

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

- Social Committee Meeting.....10/5
Clubhouse at 7:00pm
- HOA Board Meeting.....10/13
Via Telecon at 7:00pm
- Second Inspection.....10/15
- Halloween House Decorating Contest
at 7:00pm.....10/25

COMMUNITY FEATURE



Pictured above is a photo submitted by Kim Huggins as her dog, Tiller, enjoyed the community garden. What a fitting name!

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during September 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 expanding the security card system to include Fitness Center*
- Reviewed the DRC-proposed DRG updates and asked community for input
- Met with and interviewed landscaping company owners*
- Rehomed used Fitness Center equipment within the community* (Page 4)
- Received training on Abaris financial software
- Reorganized board positions* (Page 3)
- Gathered historical information on issues surrounding multipurpose court and pavilion*

What we are currently working on:

- DRG updates and alterations
- Election / Annual Meeting timeline
- Helping homeowners get accounts in FrontSteps
- Conveyance of common properties*

Things to look out for in the future:

- Election mailings and updates
- Deadline for comprehensive inspection repairs and follow-up inspection scheduled for October 15, 2020 (to be expounded upon in a separate FrontSteps bulletin)
- Fitness Center reopening
- Halloween House Decorating Contest!

*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 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!



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REPORTING VIOLATIONS

Every month brings about a new round of violations reported by homeowners from around the community, most commonly having to do with yard maintenance and illegal parking. While it may seem like a hassle to report these issues, community property values, and pedestrian safety are directly affected. Improper use of HOA common areas result in premature breakdown and require more frequent maintenance, repair, and replacement, driving up our monthly dues.

If you believe that the Rules and Regulations located on FrontSteps under Documents > Governing Documents, are being violated by one of our community members, know that you can anonymously report these issues via a FrontSteps work order or by emailing our on-site manager, Mark Moorman, directly at tanyardsprings@abarisrealty.com.

FRONTSTEPS

We're coming up on the three month mark of officially working with Abaris and FrontSteps. Its been a slightly bumpy ride but this was expected with such sizeable alterations. We now have 570 homeowners registered on FrontSteps and the number is climbing everyday. If you or your neighbors have yet to get set-up, this is a fine day to start the process!

Set up a FrontSteps account for homeowners and/or tenants by visiting 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).

If you are still having issues with your account please reach out to Alex directly at tanyardwebmaster@abarisrealty.com and give him a rundown of where you're at.

BACKGROUND BREAKDOWN

- **Security Card System Expansion** – Approved the expansion of the security card reader system to include the interior Fitness Center door. In light of the installation of the half-rack and free weights and taking into consideration the numerous complaints of unaccompanied minors in the Fitness Center, this has been deemed a necessity. Under the Fitness Center rules all minors must be accompanied by an adult. Any cards used by underage individuals to enter the Fitness Center unsupervised will have access suspended.
- **Interviewed Landscaping Company Owners** – Board members met with and interviewed the landscape company owners in our final round of choosing next year's landscaping company. Each interview lasted between an hour to an hour and a half and involved discussing areas that have been reported as issues by our community.
- **Multipurpose Court / Pavilion Area Information Gathering** – The board met with eyewitnesses to the complaints surrounding the multipurpose court and pavilion near Briargrove. The information gathered will be used by the board to determine a way forward to correct the issues in the area.
- **Conveyance of Common Properties** – Lennar has yet to turnover approximately 20 of the common property parcels which will result in an increase in future stormwater fees. The board has also requesting that Lennar convey the piece of commercial property containing the walking path off of Heritage Crossing, to our community.



Pictured, freshly installed pool covers. Pool covers protect and prolong the pool's costly white coat from the elements and thereby extending the life of our pools' interior.





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MEETING TYPES AND OPEN FORUMS

Our governing documents outline four different types of meetings:

- **Open meetings** are required by law to conduct HOA business (i.e. spend money).
- **Executive meetings** are closed meetings for the discussion of sensitive and legal HOA issues.
- **Special meetings** can be called for by the board or by 1/3 homeowners vote (~475 members). In either instance, the party calling the meeting dictates the agenda.
- **Annual meetings** are required once a year where homeowners can discuss anything relating to the HOA.

Per the Maryland Homeowners Association Act of 2018, section 111.3.ii, the board has decided to limit Business Meeting Open Forums to the topics listed on the agenda. This is being done with the intention of focusing monthly business meetings on the issues being decided on by the board and to allow for more interaction with those homeowners in attendance.

