



**TANYARD SPRINGS HOMEOWNERS ASSOCIATION  
2025 ANNUAL MEETING NOTICE**

May 13, 2025

Dear Tanyard Springs HOA Homeowners:

In accordance with Article 3, Section 3.2 of the Bylaws of the Tanyard Springs Homeowners Association, Inc. (“Association”), you are hereby notified that the Annual Meeting for the Tanyard Springs Homeowners Association will be held virtually on Tuesday, June 10, 2025 at 7:00 pm immediately following an abbreviated Board of Directors meeting that will begin at 6:30 p.m. Homeowners may join the meetings using the meeting link or call instructions which will be saved in the owner’s portal in the Annual Meeting folder ( Association/Documents/Governing Documents/Annual Meeting) along with the draft 2024 Annual Meeting minutes.

The primary purpose of the meeting is to elect three (3) homeowners to the Board of Directors. Two expiring positions are currently held by Alyssa Shirk and Stephanie White which carry 2 year terms. There is also a third vacancy on the Board due to the recent resignation of Patricia Warner and carries the remaining 1 year of the initial 2 year term which expires at the 2026 Annual meeting. The 2 candidates receiving the highest number of votes will be elected to fill the 2 year terms and the candidate receiving the third highest number of votes will fill the 1 year term. We are using the same ElectionBuddy online election system to tabulate our votes using a simple tally method. All candidates will be listed on the ballot in alphabetical order by last name in accordance with the HOA Bylaw requirements. If you have any election questions, please email ElectionBuddy Support at [tanyardsprings@electionbuddy.com](mailto:tanyardsprings@electionbuddy.com)

Attached are five (5) nomination statements that were submitted by the May 9, 2025 deadline. The candidates listed in alphabetical order by last name are: Joe Grassi, Evan Johnson, Rebecca Purvis, Alyssa Shirk and Jodi Wells. Nominations may also be made from the floor at the Meeting. All nominated candidates, other than any candidates nominated from the floor, may receive votes by the use of proxy ballots. Proxy ballots can also be used to vote for “write in” candidates. All nominated candidates, including those nominated from the floor, may receive votes by members present at the Meeting, by voting online using ElectionBuddy up until 11:59 PM on June 10, 2025.

The Association documents mandate that a quorum be reached prior to calling the meeting to order. Quorum is reached when fifteen percent (15%) of the total number of members in good standing of the Association are present, in person or by proxy. If we do not have quorum present on June 10, 2025, it will be necessary to reconvene the meeting on Tuesday, June 24, 2025 at 7:00 p.m. at the additional expense of the Association. At that time, the members present, virtually or by proxy, will be considered to constitute a quorum pursuant to Subsection 5-206 of the Corporations and Associations Article of the Annotated Code of Maryland.

As stated above, if you are unable to attend the meeting, you may attend by proxy. Using the enclosed Proxy form, you may designate a proxy to attend the Meeting in your place. You may designate this proxy to attend for quorum purposes only, to vote as you direct on the proxy form, or to vote at his/her discretion on any business that comes before the Meeting, including the election of directors. If you submit a Proxy, you may revoke it by attending the Meeting and voting online via ElectionBuddy or submitting a written notice of revocation prior to the Meeting. Only one proxy may be submitted for each home.

If you opted-in for electronic notification, you will be sent an email from ElectionBuddy inviting you to cast your vote. If not, you will receive a postcard in the mail providing voting instructions by phone or computer along with your personal access key that you must use for voting. We encourage all homeowners to participate in the election process!

Sincerely,

*Shireen Ambush*, PCAM, CPM  
Community Manager and Agent for Tanyard Springs HOA  
Abaris Real Estate Management, Inc.

*\*The Association’s Governing Documents provide that the Association may suspend an Owner’s voting rights and right to use the HOA Common Area, including the Clubhouse and Community Pool, for any period during which any Assessment remains unpaid.*

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION  
2025 ANNUAL MEETING PROXY**

I/We \_\_\_\_\_ the record owner(s) of \_\_\_\_\_,  
**Homeowner(s) Name** **Homeowner(s) Property Address**

Do hereby constitute and appoint \_\_\_\_\_ as my/our true and lawful proxy holder.  
**Appointed Proxy Name**

*Initial your choice below:*

- A. \_\_\_\_\_ Designate the above-named proxy holder for quorum purposes only.
- B. \_\_\_\_\_ Designate the above-named proxy holder for quorum purposes, and to use my votes only as directed below.
- C. \_\_\_\_\_ Designate the above-named proxy holder for quorum purposes, and to vote his/her discretion on any matter properly before the meeting.

