



# TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

## UPCOMING EVENTS

Ad-Hoc HOA Business Meeting...6/1  
*Via Telecon at 7:00pm*

Annual HOA Election.....6/9  
*Community Clubhouse at 7:00pm*

Mark Moorman Start Date.....6/15  
(New Onsite Manager)  
*Community Clubhouse at 10:00am*

Abaris Realty Contract Start Date..7/1

## BOARD BROADCAST

Fellow Homeowners,

A lot has happened during May 2020 and the board would like to present a full rundown of everything we have accomplished, is still a work in process, and what to look out for in the future.

What we have accomplished this past month:

- Announced a new management company, Abaris Realty\*
- Approved the contract to repaint the interior of the clubhouse\*
- Approved and posted the 2020 Pool Rules\*
- Approved the Social Committee Charter\*
- Approved the Electronic Opt-In Notice\*
- Approved moving forward with Bluffton/Solley sidewalk installation\*
- Approved the creation of FrontSteps website to replace TownSq\*
- Approved purchase of three (3) community bulletin boards\*
- Approved two (2) new Design Review Committee (DRC) members
- Hosted our Meet the Candidates meeting
- Developed Welcome Package with Abaris Realty for community\*
- Re-opened Community Gardens and Tennis Courts (following AACo)
- Hired a new on-site manager for the community clubhouse\*

What we are currently working on:

- Polling the community regarding the pool hours
- Researching a way forward with the 2020 pool season
- Obtaining quotes for tree removal behind Timbercross/Coulbourn
- Working with county to negotiate school bus stop at the clubhouse
- Obtaining updated gym replacement proposals based on polling data
- Developing a Community Garden Committee

Things to look out for in the future:

- Abaris Realty Welcome Packet in your mailbox
- Annual Election Meeting on June 9, 2020
- A call for Social Committee volunteers
- A poll on whether or not to close pool for the summer

\*For a more in-depth breakdown of the above topics, please see the second page section titled Background Breakdown. If you would like additional information or have any questions reach out to us directly via [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com).

-Your Board of Directors (and fellow neighbors)

Would you like to have your photography featured in our Tanyard Times newsletter? Submit your Maryland, Glen Burnie and Tanyard Springs Community photos to [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) with your name and a short description of your photo for a chance to be featured in the next edition of the Tanyard Times.

**GET FEATURED!**



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## ANNUAL ELECTION

The Tanyard Springs Annual HOA Election is once again upon us! This year there are three (3) available board positions and we currently have five (5) homeowner candidates. Of the candidates running in the election, the three (3) homeowners with the most votes will be elected to the board of directors. Our candidates are as follows:

- Christopher Augustine
- Lance Konig
- Rosie Rivera
- Patricia Warner
- Daniel Zadra

There will also be space for write-in candidates and we welcome those who are interested in volunteering for the community to throw their hat in the ring! Our Annual Election night will be on June 9, 2020 at 7pm at the community clubhouse. Be on the look out for election packets to arrive in the mail!

## ABARIS REALTY

On July 1, 2020, Abaris Realty will take over as our community's property management company. The Abaris "family" has been around since 1975, is Maryland based, and is rather selective in their community undertaking. They boast a whopping 4.7 Google rating with 228 reviews, which is significantly more positive than any other Maryland based management company we interviewed. They also happen to fit squarely within our budgeted price range and the board hopes they will help our community for years to come. Our community points of contact will be:

- Shireen Ambush (Portfolio Manager)  
[sambush@abarisrealty.com](mailto:sambush@abarisrealty.com)
- Arman Patala (Managing Assistant)  
[apatala@abarisrealty.com](mailto:apatala@abarisrealty.com)
- Mark Moorman (On-Site Manager)  
[tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com)



## BACKGROUND BREAKDOWN

- **Management Company** – The board evaluated seven community management companies, went through several rounds of interviews and selected Abaris Realty to begin their contract with the community on July 1, 2020 as CMC's contract ends on June 30, 2020.
- **Clubhouse Painting Contract** – The board received three proposals to paint the interior of the clubhouse which were comparatively reviewed for warranties, costs, etc. This contract was awarded to Palmer Brothers Painting.
- **2020 Pool Rules** – The board reviewed and updated the pool rules and hours, posting them for homeowner comment on March 30, 2020. After little to no input the board voted to approve the pool rules and posted them on TownSq.
- **Social Committee Charter** – After consulting with the HOA attorney to have the Social Committee Charter re-written to properly follow governing documents, the board posted this document for a comment period and voted to approve the new charter.
- **Electronic Opt-In Notice** – With online voting methods and notifications quickly becoming easier for homeowners to access, the board would like homeowners interested in utilizing paperless options to get this decision on file. In accordance with our governing documents please review and opt-in to online notices.
- **Bluffton/Solley Sidewalk** – The board reviewed several proposals for the addition of a sidewalk connecting Bluffton to Solley Elementary School in December 2019 pending warmer weather and awarded the contract to Image Asphalt. Due to the increase in temperature the board moved forward with this contract.
- **FrontSteps Website** – In preparation for the CMC to Abaris Realty turnover, the board has opted to utilize the FrontSteps software and website creation over the CMC provided TownSq application. Website creation will begin as soon as possible.
- **Bulletin Boards** – The prior Social Committee proposed the purchase and installation of bulletin boards throughout the community. The board approved the purchase of three bulletin boards with locations still pending.
- **Abaris Welcome Package** – The board has been working with the new management company, Abaris Realty, in creating a welcome packet introducing the company, their role in our community and the points of contact for our homeowners. It will include a basic questionnaire to help them build their community database and a breakdown of various options available for paying monthly HOA dues.
- **On-site Management** – With the new Abaris Realty contract beginning on July 1, 2020, the board has interviewed three candidates for the onsite management position. The board has based our decision on the individual's customer service experience, trainability, longevity with past employers, dedication to perfection, reliability, attention to detail, and a professional demeanor, among numerous other factors.