As issues arise, please report them to management via a FrontSteps work order or by email at tanyardsprings@abarisrealty.com so they may be processed, tracked and handled accordingly.

BOARD MEMBER REORGANIZATION

As many of our neighbors have seen, the board is constantly rolling through an extensive checklist of community to-do's. Balancing this with a full time job, family, and life in general can be especially difficult. After much discussion, David Gurulé will be shifting into the general director position as he takes a sabbatical to take care of personal matters. The board has reorganized as follows:

- President – Jessica Arseneault
 - president@tanyardspringshoa.com
- Vice President – Lance Konig
 - vicepresident@tanyardspringshoa.com
- Treasurer – Daniel Zadra
 - treasurer@tanyardspringshoa.com
- Secretary – Patricia Warner
 - secretary@tanyardspringshoa.com
- Director – David Gurulé
 - director@tanyardspringshoa.com

Despite this alteration, the board will continue on as usual. 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.

COMMITTEE CORNER

Design Review Committee – The committee processed 25 architectural change requests over the month of September.

Community Garden Committee – To date, the committee has been able to harvest and donate approximately 185 pounds of produce to the Community Methodist Church's food bank and may have one more donation planned before the season end.

Social Committee – Back in action and ready to get down to business! The pandemic has really put a damper on the community fun and our committee is going to help develop some options for socially distant events.

WHERE ARE WE WITH..

Annual Homeowners Meeting / Annual Election – Board discussion ongoing. Election services are still being investigated and the board is considering adding the expansion of the board to seven members in line with the governing documents. This item is currently listed as an agenda item for the October Business Meeting.

Design Review Guidelines (DRGs) – The homeowner suggestion period has now wrapped up and we appreciate everyone who took a moment to dig in and let us know what they would like to see in the community. The board is reviewing homeowner suggestions and will begin preparing the document for submission to the legal team for review. Good work neighbors!



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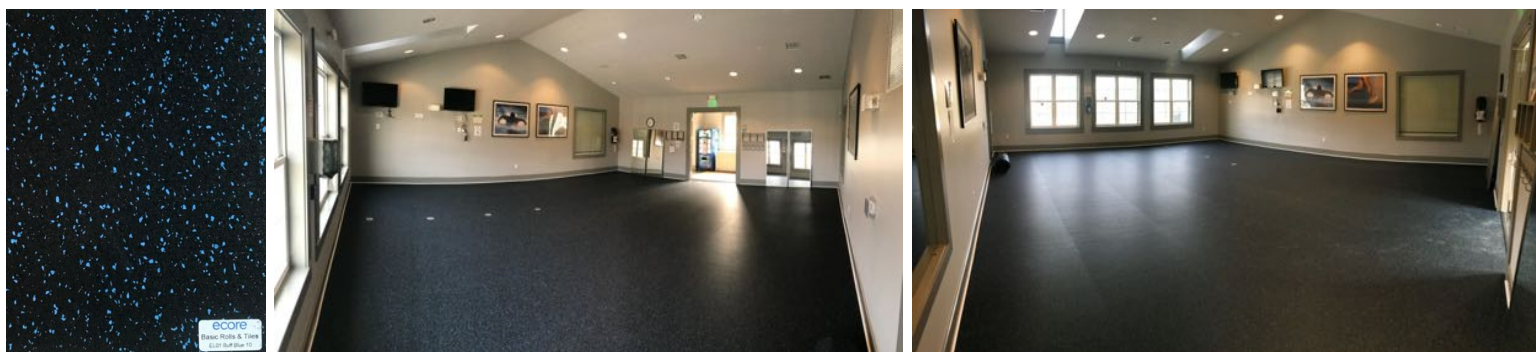
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COMMUNITY FITNESS CENTER REVAMP

On September 14, 2020 the board coordinated with the community for the rehoming of the old Fitness Center equipment. These pieces of equipment were distributed within the community to ensure that our neighbors received the benefit of their use instead of them being potentially hauled off for scrap.



The following day, the commercial-grade rubber flooring was installed in Fitness Center, updating the look and adding an additional layer of padding over the existing flooring.



