL \$8,910.09

IMPORTANT INFORMATION ABOUT YOUR BILL

- ▶ The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Other ways
to pay



BGE app

Available for
download at the
App Store and
Google Play



Online

BGE.COM



In-person

Visit **BGE.COM** and
select *Pay My Bill* for
a list of authorized
ACE Cash Express**
Fidelity Express**
and Western Union **
payment locations.



Pay-by-phone

Paymentus**
833.209.5245

**Fees may apply.





AN EXELON COMPANY

CONTACT US
Customer Service:

BGE.COM
800.685.0123
800.735.2258 (TTY-TTD)



Correspondence:

P.O. Box 1475 Baltimore, MD 21203

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9-30-10-30-2025

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BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
NextEra Energy Svcs MD LLC
gexaenergy.com
(877) 528-2890
Electric Choice ID: 2107621213

Tanyard Springs HOA
1 Tanyard-Springs Ln
Glen Burnie, MD 21060
Account # 2107650000
Issued Date: October 31, 2025

Previous Balance	\$36.89
Payments Received October 14, 2025	-\$36.89
BGE Outstanding Balance	\$0.00
Electric	\$37.64
Total amount due by November 24, 2025	\$37.64

Payment received after November 24, 2025 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

NOV 05 2025

NOV 05 2025



Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 2107650000

Total amount due by Nov 24, 2025 \$37.64

Payment Amount \$ 37.64

0127955 01 AB 0.64 **AUTO T8 0 4813 20854-3349 -C01-P27982-11 4



Tanyard Springs HOA
7811 Montrose Rd Ste 110
Potomac, MD 20854-3349

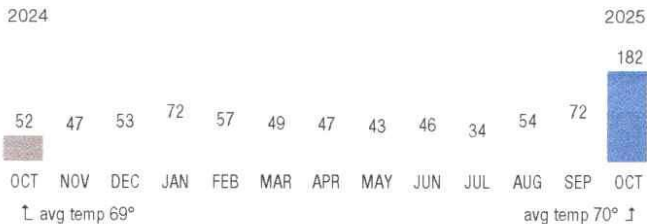


BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21210765000010000037649328100000383700

Electric details

ANNUAL ELECTRIC USAGE



General Service - Schedule G POLR Type I
 Billing Period: Sep 30, 2025 - Oct 30, 2025 Days Billed: 30
 Next Scheduled Reading: November 30, 2025
 Meter #G162071969 Read on Oct 30

Current Reading: 11823 Previous Reading: 11731 = **92 kWh used**

ELECTRIC SUPPLY				\$12.39
NEXTERA ENERGY SVCS MD LLC				12.39
BGE ELECTRIC DELIVERY				\$21.68
Customer Charge				15.10
EmPower MD Chg	92 kWh	x	.0207	1.90
Distribution Chg	92 kWh	x	.05088	4.68
TAXES & FEES				\$3.57
MD Universal Svc Prog				1.85
Envir Srchg	92 kWh	x	.00015	0.01
Franchise Tax	92 kWh	x	.00062	0.06
Local Tax	92 kWh	x	.0025	0.23
State Tax			6%	1.42
TOTAL				\$37.64

BGE SUPPLY PRICE COMPARISON INFORMATION

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 14.625 cents/kWh beginning October 1, 2025 through November 30, 2025. SOS electricity will cost 12.388 cents/kWh beginning December 1, 2025 through February 28, 2026. SOS electricity will cost 14.507 cents/kWh beginning March 1, 2026 through May 31, 2026. SOS electricity will cost 14.120 cents/kWh beginning June 1, 2026 through September 30, 2026. The weighted average price of SOS electricity will be 13.772 through September 30, 2026. The price for SOS from October 1, 2026 through May 31, 2027 will be set in May 2026.

Electric Supplier Charges

NEXTERA ENERGY SVCS MD LLC
 Billing Period: Sep 30, 2025 - Oct 30, 2025

Generation & Trans 92 KH x 0.1089	10.02
Capacity /Day Adj 1 MO x 1.5129	1.51
NITS /Day Adjustm 1 MO x 0.1557	0.16
Sales Tax	0.70
Total Electric Supplier	\$12.39

All inquiries on above supplier billing should be directed to NEXTERA ENERGY SVCS MD LLC at 877.528.2890

IMPORTANT INFORMATION ABOUT YOUR BILL

- ▶ The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 692 kWh

Other ways to pay

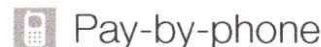


Available for download at the App Store and Google Play

Online **BGE.COM**



Visit **BGE.COM** and select *Pay My Bill* for a list of authorized ACE Cash Express** Fidelity Express** and Western Union** payment locations.



Paymentus** **833.209.5245**

**Fees may apply.



Principals

Howard A. Goldklang, CPA, MBA
Donald E. Harris, CPA
Anne M. Sheehan, CPA
S. Gail Moore, CPA
Jeremy W. Powell, CPA
Renee L. Watson, CPA

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Managers

Andrew T. Plaugher, CPA
Michele S. Lizama, CPA
Jennifer L. Murray, CPA
Allison A. Day, CPA

708
Compt of MD

ESTIMATED INCOME TAX PAYMENTS for 2025

March 17, 2025

Tanyard Springs Homeowners Association, Inc.
c/o Abaris Realty, Inc.
Client no. 4289

We recommend the following estimated income tax payments **PER QUARTER** for the year ending December 31, 2025:

<u>Federal</u>	<u>State</u>
\$ 7,125.00	\$ 3,050.00

These quarterly payments will be due on:

- April 15, 2025 - 3/20/25
- June 16, 2025 - 5/22/25
- September 15, 2025 - 8/11/25
- December 15, 2025 - 11/6/25

*If you prefer to make one payment,
please multiply amounts above by
4 and pay on April 15, 2025.*

FEDERAL payments are now required to be made electronically. For information on EFTPS, please call 800-555-4477 or visit www.eftps.gov. EFTPS accounts need to be established at least 7 days in advance of first electronic payment.

- Tax Form: 1120
- Tax Type: Federal Tax Deposit
- Tax Period: 2025

STATE payments may be made electronically. For information on **Maryland** electronic payments, please call 800-638-2937 or visit

<https://interactive.marylandtaxes.gov/bServices/BillPay/Default.aspx>.

Please contact us if you have any questions.

Sincerely,

Goldklang Group CPAs, P.C.

GOLDKLANG GROUP CPAs, P.C.

AMOUNTS ARE ESTIMATED—ACTUAL TAX MAY VARY

Exclusively serving Homeowners, Condominiums and Cooperative Associations in MD, DC and VA since 1974.

phone 703 391 9003 fax 703 391 9004 www.GGroupCPAs.com

Fw: Tanyard Spring Homeowners Association

From Sammi Lai <slai@abarisrealty.com>
Date Tue 10/21/2025 5:04 PM
To Stuart Potash <spotash@abarisrealty.com>

Hi Stuart,

Please process a \$5,000 start up check and send it to the new management company.

Best Regards,

SAMMI LAI, CPA
VP of Finance



Abaris Real Estate Management Inc.,
7811 Montrose Road, Suite 110
Potomac, MD 20854

Phone: 301-468-8919
slai@abarisrealty.com
www.abarisrealty.com



From: Forrest Baggarly <fbaggarly@blackstoneam.com>
Sent: Tuesday, October 21, 2025 3:53 PM
To: Shireen Ambush1 <sambush1@abarisrealty.com>
Cc: Kwame Yiadom1 <kyiadom1@abarisrealty.com>; Margarita Cruz <mcruz@abarisrealty.com>; Sammi Lai <slai@abarisrealty.com>; Prinston Samuel <psamuel@abarisrealty.com>; Kim M. O'Halloran-Perez <kohalloran@reesbroome.com>; Mark Moorman <mmoorman@abarisrealty.com>; Greg Lobring <globring@abarisrealty.com>; Stuart Potash <spotash@abarisrealty.com>
Subject: RE: Tanyard Spring Homeowners Association

Thank you for confirmation. If you are able to send the list of items requested ASAP that would be wonderful.

