

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

HOA Board Meeting.....8/11
Via Telecon at 7:00pm

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during July 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:

- Approved proposals for standing water near Coulbourn/Stonebriar*
- Approved contract for numerous tree removals in the community*
- Approved clubhouse cleaning contract*
- Approved clubhouse HVAC maintenance contract
- Approved website management contract
- Approved creation of board email accounts* (Page 3)
- Approved pool cover fabrication and installation*
- Approved fitness center equipment and floor replacement with a new layout*
- Approved two (2) new members across various committees
- Moved three (3) dog stations to more highly trafficked locations
- Mark Moorman reached out to the county to investigate the commercial property at the front of the neighborhood, resulting in a code violation for an expired permit on the Lennar trailer.

What we are currently working on:

- Reviewing suggested changes to the Design Review Guidelines submitted by the Design Review Committee (DRC)
- Reworking the DRC application process
- Helping homeowners get accounts in FrontSteps* (Page 3)
- Obtaining bids for clubhouse electrical/network updates to the gym

Things to look out for in the future:

- Revamped DRG being posted for 30-day review
- Inspection letters to be sent out with the second inspection scheduled for October 15, 2020* (Page 3)

*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)

COMMUNITY FEATURE



Pictured above is the Community Garden Committee's most recent 31 pound harvest which was donated to the Community Methodist Church Food Bank. If you would like to rent a plot in the Community Garden or join the committee, reach out via a FrontSteps work order today!

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!



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ABARIS MOST REQUESTED

Many homeowners have had the pleasure of speaking and working with our new on-site manager, Mark Moorman, as he has been running laps around the community. He handles the daily happenings via FrontSteps, in the clubhouse office, and by responding to tanyardsprings@abarisrealty.com. Below are some additional points of contact that have been requested.

- **Paperless Billing and Payment Options** – Email billingdept@abarisrealty.com and let them know how you'd like to see your bills. (Provide your account number and address.)
- **Resale Documents** – Congratulations on selling your house! Take the proper steps by visiting <https://www.abarispayments.com/maryland.php> in order to get your resale package started early.

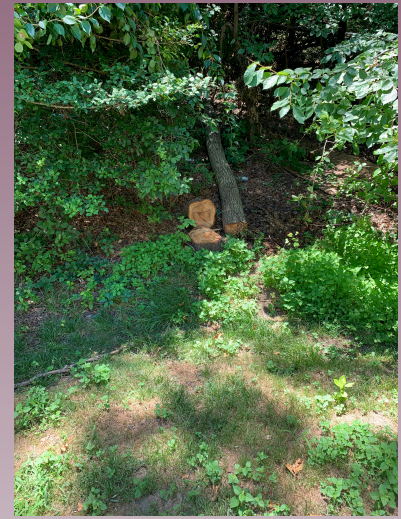
BACKGROUND BREAKDOWN

- **Standing Water Issues** – Several homeowners have reported standing water issues off of Coulbourn Corner and Stonebriar Drive. After reviewing several proposals the board voted to approve the contract with Facility Service Company (FSC). FSC began work in the community on July 28 where they will excavate the problem areas and install a French drain to prevent future draining issues.
- **Tree Removal** – During the most recent storms, several trees were damaged throughout the community. The board awarded contract with S&P to have several sizeable trees safely removed and their stumps ground down. S&P has already begun their work in the community and it is ongoing. (AMG has also been instructed to handle smaller trees throughout the community as complaints come in.)
- **Clubhouse Cleaning** – In the wake of the pandemic, the clubhouse cleaning contract was re-evaluated and awarded to CWR.
- **Pool Cover Installation** – Earlier this year a new, and long overdue, white coat was applied to our community pool at a cost of over \$100,000.00. In order to protect and extend the life of this white coat, the board voted on the creation and installation of a pool cover. This proposal was awarded to Continental Pools.
- **Gym Equipment Replacement** – During the last board meeting the board voted to work with Metro Fitness on the purchase and installation of new gym equipment. The gym will be reorganized to better use the available space as well as make room for additional, highly requested equipment. Further, the gym flooring will be replaced as the longstanding gym equipment has created an uneven floor with divots and rust stains.
- **NOTE:** To review all recent and past contracts, please go to FrontSteps > Documents & FAQs > Documents > Financial Documents > Signed Contracts



Pictured above, newly installed French drain on Coulbourn Corner to aid in drainage.

Pictured below, damaged trees cut and laid to naturally decompose on Stallings Drive.



Pictured to the left and below, before and after images of storm-damaged and dead trees cut and removed from conservation space in The Pointe.





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BOARD EMAILS

During the July 14 Board Meeting the board voted to have permanent, board-based emails created for the current board and in an effort to pass down information to future boards. Homeowners are encouraged to use any of these emails if they would like additional information, help finding documents, or if they feel that they are not being properly heard by our management company. The emails and their assignees are as follows:

- President – David Gurulé
 - president@tanyardspringshoa.com
- Vice President – Jonathan Curtis
 - vicepresident@tanyardspringshoa.com
- Treasurer – Daniel Zadra
 - treasurer@tanyardspringshoa.com
- Secretary – Jessica Arseneault
 - secretary@tanyardspringshoa.com
- Director (Assistant Secretary) – Patricia Warner
 - director@tanyardspringshoa.com
- Officer (Assistant Treasurer) – Cheryl Brownell
 - hoaofficer@tanyardspringshoa.com

Additionally, if you wish to send an email to the entire board all at once, please feel free to email board@tanyardspringshoa.com so that we may help in any way we can.