Currently we are waiting for the final two pieces of the fitness equipment to be delivered, necessary electrical and network updates to support the new equipment to begin, as well as the installation of the access card reader to the Fitness Center door. Below are images of where we are now in the progress of the revamp.





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OPEN FORUM FOLLOW-UP

Below are a list of questions asked by homeowners throughout September, 2020 via the Board Meeting chat, sent to our site manager, Mark Moorman, and submitted via FrontSteps.

1. **Why hasn't the board agenda been posted ahead of the board meetings?** In recent months, the board has taken the effort to review the 500-600 page monthly management report prior to finalizing and posting the agenda. In the past, agendas were posted before the board had the opportunity to review, discuss, and request further information from management. Oftentimes this resulted in items making it to the agenda only to be removed from the agenda at the beginning or during the meeting due to insufficient information being available. One recent example is the replacement of the fitness equipment. This had been on the agenda for months, but the information was not adequate for the board to move forward with the purchase. The practice of having items on the agenda for months with no action grew weary on both the board as well as the community. During the month of September the board posted a number of hot agenda topics that we foresee as being a part of our October Business Meeting agenda, however, this list was created based on information we either have on hand or hope to have by the meeting. This list can change at any point if the board feels as though not enough information has been presented by the time the board meeting occurs.
2. **Is the 2020 budget being followed?** This is not a straightforward answer because not all expenditures are funded directly by the annual budget. The annual budget is comprised of many fixed costs such as electricity, landscaping, insurance, etc. and these costs are, for the most part, not changing. The change in management company has had a significant impact on how our community costs are categorized in our ledger. With the changeover in board membership early in 2020, the onboarding members shifted priorities to address several deferred maintenance items, opting to be more responsive to homeowner requests to address reported maintenance issues with the common areas. Most of these repairs and updates to the common grounds (e.g. french drains, fitness center, road repairs, etc.) are not a part of the annual budget, but are funded and planned in accordance with our Reserve study. The Reserve study is an estimation of when major property repairs/replacements will need to take place. Should repairs / replacements arise ahead of schedule around the neighborhood, the board has the responsibility to make decisions of whether to make the necessary repairs or delay them.
3. **How are we projecting incoming revenue in relation to the clubhouse and other associated rentals for the rest of the year?** Due to the pandemic, we will most likely not reach our budgeted income projections. A large number of rentals were canceled throughout spring and summer, but we are seeing a notable uptick in rental inquiries and bookings with the government's lifting of restrictions.
4. **Have we considered using LED street lights as a cost saving method?** Tanyard Springs does not own any of the street lights within the community as these fixtures are owned by BGE. Our community does not pay for the actual measured energy usage on these fixtures but instead a fixed rental rate fee for the poles, fixtures, and the electricity to operate them. At this point, we do not know if BGE has alternative fixtures available with a different fee structure, but this is worth an inquiry and we appreciate the suggestion.
5. **What is the delinquency rate?** As of the today, there are 190 delinquent accounts totaling 13.3%.
6. **What happened to the "Just a Minute" minute-taking contract?** The contract with Just a Minute was cancelled at no cost to the HOA. The HOA has entered into a contract with Abaris for minute-taking at a 20% savings.
7. **Was the DRC Meeting public?** The August DRC meeting in question was a working meeting held to manage internal organizational issues within the DRC, which was closed to homeowners.
8. **When can we expect all meeting minutes, board books, and contracts to be posted on FrontSteps?** All currently available meeting minutes have been posted. (Gapped meeting minutes are due to either there not being a meeting held that month or to our previous management company having lost them.) All documents in our possession can be located on FrontSteps under Documents > Meeting Minutes. We do not, however, post the 500-600 page board books for homeowners to review as these documents typically hold sensitive contract details and legal-related homeowner information. The signed contracts can be viewed on FrontSteps under Documents > Financial Documents > Signed Contracts. As past signed contracts are passed forward by CMC they will be posted.
9. **Could there be a badge-in and badge-out option for the Fitness Center?** Unfortunately having a badge out feature on the Fitness Center door would be a potential safety issue as resident guests would not be able to exit without a pass in the event of an emergency.
10. **What is a reasonable amount of time to follow-up with Abaris on requests and issues?** Abaris' goal is to acknowledge all inquiries within 24-48 hours (during the work week). If you have not heard back from the Abaris team, please continue to reach out for more information. If you are still having issues getting a response please let the board know at board@tanyardspringshoa.com.