



**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)

Serving the DMV Metro Area Since 1975

April 10, 2023

Dear Tanyard Springs HOA Homeowner,

Happy Spring! The Tanyard Springs pool is being prepared for its scheduled opening on Saturday, May 27, 2023! As of the date of this notice, there will be no COVID-related restrictions at the pool this summer, however, that is subject to change if State and County COVID mandates are imposed in the future. This summer's pool registration will be as follows:

1. The pool pass registration will be done through Member Splash.
2. Enclosed are detailed directions on how to complete the registration of each homeowner's occupants within the new Member Splash system.
3. This information will then be validated by Abaris Realty as the pool administrator who will oversee and approve all registrations that meet the following criteria:

**All Residents and Nonresident Pool Members from Stonehouse Run** who are current in their HOA fee accounts with no delinquent balance are eligible to use the pool.

**A Resident is defined as someone who permanently resides within Tanyard Springs HOA.** Your street address is your primary residence and where you officially receive mail and are registered to vote. Abaris Realty, Inc. reserves the right to request a valid government issued ID to confirm residency.

**Renters/Tenants pool membership is associated with one family per street address.** An owner of the property must declare in writing to Abaris Realty, Inc. whether an identified renter/tenant may be granted a pool membership for the season instead of the owner. If the owner chooses to use the pool membership for the season, the renter/tenant will not be eligible to apply for pool membership. **For all tenants, a copy of the current rental lease is required in order to be validated within the system.**

If you believe a household member has been denied validation in error, please provide a valid government issued ID to Kaitlyn Ambush at:

**Abaris Realty, Inc.**  
**Attention: Kaitlyn Ambush**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
**Fax: 301-468-0983**  
**Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**

**General Pool Rules:** Enclosed are the general pool rules that will be in effect during the pool season.

On behalf of the Board of Directors, I hope you have a great summer at the pool and please stay safe!

Sincerely,

Shireen Ambush, PCAM, CPM  
Property Manager

## REGISTERING FOR MEMBER SPLASH!

As part of the registration process, we have imported all current Tanyard Springs residents from Abaris Realty's resident database into the Member Splash system. Due to differences in formatting and how information is stored there will be some records that are incomplete or need to be adjusted. We ask that when you first log into the new system you please take a moment to verify all of your account information and make any corrections needed. Renters who have owner permission to use the pool will need to contact Abaris and provide a copy of the lease agreement in order to be activated within the system. If you have any questions or need assistance making changes, please contact us at:

**Abaris Realty, Inc.**  
**Attention: Kaitlyn Ambush**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
**Fax: 301-468-0983**  
**Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**

To log into your new account please complete the following steps:

1. Go to <https://tanyardsprings.membersplash.com/>

This will take you to a login screen.

**\*Please NOTE:** If you logged into your Member Splash account, and changed your default password to a custom password, please continue to use the custom password you set for your account.

2. **The default username for your account is your street address all lowercase, no spaces and do not spell out drive, lane, way, corner, court, avenue, street, circle, place, etc. For example: 6920heritagecrossing**

The **default password** is: **tanyardsprings**

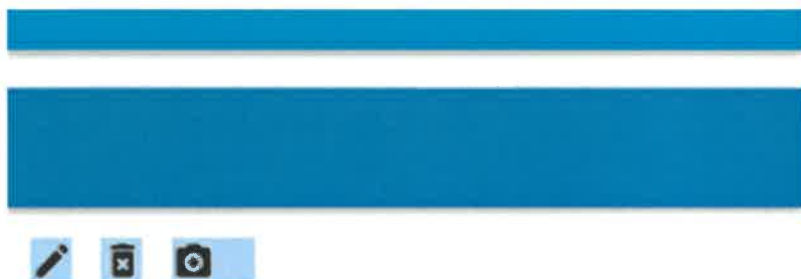
Upon first log-in you will get a message in a yellow box at the top of the screen directing you to provide additional information.

Your account is missing the following required information. You'll need to update it before proceeding.

Your password needs to be updated.

An email address is required for the billing member on the account.