FRONTSTEPS REGISTRATIONS

With our first month down we now have 440 homeowners registered on FrontSteps! Another 157 invitation emails have gone out that are yet to be acted upon by homeowners. Additionally, we have had our own set of hurdles moving to FrontSteps where homeowners created their own, unlinked accounts. While we love the enthusiasm, this managed to upset the syncing process between Abaris' accounting software and FrontSteps. Super fun, I know. To aid with this transition check out these tips:

How to set up a FrontSteps account for homeowners and tenants:

- Visit our website, <https://tanyardspringshoa.com>, click "Get Connected" and fill out the Owner or Tenant Registration forms. These forms are sent directly to Mimi Li (backend account setup) and Alex (Tanyard Springs Web Developer and FrontSteps support)

FrontSteps Tier 1 support:

- Use the above form for Tier 1 support or send an email directly to Alex at tanyardwebmaster@abarisrealty.com.

COMMUNITY GARDEN

Committee members continue to care for the plant beds, tarping unused beds to keep weeds at bay while watering and performing other garden maintenance. Residents who would like to contribute produce from their personal gardens can leave donations on the garden benches as committee members visit the garden daily.

Pictured to right, Michael Warner of the Community Garden Committee handing off proceeds to Judi Long, Community Methodist Church Food Bank Representative.



FOLLOW-UP INSPECTIONS

In coordination with Abaris, the board has decided to begin follow-up inspections on October 15, 2020. With this date now being set, inspection letters from the initial comprehensive inspection will be sent to the community, giving homeowners an approximately 75-day time period to correct any violations cited on their property. With the vast majority of violations being related to property cleanliness, the board believes there exists plenty of time to remedy the issues prior to the winter season.

Homeowners who have extenuating circumstances and have a difficult time meeting the deadline are encouraged to be proactive and request extensions through Abaris' inspection team.



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OPEN FORUM FOLLOW-UP

Below are a list of questions asked by homeowners during the May 12, 2020 HOA Meeting, June 1, 2020 Ad Hoc Meeting, and June 13, 2020 Ad Hoc Meeting Open Forums.

1. **Has an electronic and voting procedure resolution notice been written?** This resolution was signed off by the board on May 12, 2020 which included an Authorization for the Receipt of Electronic Notice or Information form. This resolution is currently located on FrontSteps under Documents > Governing Documents > Board Resolutions > 2020-02 Electronic Notice Resolution Email Opt-In Form. Further, Abaris disseminated this form to homeowners in their initial letter to the community.
2. **Why did the board have to revote on the Bluffton to Solley sidewalk contract?** The original decision stipulated work beginning based on weather conditions. As such, the board was required to make an administrative decision to begin work.
3. **Why was CMC not present at the May 12, 2020 HOA Meeting?** CMC was not invited to partake in this board meeting.
4. **Does the board not need to disclose executive sessions?** According to the MD HOA act of 2018, the board is required to make "A statement of the time, place, and purpose of a closed meeting, the record of the vote of each board or committee member by which the meeting was closed, and the authority under this section for closing a meeting shall be included in the minutes of the next meeting of the board of directors or the committee of the homeowners association."
5. **A proposal was made to the previous board about the usage of the unrented community garden plots, has this been further discussed?** This proposal resulted in the board chartering the Community Garden Committee. This resolution is currently located on FrontSteps under Documents > Governing Documents > Board Resolutions > 2020-04 Community Garden Committee Charter.
6. **What is happening to recoup the money on the delinquent properties?** The board is taking a more aggressive stance on enforcing our longstanding collection policy than previous boards. Past due accounts are evaluated every thirty (30) days and escalated properly. Of note, liens will be now be put on all accounts that are 90 days delinquent. All associated collection costs are charged to the defaulting homeowner.
7. **Why is the grass at the front of the neighborhood not being maintained?** The properties at the front of our neighborhood at Heritage Crossing and Tanyard Springs Lane are commercial properties owned by Lennar. These properties are maintained at the sole discretion of Lennar and have been reported to the county as Lennar does not appear to be keeping them in line with county standards of maintenance.
8. **Are the committees being announced to the residents?** The committees have been announced via TownSq. Volunteers for the Ad Hoc Pool Committee were requested on May 29, 2020 and June 2, 2020, and volunteers for the Social Committee and Community Garden Committee were requested on June 5, 2020.
9. **When did the board announce having a Community Garden Committee?** The board chartered the Community Garden Committee at the June 1, 2020 Ad Hoc Meeting.
10. **What will happen with the election if the COVID-19 situation continues until 2021?** The board will continue to follow all governmental requirements and recommendations as well as legal and professional recommendations provided to us.
11. **Was there an announcement posted that addressed all the issues surrounding the postponement of annual election?** An announcement was posted via TownSq on June 2, 2020 titled COVID-19 Related: Annual Meeting Postponed, Indefinitely. This announcement provided a breakdown of the issues the board is faced with relating to scheduling the annual meeting/election.
12. **Approximately how much would the Association save by meeting quorum on the first attempt at holding the annual election?** Each mailing to the community costs between \$1,500-\$2,000 depending on printing costs. By meeting quorum at the first attempt we could avoid an additional mailing entirely.
13. **What happens if a homeowner wants to rent a Community Garden plot mid-season while the Community Garden Committee uses unrented plots?** Residents renting plots mid-season will be allowed to choose from any of the plots left unused by the committee. If all the plots are used, the Community Garden Committee will work with on-site management to determine which plot to make available to the homeowner, and a plan will be put into place to replant committee plants to another plot.
14. **Do we have any update on when the annual meeting will be held?** There is no update.