Please send the following ASAP:

- Full set of Association Governing Documents to include the Articles of Incorporation, Declaration of Covenants, Bylaws, Guidelines, Amendments, Resolutions
- Tax ID #
- Complete listing for all properties to include alternate mailing addresses
- Homeowner email contact information if available
- 2025 Budget to include the annual assessment amount and payment requirements

- Startup check in the amount of \$5,000.00 to be mailed to:

*Blackstone Management
Attn: Forrest Baggary
2-A Industrial Park Drive
Waldorf, MD 20602*

Forrest Baggary, CMCA, AMS
Managing Director

**BLACKSTONE
MANAGEMENT**

2-A Industrial Park Drive
Waldorf, MD 20602
Tel: (240) 349-2117
fbaggary@blackstoneAM.com
www.blackstoneAM.com



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From: Shireen Ambush1 <sambush1@abarisrealty.com>

Sent: Tuesday, October 21, 2025 3:40 PM

To: Forrest Baggary <fbaggary@blackstoneam.com>

Cc: Kwame Yiadom1 <kyiadom1@abarisrealty.com>; Margarita Cruz <mcruz@abarisrealty.com>; Sammi Lai <slai@abarisrealty.com>; Prinston Samuel <psamuel@abarisrealty.com>; Kim M. O'Halloran-Perez <kohalloran@reesbroome.com>; Mark Moorman <mmoorman@abarisrealty.com>; Greg Lobring <globring@abarisrealty.com>; Stuart Potash <spotash@abarisrealty.com>

Subject: Re: Tanyard Spring Homeowners Association

Good Afternoon Forrest

My apologies for the delay in responding to your emails as I receive over 300 a day and each time you emailed, the thread got bumped to the top of the inbox before I caught up to it. The HOA's legal counsel alerted me of your email by cell text message today so I searched and found the original email from you to which I am responding now. I have copied members of our team to provide the information you have requested below. I will be on travel starting on Thursday with very limited access to emails for the next several weeks but you are in good hands with my team to provide whatever you need for the transition. Thanks
Shireen

Team

Please see the transition list below for Tanyard Springs and provide the information from each department accordingly. Feel free to forward to other team members if necessary. Contact me by text with any questions. Thanks
Shireen

SHIREEN AMBUSH, MPA, CPM, PCAM
President



Abaris Real Estate Management Inc.,
7811 Montrose Rd # 110,
Potomac, MD 20854

Phone: 301-468-8919
sambush1@abarisrealty.com
www.abarisrealty.com



All homeowner questions, comments or service requests should be submitted through our Homeowner Portal at <https://portal.abarisrealty.com> or by sending an email to our new company email address: customercare@abarisrealty.com

From: Forrest Baggarly <fbaggarly@blackstoneam.com>
Sent: Wednesday, October 15, 2025 10:01 AM
To: Shireen Ambush1 <sambush1@abarisrealty.com>
Cc: Rosie Rivera <rosie@tanyardspringshoa.com>
Subject: Tanyard Spring Homeowners Association

Hi Shireen,

The **Tanyard Spring Homeowners Association**. Board of Directors has contracted Blackstone Management for management services effective January 1, 2026.

We would like to ensure a smooth transition. When preparing all the files and records of the Association to be transferred to Blackstone Management, please ensure that the following documents/records are made available as quickly as possible. Any information that you can transmit to us in electronic format would be appreciated and preferred. Please Send ASAP:

Please send the following ASAP:

- Full set of Association Governing Documents to include the Articles of Incorporation, Declaration of Covenants, Bylaws, Guidelines, Amendments, Resolutions
- Tax ID #
- Complete listing for all properties to include alternate mailing addresses
- Homeowner email contact information if available
- 2025 Budget to include the annual assessment amount and payment requirements
- Start up check in the amount of \$5,000.00 to be mailed to:

*Blackstone Management
Attn: Forrest Baggarly
2-A Industrial Park Drive
Waldorf, MD 20602*

Please send the following no later than 1/15/26:

- Complete account histories for individual homeowner account balances with breakdown/detail
- Complete General Ledgers for each year through end of transition

- Financials for each year through transition (balance sheet, income expense statement, open AP, cash, receipts, etc.)
- Account Receivables balances for the last 3 years to present
- Bank statements and bank reconciliations for the last 3 years
- Tax Returns (federal, state, and personal property) for the last 3 years
- Most recent audit
- Most recent year's 1099s
- Annual Budget for the last 3 years
- Outstanding AP invoices
- Non-posted homeowner payments
- Most recent architectural violation report if applicable
- All exterior alteration applications approved/denied/pending if applicable
- Violation reports and letters if applicable
- Legal correspondence
- Most recent attorney collection report
- Correspondence files
- Architectural fining policy and procedures if applicable
- All current contracts, including current insurance policy and W9 forms
- Most recent reserve study
- Paid bills file for the last 2 years
- Printed checkbook history for all Association bank accounts
- Logins and URL to any HOA websites or tech platforms
- Keys and Codes to access facilities
- Maps/Plats
- Any other records of the Association. *Please advise if there will be boxes of hard copy files to collect.*

Thank you in advance for working with us on a smooth transition. If you have any questions, please do not hesitate to contact me at fbaggarly@blackstoneam.com or (240) 349-2117.

Sincerely,

Forrest Baggarly, CMCA, AMS
Managing Director

BLACKSTONE
 MANAGEMENT

2-A Industrial Park Drive
 Waldorf, MD 20602
 Tel: (240) 349-2117
fbaggarly@blackstoneAM.com
www.blackstoneAM.com



 Please consider the environment before printing this e-mail

NOTICE: This e-mail communication is confidential and is intended only for the individual(s) or entity named above and others who have been specifically authorized to receive it. If you are not the intended recipient, please do not read, copy, use, or disclose the contents of this communication to others. If you have received this communication in error, please contact the sender by reply email and destroy all copies of the original message

ABARIS REALTY, INC.

CHECK REQUEST

Project Name: Tingard Springs Date: 11/7/25

Payable To: Concrete Protection and Restoration, Inc

Amount: \$ 3690.95 (Attached Invoice or Bill)

For: Final Payment - Pedestrian's Bridges Contract

Requested/Approved By: [Signature] Return To: [Signature]

Account No.: 33110



Abaris Real Estate Management, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854

301-468-8919 · Fax: 301-468-0983

397 Herndon Pkwy, Suite 100, Herndon, VA 20170

703-437-5800 · Fax: 703-471-6578

abarisrealty.com

November 10, 2025

Concrete Protection and Restoration, Inc
Attn: Kevin Kline
2811 Lord Baltimore Drive
Rockville, MD 20853

Re: Final Payment – Pedestrian Bridges Contract

Dear Mr. Kline,

Please find enclosed a check in the amount of **\$3,690.95**, payable to Concrete, Protection and Restoration, Inc., representing the **final balance due** on the **pedestrian bridges contract**.

Deposit of this check shall serve as the **official close-out payment** for the parties' **AIA contract** related to the **bridges and trails project**. Acceptance and consideration of this payment shall constitute a **full and complete release of all claims** against the **Tanyard Springs Homeowners Association**.

Thank you for your work and partnership on this project.

Sincerely,

Mark Moorman
Tanyard Springs Onsite Manager
Tanyard Springs HOA

Cc: Board of Directors

Re: Close out CP&R

From Mark Moorman <mmoorman@abarisrealty.com>

Date Fri 11/7/2025 8:42 AM

To Rosie Rivera <rosie@tanyardspringshoa.com>

Cc Board of Directors <board@tanyardspringshoa.com>; Dana Coker <dcoker@abarisrealty.com>; Kim M. O'Halloran-Perez <kohalloran@reesbroome.com>

Morning Rosie

Received.

Will process the check & have added to agenda for ratification.