My/our proxy holder shall have full power of substitution and revocation to cast my/our vote, subject to any limitation given above, as if personally present at the 2025 Annual Meeting of the Association to be held on Tuesday, June 10, 2025, scheduled to begin immediately following the Board meeting at 6:30 p.m. and at all adjournments and/or continuations thereof for the transaction of any and all motions that may properly come before the meeting in accordance with the notice of the meeting.

**ELECTION OF BOARD MEMBERS**

Each owner or their assigned proxy holder will have up to three (3) votes to cast in the Tanyard Springs 2025 Annual Election. Below is a list of the candidates and spaces for a additional candidate write-ins.

**Vote for no more than 3 candidates.**

- \_\_\_\_\_ Joe Grassi
- \_\_\_\_\_ Evan Johnson
- \_\_\_\_\_ Rebecca Purvis
- \_\_\_\_\_ Alyssa Shirk
- \_\_\_\_\_ Jodi Wells
- \_\_\_\_\_ \_\_\_\_\_(Write-in Candidate)
- \_\_\_\_\_ \_\_\_\_\_(Write-in Candidate)
- \_\_\_\_\_ \_\_\_\_\_(Write-in Candidate)

If my/our vote is not specified, I/we understand that the proxy holder may cast my/our ballot for election of members of the Board and for other business as may come before the Association.

In witness whereof, the undersigned has/have executed this document on \_\_\_\_\_.  
**Date**

\_\_\_\_\_  
**Signature of Homeowner(s)**

\_\_\_\_\_  
**Printed name of Homeowner(s)**

\_\_\_\_\_  
**Homeowner(s) Property Address**

*\*This proxy must be signed to be effective. The undersigned hereby ratifies and confirms all that my/our proxy holder may do by virtue of this completed proxy. Give this completed Proxy to your proxy holder who plans to attend the meeting with your completed proxy in hand, or deliver this completed proxy to Association management in the manner set forth in the attached notice by 3:00 p.m. on June 10, 2025*

TANYARD SPRINGS HOMEOWNERS ASSOCIATION  
PETITION FOR CANDIDACY

Name: Joe Grassi

Phone: (443) 862-0191

Address: 7204 Mockingbird Cir

Email: joe.grassi82@gmail.com

I wish to be a candidate for election to the Board of Directors of the Tanyard Springs Homeowners Association. I understand the requirements and time commitment necessary to serve effectively as a Board Member.



Signature

05/08/2025

Date

CANDIDATE STATEMENT

In no more than 250 words, please indicate the experience and capabilities you would bring to the Board of Directors as well as the contributions you expect to make to the community as a member of the Board. (Typed statements are preferred but not required. Statements must be legible for retyping and distribution.)

As a proud resident of Tanyard Springs and a candidate for the HOA Board of Directors, I bring over 20 years of leadership and technical experience from my service in the U.S. Coast Guard and Navy, as well as a career in the electrical and automation industries. I currently work for a multinational corporation focused on building automation systems in the Baltimore/DC area, and I've held roles ranging from project management to field technician, giving me a well-rounded perspective on operations, budgeting, and long-term planning.

Over the years, I've attended HOA meetings and have always tried to contribute a common-sense, homeowner-focused perspective. If elected, I will work to increase transparency around board decisions, maintain and enhance our community's appearance, and ensure our amenities serve the needs of all residents. I believe that open communication and practical decision-making are essential to keeping Tanyard Springs a beautiful, peaceful, and highly desirable place to live.

My goal is to make sure your dues are being used effectively to maintain property values and improve the overall living experience for every resident. I am committed to listening, being accessible, and making thoughtful decisions that support both the short-term needs and long-term growth of our neighborhood. I would be honored to serve and help keep Tanyard Springs moving in the right direction.

This form must be submitted by 5:00 p.m. on Friday, May 9, 2025, via the Vantaca portal at [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com) or email to [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or deliver in person to the black drop box at the community clubhouse, or by mailing the application to "Tanyard Springs Homeowners Association" at 6920 Heritage Crossing Glen Burnie, MD 21060.