3. At a minimum you will be prompted to pick a new password. Please take a moment to update it to something secure and be sure to store that password somewhere. If you ever lose your password you can use the password reset link, but this requires a valid email address on file. You can store one email address per adult member by clicking **Edit** next to their name on the account management screen. Each household will have their own password, multiple passwords per household are not needed.
4. Edit, add, and delete members. To edit a member, click on the pencil icon. To add a member, click on the plus icon. To delete a member, click on the trashcan icon. To upload a picture, click on the camera icon. ***Please note, only 5 household members can be listed under each household account. Any household with more than 5 household members, please contact Abaris Realty at the contact information above. Please remember, all members must have the same permanent address.***



5. **You must upload a face shot of each individual in your family membership under their name.** To do so, click on *Manage Account, Account Details*, add each photo by clicking on the camera icon after each member's name. Please use a close up headshot or cropped face photo.
6. Add emergency contact info. To do so, click on the red pencil icon next to emergency contact info and add the correct info.

As a member you do not have permission to add more than 5 individuals to your household account. If you have additional family members living with you, please submit the enclosed form to [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com).

Thank you for taking the time to complete your residency profile within the new system. We look forward to seeing all of you this summer.



**Tanyard Springs Homeowners Association**

**General Pool and Facilities Rules and Regulations**

In conjunction with the Tanyard Springs Declaration and Governing documents, this form sets forth the policies and rules for use of the pool, pool deck, pool areas and all related amenities of the Association.

**POOL OPERATING PERIOD:** Saturday, May 27, 2023, through Labor Day, September 4, 2023.

(Date and times are subject to change by the Board of Directors)

**HOURS:**

**May 27 - June 16**

-- Monday - Friday 4:00 p.m. to 8:00 p.m.

-- Weekends and Holidays 11:00 a.m. to 8:00 p.m.

\*\* May 29 & June 19 are county school holidays and will follow holiday hours

**June 20 - August 27**

-- Monday - Friday 11:00 a.m. to 8:00 p.m.

-- Weekends and Holidays 11:00 a.m. to 8:00 p.m.

**August 28 – September 4**

-- Monday - Friday 4:00 p.m. to 8:00 p.m.

-- Weekends and Holidays 11:00 a.m. to 8:00 p.m.

\*\* Sept 4 is a county school holiday and will follow holiday hours

**Pool Rules:**

**Owners and their guests use the pool facilities at their own risk.** The Association, Board of Directors, Developer, or its Agents, neither assigns nor assumes any responsibility for any type of accident(s) or injury in connection with, or use of facilities, for any type of loss or damage to personal property.

**1. Commencing Saturday, May 27, 2023, residents of Tanyard Springs HOA 13 years of age and older will be required to apply for pool access through the online portal, Member Splash using the enclosed registration instructions. After registering, photos of every household member should be**

**uploaded into the Member Splash system. Residents must register in order to access the pool. No access will be permitted without prior registration.**

- 2. All users of the Tanyard Springs pool facilities must register with the pool life guards by providing their name and address.**
- 3. Proof of residency may be requested upon entry or at any time while on pool grounds, at the discretion of the lifeguards.**
- 4. Lifeguards reserve the right to deny entry to the pool, or have residents and/or their guests removed from the pool at their discretion, if the Tanyard Springs pool rules are not being followed by the residents and/or their guests.**
- 5. Homeowners in delinquency status as result of failure to pay dues or fines owed to Tanyard Springs Homeowners Association will not be permitted to enter the pool grounds.**
- 6. Each pool season, homeowners will receive 10 guest admissions per residential address in the HOA. Additional guest admissions may be purchased at a cost of \$10 per 5 admissions at the Management offices during normal business hours. Payment must be made by a check or money order only. Cash will not be accepted.**
- 7. "Guest(s)" is defined as anyone, regardless of age, without a pool membership. Pool membership is associated with one family per street address, and renters/tenants will only gain membership if the property owner relinquishes their membership. This notice must be provided to Abaris Realty, Inc. in writing**
- 8. No one is permitted in the swimming pool area / pool facility unless it is officially open, and the lifeguards are on duty.**
- 9. Lifeguards are hired to perform lifeguarding skills and services and shall not be regarded as babysitters. Parents are responsible for their children at all times in the pool areas and clubhouse facilities.**
- 10. Children 12 and under, are not required to register for pool access, but must be accompanied by a parent or approved guardian/supervisor, aged 16 years or older.**
- 11. The Association requires that children who are not toilet trained wear a swim diaper covered by tight fitting, waterproof pants or a swim suit in either pool. Changing of diapers on the pool deck is strictly prohibited. Diaper changing areas are available in the locker rooms.**

**PLEASE NOTE: Lifeguards do not monitor the wading pool. Parents are solely responsible for all children in the wading pool at all times. Only children 6 years old and younger may use the wading pool. Children must stay within arm's reach of their parents/guardian at all times while in and around the water.**