Best regards,

Mark

MARK MOORMAN, CMCA
Portfolio Manager



Abaris Real Estate Management Inc.,
Maryland or Virginia address
Potomac, MD 20854

Phone: 301-468-8919
mmoorman@abarisrealty.com
www.abarisrealty.com



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From: Rosie Rivera <rosie@tanyardspringshoa.com>

Sent: Thursday, November 6, 2025 1:17 PM

To: Mark Moorman <mmoorman@abarisrealty.com>

Cc: Board of Directors <board@tanyardspringshoa.com>; Dana Coker <dcoker@abarisrealty.com>; Kim M. O'Halloran-Perez <kohalloran@reesbroome.com>

Subject: Close out CP&R

Mark,

Please cut a check to CP&R for \$3,690.95 as the final balance on the pedestrian bridges contract.

Please include the cover page.

Deposit of the enclosed check in the amount of \$3,690.95 will serve as the official close-out payment for the parties AIA contract for the bridges and trails project. Consideration of the enclosed check shall serve as a full and complete release of all claims against The Tanyard Springs HOA.

Please add this to the agenda for ratification for our meeting next week.

Rosie

HOA President for Tanyard Springs

Principals

Howard A. Goldklang, CPA, MBA
Donald E. Harris, CPA
Anne M. Sheehan, CPA
S. Gail Moore, CPA
Jeremy W. Powell, CPA
Renee L. Watson, CPA

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Managers

Andrew T. Plaugher, CPA
Michele S. Lizama, CPA
Jennifer L. Murray, CPA
Allison A. Day, CPA

ESTIMATED INCOME TAX PAYMENTS for 2025

March 17, 2025

Tanyard Springs Homeowners Association, Inc.
c/o Abaris Realty, Inc.
Client no. 4289

We recommend the following estimated income tax payments *PER QUARTER* for the year ending December 31, 2025:

<u>Federal</u>	<u>State</u>
\$ 7,125.00	\$ 3,050.00

These quarterly payments will be due on:

- April 15, 2025 - 3-21-25
- June 16, 2025 - 5-29-25
- September 15, 2025 - 8-13-25
- December 15, 2025 - 11-11-25

*If you prefer to make one payment,
please multiply amounts above by
4 and pay on April 15, 2025.*

FEDERAL payments are now required to be made electronically. For information on EFTPS, please call 800-555-4477 or visit www.eftps.gov. EFTPS accounts need to be established at least 7 days in advance of first electronic payment.

- Tax Form: 1120
- Tax Type: Federal Tax Deposit
- Tax Period: 2025

STATE payments may be made electronically. For information on **Maryland** electronic payments, please call 800-638-2937 or visit <https://interactive.marylandtaxes.gov/bServices/BillPay/Default.aspx>.

Please contact us if you have any questions.

Sincerely,

Goldklang Group CPAs, P.C.

GOLDKLANG GROUP CPAs, P.C.

AMOUNTS ARE ESTIMATED—ACTUAL TAX MAY VARY

Exclusively serving Homeowners, Condominiums and Cooperative Associations in MD, DC and VA since 1974.

phone 703 391 9003 fax 703 391 9004 www.GGroupCPAs.com

SBC Outdoor Services

PO Box 420
Fallston, MD 21047
+14436191460
kelly.reynolds@sbclandscaping.com



BILL TO

Tanyard Springs
7811 Montrose Rd
Suite 110
Pocomac, Maryland 21854
United States

INVOICE # 812-9
DATE 10/08/2025
DUE DATE 11/05/2025
TERMS 28 Days

DATE	SERVICE	AMOUNT
	Jose Rodriguez Hours for 09/01/25-09/30/25 168 Hours @ \$40.50	6,804.00

BALANCE DUE **\$6,804.00**

Job Name: Tanyard Springs
 Porter Service
 09/01/2025-09/30/2025

Date: 09/01/2025-09/30/2025

Porter Services Entries

Employee name	Date	Time in	Time Out	Total Hours	Hours charged
Jose Rodriguez	9/2/2025	6:56	16:44	8.74	8
Jose Rodriguez	9/3/2025	6:50	18:27	10.46	8
Jose Rodriguez	9/4/2025	6:55	16:37	8.63	8
Jose Rodriguez	9/5/2025	6:45	16:31	8.53	8
Jose Rodriguez	9/8/2025	6:57	16:41	8.69	8
Jose Rodriguez	9/9/2025	7:17	16:45	8.76	8
Jose Rodriguez	9/10/2025	7:10	17:19	9.33	8
Jose Rodriguez	9/11/2025	7:10	16:42	8.71	8
Jose Rodriguez	9/12/2025	7:42	16:36	8.62	8
Jose Rodriguez	9/15/2025	6:52	16:49	8.83	8
Jose Rodriguez	9/16/2025	6:55	16:40	8.68	8
Jose Rodriguez	9/17/2025	6:52	17:58	9.97	8
Jose Rodriguez	9/18/2025	6:58	16:45	8.76	8
Jose Rodriguez	9/19/2025	6:49	16:52	8.87	8
Jose Rodriguez	9/22/2025	6:59	16:44	8.74	8
Jose Rodriguez	9/23/2025	6:51	16:36	8.6	8
Jose Rodriguez	9/24/2025	6:57	17:40	9.68	8
Jose Rodriguez	9/25/2025	6:47	16:49	8.83	8
Jose Rodriguez	9/26/2025	6:47	17:20	9.35	8
Jose Rodriguez	9/29/2025	6:51	16:34	8.57	8
Jose Rodriguez	9/30/2025	6:55	16:41	8.7	8

Total

168

SBC Outdoor Services

PO Box 420
Fallston, MD 21047
+14436191460
kelly.reynolds@sbclandscaping.com



BILL TO

Tanyard Springs
7811 Montrose Rd
Suite 110
Pocomac, Maryland 21854
United States

INVOICE # 577-10
DATE 10/15/2025
DUE DATE 11/12/2025
TERMS 28 Days

DATE	SERVICE	AMOUNT
	Install 50 yds playmat playground mulch at the four playgrounds on proposal	7,432.00
BALANCE DUE		\$7,432.00

Fw: Approval Letter-Playground Mulch

From Shireen Ambush1 <sambush1@abarisrealty.com>

Date Fri 10/17/2025 5:29 PM

To Tanyard Springs <tanyardsprings@abarisrealty.com>; Mark Moorman <mmoorman@abarisrealty.com>

 5 attachments (13 MB)

IMG_3364.mov; IMG_6260.jpeg; IMG_6262.jpeg; IMG_6263.jpeg; IMG_6264.jpeg;

Save the email and photos in the current folder for the next report

SHIREEN AMBUSH, MPA, CPM, PCAM
President



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From: Ron Kuczinski <Ron.kuczinski@sbclandscaping.com>

Sent: Wednesday, October 15, 2025 4:20 PM

To: Mark Moorman <mmoorman@abarisrealty.com>

Cc: Tanyard Springs <tanyardsprings@abarisrealty.com>; Dana Coker <dcoker@abarisrealty.com>; Shireen Ambush1 <sambush1@abarisrealty.com>

Subject: Re: Approval Letter-Playground Mulch

Please see the attached pictures and video of the playgrounds that we applied new playmat playground mulch in. These are completed and all mulch cleaned up at clubhouse.

Have a great afternoon!!

Ron Kuczinski
Client Relations & Production Manager
SBC Outdoor Services
C:(240)-501-2408
O:(410)-679-1683

From: Ron Kuczinski
Sent: Wednesday, October 8, 2025 4:35:13 PM
To: Mark Moorman <mmoorman@abarisrealty.com>
Cc: Tanyard Springs <tanyardsprings@abarisrealty.com>; Dana Coker <dcoker@abarisrealty.com>; sambush1@abarisrealty.com <sambush1@abarisrealty.com>
Subject: RE: Approval Letter-Playground Mulch

Please see the fully executed contract for the playground mulching. We will have this scheduled as soon as possible.