## Petition for Candidacy

### Tanyard Springs Board of Directors

I, Evan Johnson, hereby submit this petition as a formal declaration of my candidacy for a position on the Board of Directors of the Tanyard Springs Homeowners Association.

As a five year homeowner in good standing and an active member of our community, I am passionate about serving our neighborhood with integrity, transparency, and diligence. I believe that effective leadership and clear communication are essential to maintaining a thriving and united association.

#### Statement of Intent:

I am seeking election to the Board of Directors to help strengthen the sense of community, ensure responsible financial stewardship, and improve the processes that affect our shared spaces and quality of life. My professional background in project management and team leadership has equipped me with the skills to coordinate efficiently, resolve issues thoughtfully, and advocate for practical, balanced solutions. I am committed to listening to residents' concerns and making decisions that reflect the collective interests of our community.

With this petition, I request to be placed on the ballot for the upcoming election and affirm that I meet all eligibility requirements as outlined in our governing documents. I am submitting this petition in accordance with the HOA's nomination procedures and am ready to serve if elected.

#### Candidate Information:

- Name: Evan Johnson
- Address: Stallings Dr
- Contact: [JohnsonsAlwaysWright@gmail.com](mailto:JohnsonsAlwaysWright@gmail.com)

Signature: *Evan Johnson*

Date: 05/08/2025

TANYARD SPRINGS HOMEOWNERS ASSOCIATION  
PETITION FOR CANDIDACY

Name: Rebecca Purvis

Phone: (919) 376-5591

Address: 7813 Stonebriar Dr, Glen Burnie M

Email: mayerbecca@yahoo.com

I wish to be a candidate for election to the Board of Directors of the Tanyard Springs Homeowners Association. I understand the requirements and time commitment necessary to serve effectively as a Board Member.

Signature  
Signature



03MAY2025

Date

CANDIDATE STATEMENT

In no more than 250 words, please indicate the experience and capabilities you would bring to the Board of Directors as well as the contributions you expect to make to the community as a member of the Board. (Typed statements are preferred but not required. Statements must be legible for retyping and distribution.)

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TANYARD SPRINGS HOMEOWNERS ASSOCIATION  
PETITION FOR CANDIDACY

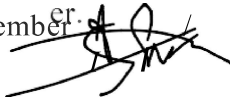
Name: Alyssa Shirk

Phone: 760-338-8962

Address: 7706 Gaston Pl

Email: alyssashirk@yahoo.com

I wish to be a candidate for election to the Board of Directors of the Tanyard Springs Homeowners Association. I understand the requirements and time commitment necessary to serve effectively as a Board Member.



Signature

5/7/25  
Date

CANDIDATE STATEMENT

In no more than 250 words, please indicate the experience and capabilities you would bring to the Board of Directors as well as the contributions you expect to make to the community as a member of the Board. (Typed statements are preferred but not required. Statements must be legible for retyping and distribution.)

Hello Tanyard Springs Neighbors,

I'm Alyssa Shirk, and I've had the privilege of serving on the HOA board since 2021. With a background in Law Enforcement (Traffic), and now as a stay-at-home mom, I can dedicate more time to the board's tasks than many others. Over the years, I've primarily served as Treasurer, where I restructured our Community Development (CDs) to create a more balanced and efficient revolving cycle.

I'm also the founder of the Tanyard Springs Neighbors Facebook group, which I created in 2021 after many homeowners were removed from the original group which is ran by a non-homeowner or resident. It's important to me that we stay connected as a community.

If re-elected, I'd like to use some of our built-up CDs (separate from reserve funds) to add additional swings at parks for the kids. I also bring a unique perspective as the only board member who owns a townhome and is not in the same block as the others, which adds more diversity to the board.

Thank you for your continued support. I'm excited about the opportunity to keep working together to make Tanyard Springs a great place to live!

Sincerely,

Alyssa Shirk

This form must be submitted by 5:00 p.m. on Friday, May 9, 2025, via the Vantaca portal at [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com) or email to [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or deliver in person to the black drop box at the community clubhouse, or by mailing the application to "Tanyard Springs Homeowners Association" at 6920 Heritage Crossing Glen Burnie, MD 21060.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION  
PETITION FOR CANDIDACY

Name: Jodi Wells

Phone: 301-266-5868

Address: 7726 Timbercross Ln

Email: jodiwells2004@yahoo.com

I wish to be a candidate for election to the Board of Directors of the Tanyard Springs Homeowners Association. I understand the requirements and time commitment necessary to serve effectively as a Board member.