**12. Alcohol and glass drink containers are prohibited. Plastic bottles are allowed. Food may not be consumed on the pool deck, however, is permitted behind designated areas. Cooking or grilling in or around the pool, deck or pool area is prohibited, unless prior Board of Directors approval is granted for special HOA sponsored events.**

**13. Pets are prohibited in the clubhouse and swimming pool areas, with the exception of service animals.**

**14. Smoking or vaping is prohibited in the clubhouse and swimming pool areas.**

**15. Radios, CD Players, iPods, laptops, and similar electronic devices may be used with earphones at a volume not to disturb other pool users.**

**16. Members are responsible for their guests. Running, rough housing, throwing pool toys, sports balls, profanity, misconduct, etc. in the pool area, is strictly prohibited.**

**17. All flotation devices must have a 'United States Coast Guard Approved' label. Any floating device may be checked by the pool lifeguards at any time, and prohibited from use in the pool. Each floating device must have an official label directly on the device, designating it as, "Coast Guard Approved" and eliminating any doubt that it is acceptable for use.**

**18. No diving at any time.**

**19. Chairs may not be reserved for persons who leave the pool area or who are expected to arrive later. They are available on a first come, first served basis. Please return chairs to their original position and clean area around you before leaving the pool area.**

**20. Proper respect and cooperation is due to the lifeguards, who are to provide for the safe and orderly operation of the pool.**

**21. Pool hours will be posted at the pool. The pool may be closed at any time due to weather (rain, thunder, lightning, etc.), breakdown of equipment, operational defects or other unavoidable causes.**

**22. For the protection of all Residents, Guests, and Tenants, admission to the pool area may be denied for those with open lesions, sores, infections, skin abrasions or contagious conditions.**

**23. Patrons must shower before entering the pool area. Towels must be wrapped around wet bathing suits when purchasing something from the snack vending machine(s) and otherwise wet bathing suits are not permitted in the Clubhouse.**

**24. Lifeguards may demand any patron leave the pool area if the rules are not being followed and/or pool/clubhouse privileges may be revoked.**

**25. Pool Rules are subject to modification and/or change by the Board of Directors.**

**26. Changes to the Pool Rules and Regulations are at the sole discretion of the Board of Directors of Tanyard Springs HOA.**

**DISCLAIMER OF LIABILITY:**

*All persons making use of the Pool and Clubhouse and Guest Pass privileges and using any of the Community Area recreational facilities agree to abide by the rules and regulations for use of the facilities. Use of facilities is at the user's sole risk and responsibility. The Association and the Declarant do not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make any claim against the Declarant and the Board of Directors, the Association, their servants, agents, or employees, for or on account of any loss or damage to life, limb or property sustained as a result or in connection with any such use of any of the recreational or common facilities. Each Owner shall hold the Declarant, the Board of Directors, the Association and Managing Agent harmless from any and all liabilities and any action of any nature by any tenants, guests, invitees or licensee of such Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can clearly be proved to have resulted from and been proximately caused by the direct negligence of the Board, the Association or their agents, servants or employees in the operation, care or maintenance of such facilities. Any damage to the building, recreational facilities, or other Community Areas or equipment caused by an Owner or such Owner's guests shall be repaired at the expense of the Owner.*

**TANYARD SPRINGS HOA**  
**2023 POOL REGISTRATION APPLICATION FORM**  
**TO BE COMPLETED AND RETURNED TO ABARIS REALTY ONLY IF THERE ARE**  
**MORE THAN 5 MEMBERS IN YOUR HOUSEHOLD**

**Resident Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Work Phone:** \_\_\_\_\_

**Home Phone:** \_\_\_\_\_

**Cell Phone:** \_\_\_\_\_

**E-Mail:** \_\_\_\_\_

**Circle one:**      **RESIDENT OWNER**                      **TENANT**

**Household Members**

**Adult's Names  
(18 and over)**

**Date of Birth  
Required for all children  
Until the age of 26.**

1. \_\_\_\_\_

\_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

**Minor's Names**

1. \_\_\_\_\_

\_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

**I am a resident of Stonehouse Run check here:** \_\_\_\_\_

**PLEASE NOTE: Include a picture or copy of a current Government Issued ID for all adults over the age of 18.**

**PLEASE NOTE: For all tenants, a copy of the current rental lease is required in order for pool passes to be issued.**

**I attest that the above has been read and fully understood**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Completed Applications should be sent to: Abaris Realty, Inc  
7811 Montrose Road Suite 110  
Potomac, MD 20854  
Fax: 301-468-0983  
Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**