From: Mark Moorman <mmoorman@abarisrealty.com>
Sent: Wednesday, October 8, 2025 8:45 AM
To: Ron Kuczinski <Ron.kuczinski@sbclandscaping.com>
Cc: Tanyard Springs <tanyardsprings@abarisrealty.com>
Subject: Re: Approval Letter-Playground Mulch

Attached is the correct one for you to sign.

Mark

MARK MOORMAN, CMCA
Portfolio Manager



Abaris Real Estate Management Inc.,
Maryland or Virginia address
Potomac, MD 20854

Phone: 301-468-8919
mmoorman@abarisrealty.com
www.abarisrealty.com



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From: Mark Moorman <mmoorman@abarisrealty.com>
Sent: Wednesday, October 8, 2025 8:38 AM
To: Ron Kuczinski <ron.kuczinski@sbclandscaping.com>
Cc: Tanyard Springs <tanyardsprings@abarisrealty.com>
Subject: Re: Approval Letter-Playground Mulch

Ron
Ignore that last attachment, I will be sending you an updated one.

Mark

MARK MOORMAN, CMCA
Portfolio Manager



Abaris Real Estate Management Inc.,
Maryland or Virginia address
Potomac, MD 20854

Phone: 301-468-8919
mmoorman@@abarisrealty.com
www.abarisrealty.com



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From: Mark Moorman
Sent: Wednesday, October 8, 2025 8:08 AM
To: Ron Kuczinski <ron.kuczinski@sbclandscaping.com>
Cc: Tanyard Springs <tanyardsprings@abarisrealty.com>
Subject: Approval Letter-Playground Mulch

Morning Ron,
Attached is the signed approval letter for installing the mulch. Please sign and send a copy back.

Thanks,

Mark

MARK MOORMAN, CMCA
Portfolio Manager



Abaris Real Estate Management Inc.,
Maryland or Virginia address
Potomac, MD 20854

Phone: 301-468-8919
mmoorman@@abarisrealty.com
www.abarisrealty.com



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IMG_6262.jpeg

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IMG_6262.jpeg







NOV 10 2025
708

9/30 - 10/30/25

Bill Summary

Tanyard Springs HOA
6920 Heritage Xing
Glen Burnie, MD 21060
Account # 0573411000
Issued Date: November 4, 2025

BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
NextEra Energy Svcs MD LLC
gexaenergy.com
(877) 528-2890
Electric Choice ID: 0573461351

53664

BGE GAS
DELIVERY



TAXES & FEES

GAS SUPPLY
SFE Energy Maryland Inc
sfeenergy.com
(877) 316-6344
Gas Choice ID: 0573464790

53665

Previous Balance	\$1,861.79
Payments Received October 16, 2025	-\$1,861.79
BGE Outstanding Balance	\$0.00
Electric	\$974.71
Gas	\$99.25
Total amount due by December 1, 2025	\$1,073.96

Payment received after December 1, 2025 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 0573411000

Total amount due by Dec 1, 2025 **\$1,073.96**

Payment Amount \$

0130031 01 MB 0.67 **AUTO T2 0 4932 20854-3349 -C01-P30061-I1 4



Tanyard Springs HOA
7811 Montrose Rd Ste 110
Potomac, MD 20854-3349



BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21057341100030001073960335300011112500

INVOICE

ALARM ONE ADVANTAGE LLC
PO Box 2
Upper Falls, MD 21156-0002

billing@alarmoneadvantage.com
+1 (443) 438-8005



Bill to

Tanyard Springs HOA
Tanyard Springs HOA
%Abaris Realty Inc
7811 Montrose Rd, #110
Potomac, MD 20854

Invoice details

Invoice no.: 2702
Terms: Net 15
Invoice date: 11/01/2025
Due date: 11/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Standard Monthly Monitoring	Security Monitoring	1	\$29.99	\$29.99

Subtotal \$29.99

Sales tax \$1.80

Total \$31.79

Ways to pay



We accept credit cards, ACH payments, and checks. Remittance address for check is:

Alarm One Advantage LLC
PO Box 2
Upper Falls, MD 21156-0002

[View and pay](#)

Innovative Security Systems,
 4815 Prince Georges Avenue, Suite #3
 Beltsville, MD 20705-1968
 Phone: 301-931-0200 Fax: 301-931-1959
 VADCJS #11-2549



Invoice

DATE	INVOICE #
11/1/2025	122282

BILL TO	SHIP TO
Abaris Realty Attn: Accounts Payable 7811 Montrose Rd Suite 110 Potomac, MD 20854	Abaris Realty - Tanyard Springs HOA 6920 Heritage Crossing Glen Burnie, MD 21060

TERMS	DUE DATE	REP	P.O. NUMBER	Ticket No.	VIA
n10	11/11/2025	AT		MONTHLY PG	Perform. Plan

ITEM CODE	DESCRIPTION	QTY	PRICE	AMOUNT
pg-mon.standard... Fee	Discount Standard Maintenance Plan - Monthly Billing Administration Fee (ACH not provided)	1	14.44	14.44T
		1	3.00	3.00T
	Plan Covers Gym Access Control			

Due to the recent price increase in Postage, we will no longer be mailing invoices unless previously requested. If you need your invoice mailed, Please contact our billing department.

We are also moving toward 100% of payments being set up as ACH payments. Please ask us how to get set up for ACH autopayments.

Please contact our Billing Department at 1-888-879-4774 or Accounting@innovativesecurity.com

Sales Tax (6.0%)	\$1.05
Total	\$18.49
Payments/Credits	\$0.00
Balance Due	\$18.49
Thank you for your business.	



C.W.R., Incorporated
 PO Box 599
 Beltsville, MD 20704
 3019371733
 ar@cwr.solutions

Invoice 00009182

BILL TO

Tanyard Springs HOA
 C/o Abaris Realty
 7811 Montrose Road, Suite
 110
 Potomac, MD 20854

DATE 11/01/2025	PLEASE PAY \$1,233.65	DUE DATE 12/01/2025
--------------------	---------------------------------	------------------------

DATE	ACTIVITY	AMOUNT
	Janitorial Maintenance Service (M) Service Period: 1-30 November 2025	1,233.65

We appreciate your continued business.

SUBTOTAL	1,233.65
TAX	0.00
TOTAL	1,233.65

TOTAL DUE \$1,233.65

THANK YOU.



logicalTech, LLC
 PO Box 197
 Tazewell, TN 37879 US
 +12406142602
 logicalTech.com

Invoice MSP-2300

DATE 11/01/2025	PLEASE PAY \$60.00	DUE DATE 11/01/2025
--------------------	------------------------------	------------------------

BILL TO

Tanyard Springs HOA
 6920 Heritage Crossing
 Glen Burnie, Maryland 21060

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Unifi Cloud Hosted Wi-Fi Controller:Unifi Cloud Hosted Wi-Fi Controller Unifi Cloud controller, manages the wireless & wired Unifi networks at Tanard Springs HOA	1	60.00	60.00

Thank you for your business - We appreciate it very much.

** Please update your records and use this new address for all mail correspondence and payments:

logicalTech, LLC
 P.O. Box 197
 Tazewell TN 37879

TOTAL DUE \$60.00

THANK YOU.

Pay invoice

ABARIS REALTY, INC.

