



Abaris Real Estate Management, Inc.

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August 14, 2025

Tony Adalla
FSC Landscaping
(fsc.landscapes@gmail.com)

RE: Oak Pointe AA County Compliance Shrub Planting at 3 Gravel SWM Ponds

Dear Tony:

The Board of Directors at the above-referenced community has recently met and voted to accept your proposal to address the Oak Pointe AA County Compliance Shrub Planting at 3 Gravel SWM Ponds as outlined in the proposal.

Please sign below & reply back to me with the signed copy of the proposal. Please let me know if you have questions. Thank you.

Sincerely,

Mark Moorman
Mark Moorman, CMCA
Community Manager

CC: Board of Directors

QUOTATION
Facility Service Company, Inc.
14607 Rothgeb Drive
Rockville, Maryland 20850
Tel: (301) 340-2665

August 4, 2025

Quotation #: Q250804.009

Attn: Mark Moorman
Abaris Realty, Inc.
7811 Montrose Rd., #110, Potomac, MD 20854
Phone: 301-468-8919 / 301-439-7333
Email: mmoorman@abarisrealty.com
Email: tanyardsprings@abarisrealty.com

PROJECT: Tanyard Springs H.O.A.
Scope of Work: 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 FOR THIS ENTIRE QUOTE: \$26,140.00

Facility Service Co., Inc. is not responsible for damage to any unmarked private utilities.

NOTE: This quotation is valid for thirty days from date of issue and subject to availability.

Accepted by:

Proposed by:

Mark Moorman 8-14-25
Contracting Officer Date

Cecily Perez 8/15/25
Cecily Perez, Accounts Manager
Facility Service Company, Inc.



Department of Inspections a
Heritage Office Complex
2664 Riva Road
Annapolis, MD 21401
410-222-7476

Infrastructure and Environmental Programs Inspection Report

To Contact this Inspector, Telephone: 410-222-4885

Inspection Date: 7/1/2025 **TIME:** 1130 **PERMIT** G02015781 **SWMA:** (

AASCD Name: 1014-26

OWNER/Permittee Name: TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.

Address: 7811 MONTROSE ROAD **CITY:** POTOMAC **STATE:** MI

Location: WARBLERS PERCH WAY, GLEN BURNIE, MD 21060

Inspection Type: Storm Water Maintenance

Inspection Results: Not In Compliance

Corrective Action Taken:

- 4/1/2025 Issue Correction Notice
- 5/1/2025 Issue Correction Notice
- 7/3/2025 Issue Correction Notice

This follow-up inspection was conducted to ensure that the Storm Water Management (SWM) practice Infiltration Dry Wells, 5 Permeable Pavements, 4 Grass Swales, 2 Non-Rooftop Disconnects, 8 Bio-Sv Micro-Bioretenion, and 3 Submerged Gravel Wetlands) are being maintained in accordance with: Ann County Code, Article 16, Title 4 (SWM Ordinance), §s 16-4-303 & 16-4-401; and the terms of SWM Aq #15-0070; under Tax Account #03-605-90243393.

This follow-up inspection revealed that 8 Bio-Swales and 5 Micro-Bioretenion devices are in complian time.

However, the 3 Submerged Gravel Wetlands are not in compliance.

This follow-up inspection also revealed that the original as-built plantings in the 3 Submerged Gravel V not likely to re-emerge. As previously discussed, the property management company would like to repl shrubs in the fall that will be easier to maintain. This will be allowed as long as the below requirements followed, per the MDE BMP Vegetation Guidance memo released in 2019.

Please complete the following required maintenance actions by 09/30/2025:

Submerged Gravel Wetland #1, #2, and #3:

- 1) Remove turf grass cover.
- 2) Re-install a minimum of three species of approved shrub in each practice.
- 3) Plant enough shrubs and take into account the spacing of the shrubs so that you obtain a minimum