Signature



5/7/2025

Date

CANDIDATE STATEMENT

In no more than 250 words, please indicate the experience and capabilities you would bring to the Board of Directors as well as the contributions you expect to make to the community as a member of the Board. (Typed statements are preferred but not required. Statements must be legible for retyping and distribution.)

My name is Jodi Wells, I have been employed with Federal Government for 30 yrs, and am currently with the Department of the Interior, Office of Law Enforcement & Security. I've lived in TS going on 6 years, and love it here! I want to join the HOA Board to influence change and be an advocate speaker for the homeowners.

Thank you!

This form must be submitted by 5:00 p.m. on Friday, May 9, 2025, via the Yan tac a portal at [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com) or email to [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or deliver in person to the black drop box at the community clubhouse, or by mailing the application to "Tanyard Springs Homeowners Association" at 6920 Heritage Crossing Glen Burnie, MD 21060.

# TANYARD SPRINGS HOMEOWNERS ASSOCIATION



## 2025 ANNUAL MEETING

**TUESDAY, JUNE 10, 2025**

**7:00 P.M.**

### **AGENDA**

- I. CALL TO ORDER
- II. PROOF OF QUORUM
- III. APPROVAL OF 2024 ANNUAL MEETING MINUTES (ENCLOSED)
- IV. REPORT FROM THE BOARD
- V. COMMITTEE REPORTS
- VI. ELECTION:
  - a. CANDIDATE STATEMENTS
  - b. Q&A OF CANDIDATES
  - c. ELECTION (VOTING ONLINE VIA ELECTION BUDDY - RESULTS ANNOUNCED 6-11-25)
- VII. HOMEOWNER OPEN FORUM
- VIII. ADJOURNMENT

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING – VIA TELECONFERENCE**  
**7:00 P.M. ON JUNE 11, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 11, 2024. The following persons were in attendance:

**BOARD OF DIRECTORS**

Rosie Rivera, President

Don Sickenberger, At Large

Jonathan Trent-Carlson, Vice President

Alyssa Shirk, Treasurer

**OTHERS**

Mark Moorman, Abaris Realty

Kaitlyn Ambush, Abaris Realty

Shireen Ambush, Abaris Realty

**HOMEOWNERS PRESENT** – Pat Warner, Michael Warner, Mike Brown, Cheryl Brownell

**REGULAR SESSION**

**CALL TO ORDER**

Alyssa Shirk called the Annual Meeting to order at 7:01 p.m.

**PROOF OF QUORUM/NOTICE**

Shireen Ambush attested that over 15% of the common interest is represented in person, by proxy, or by electronic ballot at this meeting and therefore quorum has been established pursuant to Bylaws Article III Meetings of Members, Section 3.5 Quorum. In accordance with Article III, Section 3.4, notice was sent to all homeowners, on March 26, 2024, and May 24, 2024, via physical mailing and email reminder notices.

**MINUTES**

The minutes of the 2023 Annual Meeting were reviewed by the Board. Jonathan Trent-Carlson made a motion to approve the 2023 Annual Meeting minutes as written. The motion was seconded by Rosie Rivera and carried unanimously.

**ELECTION OF DIRECTORS**

Shireen Ambush stated that there are 3 positions on the Board that are expiring. Three homeowners will be elected to serve out the 2024-2026 term. The term for Rosie Rivera, Jeremy Lezmer, and Don Sickenberger are expiring, while Alyssa Shirk, and Jonathan Trent-Carlson will remain on the Board. The Board received 3 nomination applications from Rosie River, Nikia Hixson-Sample, and Patricia Warner. Shireen Ambush called for nominations from the floor, at which time Michael Brown nominated himself.

Shireen Ambush reiterated the voting process and mentioned that homeowners will have until 11:59 p.m. on June 12, 2024, to vote via Election Buddy. Following the close of the voting Election Buddy will certify the votes and provide the results to the Board and Management in the morning. After which candidates will be informed of their status and request to accept their position, after each candidate's acceptance a notice will be sent to the community, and their duties will start at the next meeting scheduled for July 9, 2024.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEETING – VIA TELECONFERENCE  
7:00 P.M. ON JUNE 11, 2024**

**PRESIDENT’S REPORT**

Rosie Rivera provided the President’s Report, which is included as an attachment to the minutes.