CHECK REQUEST

708

Project Name:

Fansgard Springs

Date:

11/10/25

Payable To:

Mark Norman

Amount:

\$483.22

(Attached Invoice or Bill)

For:

Supplies

Requested/Approved By:

DA/SK

Return To:

None

Account No.:

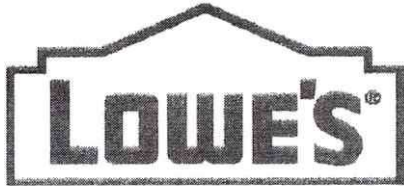
See attached for GLs

Mark Moorman -Reimbursement Request -Tanyard Springs

Date	Vendor	purpose	amount	Allocation
10/29/2025	Home Depot	Split rails	\$254.09	Landscaping
10/29/2025	Home Depot	Banker Boxes	\$28.58	office
11/5/2025	Lowes	Gift Cards	\$150.00	Social
11/5/2025	Lowes	Mulch	\$50.63	Landscaping
		Total	\$483.30	

✓ 53260
 ✓ 50100
 ✓ 504500
 ✓ 53260

✓ verified by Sammi
 11/10/25



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
6650 RITCHIE HWY. RT 2
GLEN BURNIE, MD 21061 (410) 863-4535

- SALE -

SALES#: S0631AK3 5290500 TRANS#: 599804729 11-05-25

5977581 2-CU FT STAGRN BLK MULCH 47.76
12 @ 3.98

SUBTOTAL: 47.76
TOTAL TAX: 2.87
INVOICE 94771 TOTAL: 50.63
VISA: 50.63

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 47*
* Points are awarded on eligible purchases
for orders that have been settled and fulfilled

VISA: XXXXXXXXXXXX057 AMOUNT: 50.63 AUTHCD: 05042C
TAP REF ID: 063160771282 11/05/25 11:26:28
TVR: 000000000
RID: A000000031010

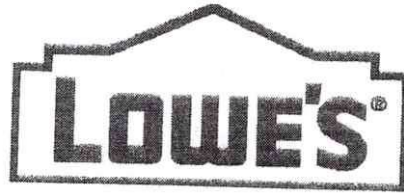
STORE: 0631 TERMINAL: 60 11/05/25 11:26:55
OF ITEMS PURCHASED: 12
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
6650 RITCHIE HWY. RT 2
GLEN BURNIE, MD 21061 (410) 863-4535

- SALE -

SALES#: S0631AK3 5290500 TRANS#: 601196423 11-05-25

6827561 AMAZON.COM CORRUGATED SEC 25.00
6827561 AMAZON.COM CORRUGATED SEC 25.00
6827562 AMAZON.COM CORRUGATED SEC 50.00
6827562 AMAZON.COM CORRUGATED SEC 50.00

SUBTOTAL: 150.00
TOTAL TAX: 0.00
INVOICE 94780 TOTAL: 150.00
VISA: 150.00

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 150*
* Points are awarded on eligible purchases
for orders that have been settled and fulfilled

VISA: XXXXXXXXXXXX057 AMOUNT: 150.00 AUTHCD: 04754C
TAP REF ID: 063160780544 11/05/25 11:28:39
TVR: 000000000
RID: A000000031010

STORE: 0631 TERMINAL: 60 11/05/25 11:29:01
OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* * * * *



**How doers
get more done.**

GLEN BURNIE, MD (410)553-9600
STORE MANAGER: OUMAR DIALLO

2501 00002 55786 10/29/25 01:36 PM
SALE CASHIER TARA

715881011013 11' PT RAIL <A>
11' PT PINE SPLIT RAIL
15@15.98 239.70

SUBTOTAL 239.70
SALES TAX 14.39
TOTAL \$254.09

XXXXXXXXXXXX8057 VISA USD\$ 254.09 ✓

AUTH CODE 09374C/9021071 TA
Chip Read
AID A0000000031010 VISA CREDIT

2501 10/29/25 01:36 PM



2501 02 55786 10/29/2025 3967

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/27/2026



How doers
get more done.

GAITHERSBURG MD 20877 JACKSON POKU
WE PUT CUSTOMERS FIRST

2550 00061 77141 10/29/25 08:18 AM
SALE SELF CHECKOUT

810016117667 DOC BOX 3PK <A>
DOCUMENT BOX 3-PACK 15X10X12
2@13.48 26.96

SUBTOTAL 26.96
SALES TAX 1.62
TOTAL \$28.58

XXXXXXXXXXXX8057 VISA USD\$ 28.58

AUTH CODE 00430C/9612404 TA

Chip Read

AID A0000000031010 VISA CREDIT

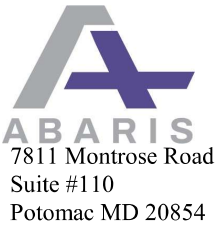
2550 10/29/25 08:18 AM



2550 61 77141 10/29/2025 7966

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/27/2026





Invoice

Date	Invoice #	Due Date
10/31/2025	14823	10/31/2025

Community
TANYARD SPRINGS

Quantity	Description	Unit Cost	Total
1	Copy & Printing - Black & White	3.15	3.15
1	Postage - USPS - Standard	6.66	6.66
1	Sep 2025 CC Reimbursement: Google Workspace (\$71.24), Checkr Inc for Dana M. Coker (298.81)	370.05	370.05
1	Delinquency Letters	1,175.00	1,175.00

Total	\$1,554.86
--------------	------------



C.W.R., Incorporated
PO Box 599
Beltsville, MD 20704
3019371733
ar@cwr.solutions

Invoice 00009245

BILL TO

Tanyard Springs HOA
C/o Abaris Realty
7811 Montrose Road, Suite
110
Potomac, MD 20854

DATE 11/14/2025	PLEASE PAY \$570.00	DUE DATE 12/14/2025
--------------------	-------------------------------	------------------------

DATE	ACTIVITY	AMOUNT
10/05/2025	Event Cleaning (M)	190.00
10/18/2025	Event Cleaning (M)	190.00
10/26/2025	Event Cleaning (M)	190.00

We appreciate your continued business.

SUBTOTAL	570.00
TAX	0.00
TOTAL	570.00

TOTAL DUE \$570.00

THANK YOU.



INVOICE

Customer ID: 23-02234-53005
Customer Name: ABARIS TANYARD SPRINGS HOA
Service Period: 11/01/25-11/30/25
Invoice Date: 10/24/2025
Invoice Number: 3781510-2420-5

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (800) 834-2805

Your Payment is Due

Nov 23, 2025

708

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$607.50

If payment is received after 11/23/2025: **\$ 622.69**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
304.33		0.00		0.00		303.17		607.50

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT OF MARYLAND, INC.
 BALTIMORE HAULING
 PO BOX 3020
 MONROE, WI 53566-8320
 (800) 834-2805
 (866) 571-2981 FAX

Invoice Date	Invoice Number	Customer ID
10/24/2025	3781510-2420-5	23-02234-53005
Payment Terms	Total Due	Amount
Total Due by 11/23/2025	\$607.50	
If Received after 11/23/2025	\$622.69	

2420000230223453005037815100000003031700000060750 8

0040054 01 AB 0.64 **AUTO T9 0 7296 20854-334935 -C04-P40094-1

I0066C27



ABARIS TANYARD SPRINGS HOA
 7811 MONTROSE RD STE 110
 POTOMAC MD 20854-3349



Remit To: WM CORPORATE SERVICES, INC.
 AS PAYMENT AGENT
 PO BOX 13648
 PHILADELPHIA, PA 19101-3648



470-0080032-2420-4

DETAILS OF SERVICE

Details for Service Location:
Tanyard Springs Hoa, 6920 Heritage Xing, Glen Burnie MD
21060-8466

Customer ID: 23-02234-53005

Description	Date	Ticket	Quantity	Amount
6 Yard Dumpster Service	11/01/25		1.00	256.15
Energy Surcharge				38.52
Administrative Charge				8.50
Total Current Charges				303.17

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay
 Set up recurring payments with us at wm.com/myaccount



Online
 Use wm.com for quick and easy payments



By Phone
 Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/MyWM	10/25/2022	\$123.45 <small>If payment is received after 10/15/2022 \$128.45</small>

Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45

Description
MIN STATE SOLID WASTE TAX @ 7.5%
COUNTY ENVIRONMENTAL CHARGE

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.																				
<table border="1"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
Email																					
Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

