



**Abaris Realty, Inc.**

7811 Montrose Road, Suite 110, Potomac, MD 20854  
301-468-8919 • Fax: 301-468-0983  
Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)

*Excellence  
Since 1975*

April 10, 2024

Mike Whippee  
Palmer Brothers  
[mike@palmerbros.com](mailto:mike@palmerbros.com)

**RE: Clubhouse Repainting and Clock Tower Repairs Approval  
Tanyard Springs HOA**

Dear Mike:

I am very pleased to inform you that the Board of Directors at the above-referenced community has agreed to accept your proposal for clubhouse exterior painting and the clock tower repairs, as outlined.

Enclosed is the signed contract for your records. Please schedule the work as soon as possible. We would really like to have this work completed before the pool opens next month. Thank you.

Sincerely,

A handwritten signature in blue ink that reads 'Shireen Ambush'.

Shireen Ambush, PCAM  
Property Manager

CC: Board of Directors



**Customer**

Tanyard Springs  
 Contact (c/o:) Mark Moorman  
 6920 Heritage Crossing  
 Glen Burnie, MD 21060  
 Phone: [410-360-4048](tel:410-360-4048)

**Job:**

Tanyard Springs  
 6920 Heritage Crossing  
 Glen Burnie, MD 21060  
 Phone: [410-360-4018](tel:410-360-4018)

**Management Co**

Abaris Realty Inc.  
 7811 Montrose Road  
 Suite #110  
 Potomac, MD 20854

**Prepared By:**

Mike Whipplee  
[mike@palmerbros.com](mailto:mike@palmerbros.com)

**Specifications and Estimates**

**1. Clubhouse - Exterior Painting**

\$ 15,995.00

Prepare and paint exterior surfaces at the clubhouse to include the clubhouse, pool storage room, umbrella bases and gazebo. We will perform the following scope of work:

- Pressure wash all siding and trim to remove dirt. Water source to be provided by property. Windows will be rinsed.
- Prepare siding and trim by replacing loose and failing sealants with a urethane caulk.
- Ceiling cracks will be repaired, sanded smooth and spot primed.
- Doors to be lightly sanded and wiped clean.
- Apply one full coat of Benjamin Moore's MoorGlo paint on all previously painted ceiling, siding, trim and doors.
- Tuckpoint approximately 30 mortar joints along wall coping. New mortar to match existing as close as possible.
- Lightly sand the umbrella canopy structure and apply two full coats of DTM paint.
- Pressure wash the gazebo ceiling and metal structure. Once dry the wood ceiling will be sealed with a clear sealer. The metal structure will be painted two full coats of DTM paint.

Price : \$ 15,995.00

**2. Community Entrance - Clock Tower**

\$ 3,390.00

- Pressure wash all siding and trim to remove dirt. We will rent a water tank. Water source to be provided by property at clubhouse.
- Prepare siding and trim by replacing loose and failing sealants with a urethane caulk.
- The metal door will be sanded to remove all rust and primed with metal primer.
- Rusty screws will be replaced with galvanized screws.
- The (2) broken pieces of trim on the rear will be replaced to match existing.
- We will apply one full coat of Benjamin Moore's MoorGlo paint on all previously painted siding, trim and door.

Price: \$ 3,390.00

*We Propose hereby to furnish material and labor -- complete in accordance with the above specification, for the sum of:*

***Nineteen Thousand Three Hundred Eighty-five and 00/100 dollars***

**\$19,385.00**

**Payment to be made as follows:**

If payments are not made in a full and timely manner according to the terms of this agreement, all guarantees and warranties, express and implied, shall be null and void. This proposal may be withdrawn by us if not accepted within 30 day(s).

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by worker's Compensation Insurance.



8121-A Piney Branch Rd.  
Silver Spring, MD 20910  
(301) 587-0100

# PROPOSAL

Mar 28, 2024

Control #: 48998

Page 2 of 2

Signature: Mike Whyniel

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: Shireen Ambush

Date of Acceptance: 4/10/24

Name: Shireen Ambush