**OPEN FORUM**

Mike Brown requested the emphasis of the updated start time of the regular Board meeting in next year’s Annual Meeting notice. Mike also inquired how the votes for the Election will be counted, and whether an updated email announcement will be issued for the candidate who ran from the floor. Mike finally reported commercial vehicles parking on the public roadways within Tanyard Springs, and inquired if signage can be installed if the request for signage is submitted to the HOA from the local authorities.

Shireen Ambush responded to Mike Brown that the election results be a simple vote count, and the candidates with the highest votes will be elected. Shireen confirmed that an additional email blast for nominations from the floor has not been done in the past, but deferred to the Board if they wish to send an email blast out this year. The Board agreed to send an updated email blast to the owners to inform voters of the candidate who ran from the floor. Mark Moorman confirmed that he would contact Election Buddy to include Mike Brown in the list of candidates, and noted that anyone who hasn’t voted yet can vote for Mike Brown as a “write-in”, but any owner who already submitted their vote and would like to vote for Mike Brown must contact Election Buddy individually to request a new code to change their vote.

**NEXT MEETING** – Tuesday, July 9, 2023.

**ADJOURNMENT**

Alyssa Shirk adjourned the Annual Meeting at 7:30 p.m.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

**PRESIDENT’S REPORT:**

In the past year, the Board has done a lot of work to make progress on the sink holes and drainage issues. The current plan is to do it in smaller sections to spread out the cost. The first section, the Timbercross area, was approved earlier this year to move forward in the process. The Timbercross was selected as it has some of the worst areas. This project is a costly item, however, it is a necessary item that will likely take years to complete.

The Board has also started the process to slowly replace the flowerbeds with native plants that will return year after year. These plants are also more tolerant to the local weather, soil, and plant illnesses in the area. This means we are spending less time fertilizing and watering and

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING – VIA TELECONFERENCE**  
**7:00 P.M. ON JUNE 11, 2024**

less time in over all care for the plants. In the long run it saves us money. The initial planting is slightly more expensive than what the community has previously spent in recent years, however, since they come back each year it will save us money in the years to come. The plants are selected so that there is always something in bloom in each bed throughout the year. The first several years there may not be much flowering as they are young plants. Most will bloom the following year after planting with a select few species that will likely need 2 years. These plants will also attract native insects and wildlife providing a beautiful learning experience for the children in the community. My personal favorite is the Winterberry Bush. As the name says, it will have bright red berries in the winter. For the first time ever, we will have some sort of color in winter. Those berries will also feed the local birds for the first part of winter. Some of the birds you will see eating the berries are Eastern Bluebirds, Wood Thrushes, American Robins, and Cedar Waxwings.

We have also made headway with the concrete settlement with Lennar. Lennar has sent over an offer and we have returned a counter offer. More information on this will be released as soon as we can. As a reminder, this is a legal matter which is why we are limited on what we can release other than, it's in the works.

I know some here will want to ask the question, "What are the Board's goals in the next year." For me personally that is a hard thing to answer especially since as of right now, most of the Board here today, may not be on the Board going forward depending on how the voting goes. Regardless of who is on the board, I hope they continue to work on the settlement with Lennar, continue to fix the sinkholes and drainage issues, and continue to improve on the turf and flower beds in a way that improves the view of the community but also is financially smart in the long term. Another project I would like to look into is an update to the furniture and overall design of the clubhouse. The current set up is as original as anyone can remember.

Alyssa Shirk



# Tanyard Springs HOA

Election Year 2023-2024 in Review

# This Year

## Goals achieved

- ▶ Started the sinkhole repair project in Section -A
- ▶ Settled claim with Lennar & had several sidewalk areas repaired in Section D & Oak Pointe sections.
- ▶ Purchased & Installed the Community Clubhouse & Clocktower Christmas Lights.
- ▶ Installed a new shade at the main dog park.
- ▶ Lane striped the visitor spots throughout the community.
- ▶ Painted the exterior portion of the clubhouse, buildings by the pool, and clocktower.
- ▶ Made sound decision with regards to CD investments to provide a higher yield payout.
- ▶ Had more social events.

# 2024-2025 Election Year

- ▶ Review the landscaping & snow removal contracts
- ▶ Look into other repair projects that may be needed around the community
- ▶ Continue to have more planned social events.
- ▶ Promote Increasing community involvement and participation through committee volunteerism and participation.