SBC Outdoor Services

PO Box 420
Fallston, MD 21047
+14436191460
kelly.reynolds@sbclandscaping.com



BILL TO

Tanyard Springs
7811 Montrose Rd
Suite 110
Pocomac, Maryland 21854
United States

INVOICE # 288-40
DATE 11/06/2025
DUE DATE 12/04/2025
TERMS 28 Days

DATE	SERVICE	AMOUNT
	Veg Garden Pea Gravel Install • Install (20) Tons of pea gravel to existing gravel area in vegetation garden	1,643.00
	Veg Garden Wintering Covering • We will remove any plant material left behind from planter boxes and remove from site. • Install commercial grade black plastic garden cover • Prop up centers of each bed to prevent water from pooling • Secure all sides with stakes	

BALANCE DUE **\$1,643.00**



IMG_1933.jpg



Download



Full screen



Print



Save to OneDrive



IMG_1933.jpg





IMG_1937.jpg

Download

Full screen

Print

Save to OneDrive



IMG_1937.jpg







Invoice

Date	Invoice #	Due Date
10/31/2025	14588	10/31/2025

Community
TANYARD SPRINGS
Community Mailers Sent

SouthData Invoi...	Description	Quantity	Unit Price	Total
10/2/2025	Supplies: Labels	1	0.05	0.05
10/2/2025	Supplies: Labels	113	0.05	5.65
10/3/2025	Supplies: Labels	1	0.05	0.05
10/23/2025	Supplies: Labels	54	0.05	2.70
10/31/2025	Supplies: Labels	1	0.05	0.05
10/2/2025	Printing - B/W Copies	1	0.15	0.15
10/2/2025	Printing - B/W Copies	113	0.15	16.95
10/3/2025	Printing - B/W Copies	1	0.15	0.15
10/23/2025	Printing - B/W Copies	54	0.15	8.10
10/31/2025	Printing - B/W Copies	1	0.15	0.15
10/2/2025	Supplies: Envelopes - Standard	113	0.10	11.30
10/23/2025	Supplies: Envelopes - Standard	54	0.10	5.40
10/31/2025	Supplies: Envelopes - Standard	1	0.10	0.10
10/2/2025	Supplies: 9x12 Envelope	1	0.25	0.25
10/3/2025	Supplies: 9x12 Envelope	1	0.25	0.25
10/23/2025	Billing Statements	565	0.50	282.50
10/2/2025	Postage - USPS, UPS and/or FEDEX	1	1.99	1.99
10/2/2025	Postage - USPS, UPS and/or FEDEX	1	95.60	95.60
10/3/2025	Postage - USPS, UPS and/or FEDEX	1	1.99	1.99
10/23/2025	Postage - USPS, UPS and/or FEDEX	1	45.69	45.69
10/23/2025	Postage - USPS, UPS and/or FEDEX	1	447.75	447.75
10/31/2025	Postage - USPS, UPS and/or FEDEX	1	0.85	0.85
Total				\$927.67

Facility Service Company, Inc

14607 Rothgeb Drive
 Rockville, MD 20850
 (301) 340-2665

Date	Invoice #
9/15/2025	16698

Bill To
Tanyard Spring HOA c/o Abaris Realty, Inc. 7811 Montrose Road, #110 Potomac, MD 20854

P.O. Number	Terms	Due Date
Q250804.009	Net 30	10/15/2025

Quantity	Description	Rate	Amount
	Stormwater Management Ponds - (AA County Compliance Planting) (3) Gravel Wetland Ponds Remove existing turf groundcover & till in 30 yards of amended topsoil. Install the following plantings from approved planting list in Appendix A of MDE Stormwater Design Manual: Pond 1 – (2,097 sq. ft.) Install 45 Holly Winterberry, 3 gal. 6' oc. Install 20 Rudbeckia Hirta, 1 gal., 24" oc. Install 20 Panicum Virgatum, 1 gal. 24" oc. Pond 2 – (1,367 sq. ft.) Install 25 Holly Winterberry, 3 gal. 6' oc. Install 25 Panicum Virgatum, 1 gal. 24" oc. Install 20 Phlox Maculata, 1 gal. 24" oc. Install 20 Rudbeckia Hirta, 1 gal., 24" oc. Pond 3 – (4,232 sq. ft.) Install 85 Holly Winterberry, 3 gal. 6' oc. Install 45 Lobelia Siphilitica, 1 gal. 24" oc. Install 45 Rudbeckia Hirta, 1 gal., 24" oc. Install 45 Panicum Virgatum, 1 gal. 24" oc. Mulch all pond areas with 2-3" natural mulch (45 cubic yds). Total cost for items/services listed above:		
		26,140.00	26,140.00

Thank you for your continued business. FSC reserves the right to charge 1.5% per month (18% per annum) on all past due accounts.	Total	\$26,140.00
	Payments/Credits	\$0.00
	Balance Due	\$26,140.00

SBC Outdoor Services

PO Box 420
Fallston, MD 21047
+14436191460
kelly.reynolds@sbclandscaping.com



BILL TO

Tanyard Springs
7811 Montrose Rd
Suite 110
Pocomac, Maryland 21854
United States

INVOICE # 288-41
DATE 11/06/2025
DUE DATE 12/04/2025
TERMS 28 Days

DATE	SERVICE	AMOUNT
	Regrade all existing pea gravel and top dress with 20 tons new pea gravel	4,652.00
BALANCE DUE		\$4,652.00



IMG_1933.jpg



Download



Full screen



Print



Save to OneDrive



IMG_1933.jpg





IMG_1937.jpg



Download



Full screen



Print



Save to OneDrive



IMG_1937.jpg





SBC Outdoor Services

PO Box 420
Fallston, MD 21047
+14436191460
kelly.reynolds@sbclandscaping.com



BILL TO

Tanyard Springs
7811 Montrose Rd
Suite 110
Pocomac, Maryland 21854
United States

INVOICE # 95-9
DATE 11/03/2025
DUE DATE 12/01/2025
TERMS 28 Days

DATE	SERVICE	AMOUNT
	<ul style="list-style-type: none">• We will apply deer repellent spray on the flowers and a deer scam powder around the perimeter.• These applications will help prevent deer from eating flowers.• This application needs completed routinely because of new growth of flowers.• Clean up all work-related debris.	750.00
BALANCE DUE		\$750.00

SBC Outdoor Services

PO Box 420
Fallston, MD 21047
+14436191460
kelly.reynolds@sbclandscaping.com



BILL TO

Tanyard Springs
7811 Montrose Rd
Suite 110
Pocomac, Maryland 21854
United States

INVOICE # 79-18
DATE 09/25/2025
DUE DATE 10/23/2025
TERMS 28 Days

DATE	SERVICE	AMOUNT
	Drew made repairs on September 17th	580.00
BALANCE DUE		\$580.00

INVOICE

Bill To



Tanyard Springs HOA
6920 Heritage Crossing, Glen Burnie, MD
21060
(443) 673-8455

Safety Window Glass Repair LLC

MHIC# 05-143008
Phone: (202) 460-8860
Email: info@safetywindowglassrepair.com
Web: www.safetywindowglassrepair.com/

Payment terms Due upon receipt
Invoice # 5233170
Date 11/18/2025
Business / Tax # 85-0724630

Description	Rate	Quantity	Total
Deliver And Install 4 IG Unit LowE Green Over DSB 28-1/4 x 62-1/2 3H 2V White Flat Grids 3/4"	\$475.00	4	\$1,900.00
Deliver And Install 4 IG Unit LowE Green Over DSB 28-1/4 x 52-1/2 3H 2V White Flat Grids 3/4"	\$445.00	2	\$890.00
Drywall Access, Repair, And Finishing Associated With Window Glass Replacement Drywall access and restoration: Cutting and removing drywall to access two windows Reinstalling drywall after glass replacement in two windows Prepping, priming, and painting drywall for a seamless finish	\$1,250.00	1	\$1,250.00

Subtotal	\$4,040.00
ENERGY SURCHARGE	\$195.30
Total	\$4,235.30
Deposit Due	\$2,117.65

MHIC Website: <http://www.labor.maryland.gov/>
MHIC Phone Number: (410) 230-6309

50% deposit is required before placing any orders.

