



UPCOMING EVENTS

New Websites go Live.....6/30
Online, more information below

Abaris Realty Contract Start Date..7/1
Mark Moorman, manager on-site

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during June 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.

COMMUNITY FEATURE



Pictured above is Michael Warner, a Community Garden Committee Member, who helped get the committee up and running. He and his grandsons have been working diligently to weed our garden!

What we have accomplished this past month:

- Created new front-facing and internal FrontSteps websites*
- Approved maintenance contract to remove several dead/dying trees*
- Approved Sithean sinkhole management contract*
- Ensured AMG was maintaining storm water ponds to county standards
- Directed CMC to correct their oversight of not transferring money to our interest earning reserve accounts
- Directed CMC to obtain sanitization supplies for Fitness Center
- Chartered Community Garden Committee
- Approved nine (9) new members across various committees*
- Approved Ad Hoc Pool Committee suggestion against opening pool*
- Approved community inspection contract; had pre-inspection meeting*
- Postponed Annual Election Meeting*

What we are currently working on:

- Research funding for standing water issues on Coulbourn/Stonebriar
- Obtaining pool cover proposals
- Obtaining updated gym replacement proposals based on polling data
- Working with county to negotiate school bus stop at the clubhouse
- Developing timeline for community inspection going forward
- Repairing leaking spigot in the Community Garden
- Obtaining credit for 2019 pool leak from the county
- Obtaining refunds from CMC for their late payment of utility bills
- Fitness Center re-opening

Things to look out for in the future:

- FrontSteps website and application invitation
- Community inspection results
- Secondary Annual Election Meeting notice

*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.

-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 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!



TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

COMMUNITY-WIDE COMPREHENSIVE INSPECTION

During the June 13 HOA Meeting, the board voted to have a community-wide comprehensive inspection. This review of the community is an in-depth comparison of the HOA Rules and Regulations, the Design Review Guidelines and the Architectural Applications that are on file with each home. The inspection team is looking for and documenting improperly maintained property, architectural installations without an application on file, and any alterations that go against our community guidelines. After completing their inspection, the board will have a ten-day review period to make sure each violation is legitimately backed by the governing documents. Once the violation is approved, a letter will be sent out to the homeowner with information on the ways of appealing the decision, correcting the reported issues and fines associated with non-compliance.

Throughout the inspection process its important to remember that this sort of review is paramount to keeping our community house prices high, ensuring that every homeowner is being treated fairly and kept to the same standards, and making sure that problem homeowners who have been repeatedly reported for violations are being addressed accordingly. This type of inspection has been long discussed over the many years and many boards and with our new management company on-boarding, it was the right time to get the community on a proper annual inspection schedule.

NEW WEBSITES AND MOBILE APPLICATION

With our community's transition to a new management company contract with Abaris Realty beginning July 1, we will be utilizing a new set of community websites.

- Front-facing Site – <https://tanyardspringshoa.com>
 - This website displays topical information about our community as well a space for community residents to login to our new internal site. This site will be especially useful for prospective buyers investigating our community for their next home, but its worth taking a peek!
- Internal Site – <https://tanyardsprings.frontsteps.com>
 - This internal site, which will be replacing TownSq, will be the go-to place for homeowners to submit work orders, eForms, view the community calendar, and play with numerous other features. While the mobile application allows you to submit a work order on the fly and check your account, the desktop version is optimum for staying up to date with what is happening around the community.

To get your account set up today, email Mimi Li at mimi@abarisrealty.com. She will ensure you receive the Resident Information Form and help walk you through the account creation process.

BACKGROUND BREAKDOWN

- **Dead Tree Maintenance** – There were five dead and declining trees on Timbercross Lane and one on Coulbourn Corner. These were in need of removal to prevent potential damage to the surrounding homes and property.
- **Sithean Sinkhole** – Two sinkholes are beginning to open up around a storm drain on Sithean Way. Due to their proximity to the storm drain there is the potential that the drain has been compromised and is in need of repair. A licensed professional has been hired to investigate, recommend a way forward, and repair the drain and roadway.
- **New Committee Members** – Four homeowner volunteers were approved to join the Community Garden Committee and five were approved to join the Ad Hoc Pool Committee.
- **Pool Closing** – The board had to make the unfortunate call to keep our community pool closed for the season. This decision was made as the board voted to follow the Ad Hoc Pool Committee's recommendation. The board thanks the committee for their help.
- **Annual Election Postponement** – As was posted via a TownSq announcement, our community's Annual Election has been postponed due to the COVID-19 pandemic and the in-person meeting restrictions. The board investigated the potential of having a virtual GoToMeeting election but were informed that Maryland Attorney General has threatened to invalidate the results from elections not held in-person. As soon as restrictions are lifted and our legal counsel gives us the go ahead, the annual election will be scheduled and a notification will be sent via mail with at least ten (10) days notice. In the meantime, our election is ongoing!