Safety Window Glass Repair and all its technicians and contractors are not responsible for any broken hardware during the estimate and installation.

An extra 4% will be adding the total invoice if paying with a credit card.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Terms and Conditions:

1. **PAYMENT:** I understand a window or sliding door needs to be serviced every year to ensure safe operation. Safety Window Glass Repair, LLC is not liable for any damage or destruction to those items as a result of these conventional repair efforts. I agree to pay for all work, goods, and services. I hereby further authorize the company to bill any of my credit card(s) for the goods and services being provided. I agree to perform the obligations outlined in accordance with the applicable cardholder agreement with the credit card user. I represent that I am the owner of the property of the owner agent, and I have the authority to have the work to be done. I understand the company may put a lien on the property for any unpaid service provided. If the transaction is canceled within three days, the client remains liable for the restocking fees if the material is in stock, (100%) for the special order, the deposit is not refundable. The company may require a deposit of up to (50%) for glass, windows, and door replacement & repair services and (100%) for special orders. The company may retain all deposits in the event of cancellation. The client is responsible for full payment at the time of service. The client agrees to (10%) interest charges for the outstanding balance including attorney fees. On measurement and purchase of glass for windows and doors, 50% of the agreed amount will be paid. The remaining 50% will be paid upon completion of services.
2. **WARRANTIES:** Safety Glass Window Repair, LLC issues a 1-year warranty on the glass of the window and a 1-year warranty of workmanship.
3. **TERM OF CONTRACT:** This Contract will terminate upon receiving final payment after the job is completed. Warranties will remain in effect as described above.
4. **DEFAULT:** The occurrence of any of the following shall constitute a material default under this contract: a. The failure to make a required payment when due. b. The failure to make available or deliver the Services in the time and manner provided for in this Contract.
5. **REMEDIES OF DEFAULT:** In addition to any other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term, or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 15 days from the effective date of such notice to cure the default(s). Unless waived by a party providing notice, the failure to cure the default(s) within such period shall result in the automatic termination of this Contract.
6. **FORCE MAJEURE:** If the performance of this Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party is unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, fire, explosion, inclement weather, wet or muddy grounds, labor trouble such as strikes, accidents or delays beyond Safety Window Glass Repair, LLC's control, vandalism, storm or other similar occurrence, orders of acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its

employees, officers, agents, or affiliates.

7. AMENDMENT: This Contract may be modified or amended if the amendment is made in writing and signed by both parties.

8. LIABILITY WAIVER: If the contractor is injured in the course of performing the specific work, the Homeowner shall be exempt from liability for those injuries to the fullest extent allowed by law.

9. WINDOW COVERINGS: Any drapes, blinds, or window coverings will be removed by the Homeowner prior to services of installation. Safety Window Glass Repair, LLC will not be responsible for the replacement of any such window coverings.

10. ALARM SYSTEMS: If there is an alarm system with window sensors, the Homeowner is responsible for having their alarm company disconnect and reconnect the alarms.

11. OLD GLASS WINDOW REMOVAL/CLEAN-UP: Safety Window Glass Repair, LLC will be responsible for the removal and disposal of the old windows.

12. DISTANCE SURCHARGE: If Safety Window Glass Repair, LLC has to travel more than 30 miles, there will be a \$75 travel charge. If Safety Window Glass Repair, LLC has to travel more than 50 miles, there will be a \$125 travel charge. The owner agrees to pay for any and all additional services requested by the owner or Owner's agent.

13. This proposal must be approved at the time of placing the order. Safety Window Glass Repair, LLC is not responsible for any errors, mistakes, and losses once the proposal is approved by the customer.

14. Customer must specify the changes at the time of order confirmation. Safety Window Glass Repair, LLC will not be responsible for any changes after the order.

ACCEPTANCE OF PROPOSAL:

I agree to pay a 50% deposit for the materials and labor at the time of acceptance, as well as paying the remaining balance of the agreement at completion.

The remaining balance will be paid after work and will be charged to the original payment method in the file otherwise another payment arrangement is made by me at the time of the payment of the deposit.



Signed on: 11/19/2025

Tanyard Springs HOA

SBC Outdoor Services

PO Box 420
Fallston, MD 21047
+14436191460
kelly.reynolds@sbclandscaping.com



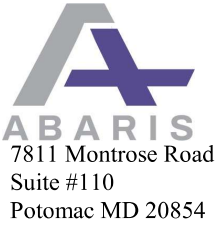
BILL TO

Tanyard Springs
7811 Montrose Rd
Suite 110
Pocomac, Maryland 21854
United States

INVOICE # 133-126
DATE 11/02/2025
DUE DATE 11/30/2025
TERMS 28 Days

DATE	SERVICE	AMOUNT
	2025 Monthly Contractual Landscaping Billing	16,211.92

BALANCE DUE **\$16,211.92**



Invoice

Date	Invoice #	Due Date
9/30/2025	093025	9/30/2025

Community
TANYARD SPRINGS Glen Burnie, MD 21060

Quantity	Description	Unit Cost	Total
	Annual HOA Inspection - Exterior - Front & Back - 2nd Inspection 25% billing	7,865.00	7,865.00
Total			\$7,865.00



Real Estate

Newer unpaid bill(s) exist for this parcel.

View Bill

As of 11/24/2025

Bill Year 2025

Bill 4817802

Owner TANYARD SPRINGS HOMEOWNERS

Parcel ID 379790231584

[View state assessment data](#) [View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2024	\$2,740.31	\$0.00	\$2,740.31	\$383.64	\$3,123.95
Interest			\$0.00			\$383.64
TOTAL		\$2,740.31	\$0.00	\$2,740.31	\$383.64	\$3,123.95

[Pay Bill](#)

©2025 Tyler Technologies, Inc.



Fw: Receipts from Social Committee Adult game night/ Halloween party

From Mark Moorman <mmoorman@abarisrealty.com>

Date Tue 12/2/2025 9:47 PM

To Sammi Lai <slai@abarisrealty.com>

Cc Dana Coker <dcoker@abarisrealty.com>

1 attachment (3 MB)

IMG_7154.jpeg;

Hi Sammi

Forwarded are receipts for the HOA debit card for purchases for a social event.

Mark

MARK MOORMAN, CMCA
Portfolio Manager

Abaris Real Estate Management Inc.,
Maryland or Virginia address
Potomac, MD 20854

Phone: 301-468-8919
mmoorman@abarisrealty.com
www.abarisrealty.com

All homeowner questions, comments or service requests should be submitted through our Homeowner Portal at <https://portal.abarisrealty.com> or by sending an email to our new company email address: customercare@abarisrealty.com

From: Dana Coker <dcoker@abarisrealty.com>

Sent: Tuesday, December 2, 2025 4:00 PM

To: Mark Moorman <mmoorman@abarisrealty.com>

Subject: Receipts from Social Committee Adult game night/ Halloween party

Mark

Attached are receipts from the Adult Game Night/Halloween Party.

Best Regards,

Dana Coker

On-Site Assistant Manager Tanyard Springs HOA
dcoker@abarisrealty.com



Abaris Real Estate Management
7811 Montrose Road #110
Potomac, MD 20854 | 301-468-8919
abarisrealty.com

From: Rosie Rivera <rosie@tanyardspringshoa.com>
Sent: Tuesday, December 2, 2025 3:57 PM
To: Dana Coker <dcoker@abarisrealty.com>
Subject: Adult game night/ Halloween party

Please see attached receipts for purchases

7 ELEVEN
 7753 BALT ANNAPOLIS BLVD
 GLEN BURNIE MD 210607655
 Ph: 4107686989
 STORE#: 11533
 No REFUNDS On Chargers ,Cig ,Tobacco
 Thanks
 SALE

5 Apollo Ice Bg 7lb 20.45 B
 SUBTOTAL \$20.45
 TAX ON 20.45 \$1.23
 TOTAL DUE \$21.68

MASTERCARD \$21.68

ACCT#: *****3978
 APPROVAL#: 765475 AUTH CODE: 0
 APPROVAL TIME: 184118
 TERM#: 00071153312
 REF#: 29519746199
 APP NAME: DEBIT
 AID: A0000000042203
 ENTRY: CHIP
 APPROVED
 CRYPTO: ARQC 62D5EC2461BF AAAD

ITEMS SOLD 5
 CUSTOMER AGREES TO PAY THE ABOVE
 TOTAL AMOUNT ACCORDING TO THE CARD
 HOLDERS AGREEMENT
 MEMBER ID: *****7664
 memberTransaction

THANK YOU
 PLEASE COME AGAIN!
 T#02 OP16 TRNO754 11/15/2025 18:41 PM

Hiphop Glenburnie
 6604 Ritche HWY

410-766-1515

Date: 11/15/2025 Time: 17:45

Order#: 182-PAID
 Counter-MASTERCARD-SALE

Check Name: UnKnown
 Cashier: hiphopglen

.....
 1 50 Wings 64.99
 1 21 Piece Catfish 59.99

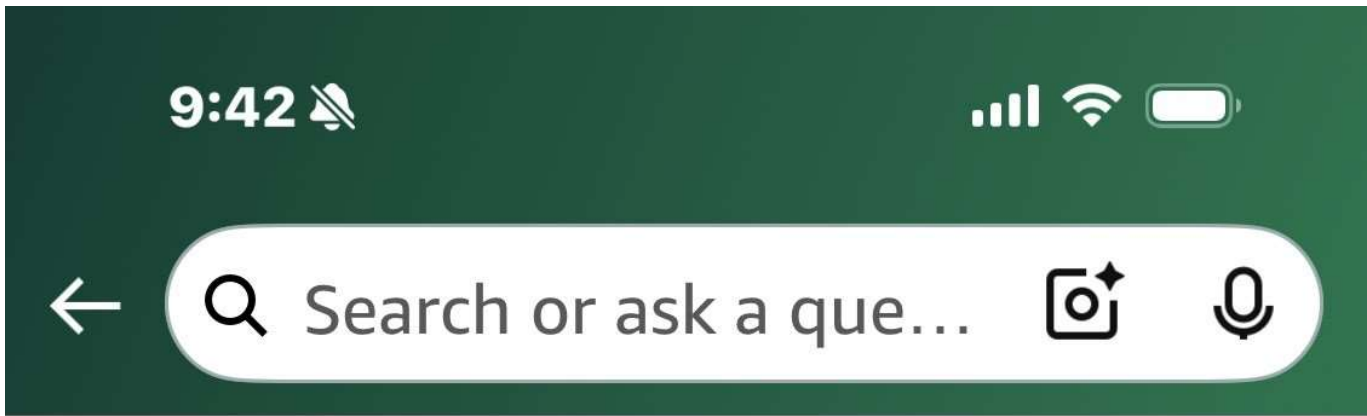
 Sub-total: \$124.98
 Discount: \$-0.00
 Tax: \$7.50
 Total: \$132.48
 Credit Payments

Card#: xxxx-xxxx-xxxx-3978
 Amount: \$132.48

Tip: _____
 Total: _____
 x: _____

I agree to pay above amount
 according to card issuer
 agreement
 (merchant agreement if credit voucher)

Thank You
 Please Come Again



Order Summary

Save

Order placed November 14, 2025 | Order # 111-8719009-7152211

Ship to	Payment method	Order Summary
Rosie Rivera 7730 HOLLINS CHAPEL CT GLEN BURNIE, MD 21060-8396 United States	Mastercard ending in 3978 View related transactions	Item(s) Subtotal: \$72.96 Shipping & Handling: \$0.00 Total before tax: \$72.96 Estimated tax to be collected: \$4.38 Grand Total: \$77.34

Delivered November 15

Your package was left near the front door or porch.



Mity rain Music Party Games - Fast-Paced Music Trivia Card Games for 2-10 Players | Fun Family Games & Adult Card Games with Lyrics ChallengePerfect for Game Night & Music Lovers!
Sold by: Mity Rain
Return or replace items: Eligible through January 31, 2026
\$15.99



Mocsicka Game Night Backdrop Board Game Game Night Decorations for Adults Chess Card Game On Backdrop Party Supplies Banner Photo Booth Props(7x5ft)
Sold by: Mocsicka Backdrop
Return or replace items: Eligible through January 31, 2026
\$16.99

Delivered November 15

Your package was left near the front door or porch.



Aperturee Game Night Banner 120x20 Inch, Game Party Chess Card Decorations Playing Card Party Supplies Home Decor Outdoor Supplies Yard Lawn



Garden

Sold by: Aperturee

Return or replace items: Eligible through January 31, 2026

\$14.99



Urban Trivia Game - Card Game for The Culture! Fun Trivia on Black TV, Movies, Music, Sports, & Growing Up Black! Great Trivia for Adult Game Nights and Family Gatherings.

Sold by: Urban Trivia Game

Return or replace items: Eligible through January 31, 2026

\$24.99





9:44 ↗



Order #275375232

11/15/2025

Subtotal	\$176.34
Savings	- \$4.00
<i>Clipless Coupons</i>	<i>- \$1.50</i>
<i>Coupons</i>	<i>- \$2.50</i>
Tax	\$3.58
Fees 	\$0.00
<hr/>	
Pickup	
Pickup Fee 	\$0.00
<hr/>	
Total	\$175.92
MASTERCARD	\$175.92

PICKUP ITEMS

Order Picked Up



Wellsley Farms Mild Salsa, 3...

Item: 175879

Quantity: 1

Item Price: \$5.49

PLACE ORDER AGAIN



Home



Shop



Coupons



In-Club



Cart

9:43



Search or ask a que...



Order Summary

Save

Order placed November 14, 2025 | Order # 111-8517640-3139434

Ship to

Rosie Rivera
7730 HOLLINS CHAPEL
CT
GLEN BURNIE, MD
21060-8396
United States

Payment method

Mastercard ending in 3978

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$156.00
Shipping & Handling:	\$2.99
Promotion Applied:	-\$6.00
Free Shipping:	-\$2.99
Total before tax:	\$150.00
Estimated tax to be collected:	\$9.00
Grand Total:	\$159.00

Delivered November 15

Your package was left near the front door or porch.



LJLNION 300 LED String Lights Outdoor Indoor, Extra Long 98.5FT Christmas Lights, 8 Lighting Modes, Plug in Waterproof Fairy Lights for Wedding Party Bedroom Decorations (Warm White)

Sold by: BIGFLy

Return or replace items: Eligible through January 31, 2026
\$17.99

Delivered November 15

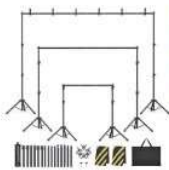
Your package was left near the front door or porch.



You Can't Say UMM: A Party Game for Family and Adults, Fast-Paced Family Word Game, Must Have for Game Night, Bonus Content Included

Sold by: Big Potato Games

Return or replace items: Eligible through January 31, 2026
\$24.99



Eocnrhe Backdrop Stand Kit - 6 Widths, 10x7.5ft Adjustable Background Stand for Parties & Studio Photography

Sold by: Eocnrhe Direct

Return or replace items: Eligible through January 31, 2026
\$39.99



2401 ED 88Ft Connectable String Lights Indoor

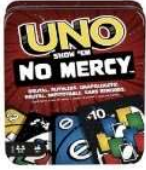


2

270LED Soft Connectable String Lights Indoor Outdoor Clear Wire | Warm White Christmas Lights | Twinkle Fairy Light Plug in with Timer for Bedroom Classroom Wedding Tree Patio Decor

Sold by: YuHuaYang

Return or replace items: Eligible through January 31, 2026
\$19.99



Mattel Games UNO Show 'em No Mercy Card Game in Storage & Travel Tin for Kids, Adults & Family Night with Extra Cards, Special Rules & Tougher Penalties (Amazon Exclusive)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through January 31, 2026
\$15.06

