



# TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

## UPCOMING EVENTS

- Board Candidate Petitions Due...11/4
- Draft Budget Posting.....11/6  
*On FrontSteps*
- Election Notices.....11/6-11/9  
*Via Email and Physical Mail*
- HOA Board Meeting.....11/10  
*Via Telecon at 7:00pm*
- Meet the Candidates Night.....11/17  
*Via Telecon at 7:00pm*

## COMMUNITY FEATURE



Pictured above and in our newsletter header is our own board vice president's positively petrifying front yard! Great job Lance and thank you for adding a little spookiness to our community!

## BOARD BROADCAST

Fellow Homeowners,

A lot has happened during October 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 ElectionBuddy voting app for annual election\*
- Approved SBC landscaping proposal\*
- Approved O'Leary Asphalt Inc. snow removal proposal\*
- Approved updated Sithean Way sinkhole repair proposal
- Approved resolution regarding quiet enjoyment/property value issues\*
- Approved playground equipment repair
- Approved Fitness Center door latch protector
- Approved Fitness Center equipment removal and flooring invoices
- Approved Fitness Equipment maintenance plan
- Approved S&P proposal for removal of several hazardous trees
- Approve Fitness Center pandemic waiver forms and rules\*
- Approved FSC proposal to resolve Kinglets Roost path erosion
- Approved spending limits for Halloween House Decorating Contest
- Removed Inactive committee members
- Affirmed Abaris contractual spending limits\*

What we are currently working on:

- Community-wide engineering survey to assess standing water drainage issues on common property\*
- Proper conveyance of overdue Lennar properties to community
- Unplanned conveyance of asphalt path off of Heritage from Lennar
- Assessing community fire lanes for curb painting / parking\*
- Review of Design Review Guidelines
- Finalizing comprehensive inspections

Things to look out for in the future:

- Election / Annual Meeting
- Fitness Center reopening

\*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](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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## PARKING CREATION, FIRE LANES AND CURB MARKINGS

It has come to the board's attention that there are "No Parking – Fire Lane" signs in inappropriate places both restricting parking where there should be no or fewer restrictions and insufficient signs that have been removed by the uninformed. The HOA is required by law and liable in court for unmarked fire lanes. Should individuals park in an unmarked fire lane and subsequently prohibit an emergency services vehicle from attending to a fire. A resident has cause to file a lawsuit against both the car owner as well as the HOA. As a result, the board is reevaluating all signage throughout the community and has directed Abaris Realty to measure all roads at key locations as outlined by the Anne Arundel County Fire Marshal.

Lieutenant Robert Flynn of the AA County Fire Marshal's office provided the board with The Book of Fire Access and Water Supply which specifies how communities can evaluate their common property / roadways for additional street parking and how a fire lane is determined. With this information in hand, the board will be working with the managing agent and the county to re-evaluate the community. Future markings may include curb and fire lane hash marks painted in appropriate areas as a potential replacement of the current no-parking signs throughout the community.

## BACKGROUND BREAKDOWN

- **Quiet Enjoyment / Property Value Resolution** – Due to numerous community complaints and video footage in and around the multipurpose court and pavilion at the clubhouse including vandalism, destruction of property, left behind drug paraphernalia, and harassment of homeowners, the board removed the basketball hoop and backboard for a period of three months to determine if these issues will resolve themselves without further HOA spending.
- **Abaris Spending Limits** – Per the Abaris Management contract, Abaris is approved to spend up to \$5,000.00 in order to handle daily duties and regular community maintenance without board approval. Recently the Abaris team has been reserving minor expenses for the board meetings in order to have the board vote to approve instead of handling the task at their discretion. Abaris was reminded at the board meeting that per their contract, they are to maintain the community without board authorization so long as it falls within their approved budget and they communicate these expenditures with the board as they happen.
- **Community-Wide Engineering Drainage Survey** –Due to the high number and extensive repair costs of drainage issues, the board will be hiring an engineering firm to assess drainage issues throughout the common property and propose a comprehensive plan to address all the individuals issues as a whole. While hiring an engineering firm to assess and develop a solution is an added expense to solving drainage issues, it ensures that the solving one drainage issue will not create or exacerbate another drainage issue, and will help the prioritize the most egregious issues in the community.
- **SBC Landscaping Contract:** The board interviewed and selected SBC Landscaping for 2021 at a savings of approximately 20% for the same level of service from AMG. Landscaping is the community's largest expense and we are proud to bring these savings to the community.
- **O'Leary Asphalt Snow Removal:** The board interviewed and selected O'Leary Asphalt to replace our 2020 / 2021 snow removal contract at a savings from our previous contract with AMG. We also believe O'Leary to have a better system in place for ensuring wasteful application of chemicals are avoided. In the near future, we should expect to see O'Leary conducting dry runs for snow removal throughout the community.
- **COVID-19 Related Fitness Center Rules and Waiver Form:** The COVID-19 Related Fitness Center Rules and waiver form are approved. All users of the Fitness Center are required to sign the waiver and only those individuals with a signed waiver will have their key cards activated for the Fitness Center door. If you plan on using the Fitness Center, download the form, sign it, and submit it to [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) today.
- **Election Buddy:** Election Buddy is an automated third-party online voting and election system that ensures voter integrity and election security while improving voter turnout and helping the community meet quorum the first time around. Save the HOA from additional mailing expenses by voting early and eliminating election reminders. Be on the lookout for more information in the future.



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## HALLOWEEN HOUSE DECORATING CONTEST

This event was put on by the Social Committee in conjunction with the board. Together the teams reviewed the community full of fabulously freaking homes and issued their votes as to the best decorated homes. Show some love to our fabulous participants and take a stroll with the family around the community to check out these horrifying houses! Thank you to all who participated!

### **MOST HAUNTED HOUSE IN ALL OF TANYARD SPRINGS**

7235 STALLINGS DRIVE

The pictures just don't do this place justice with the window projections and animatronics so you will just have to take the trip to see it yourself. Even better, after meeting with the homeowner yesterday he promises that there will be even more haunted treats this evening! Don't miss out on this haunted house with full-size candy bars. Yeah...you read that right.





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## HALLOWEEN HOUSE DECORATING CONTEST (CONTINUED...)

### FRIGHTENING FIRST PLACE WINNERS

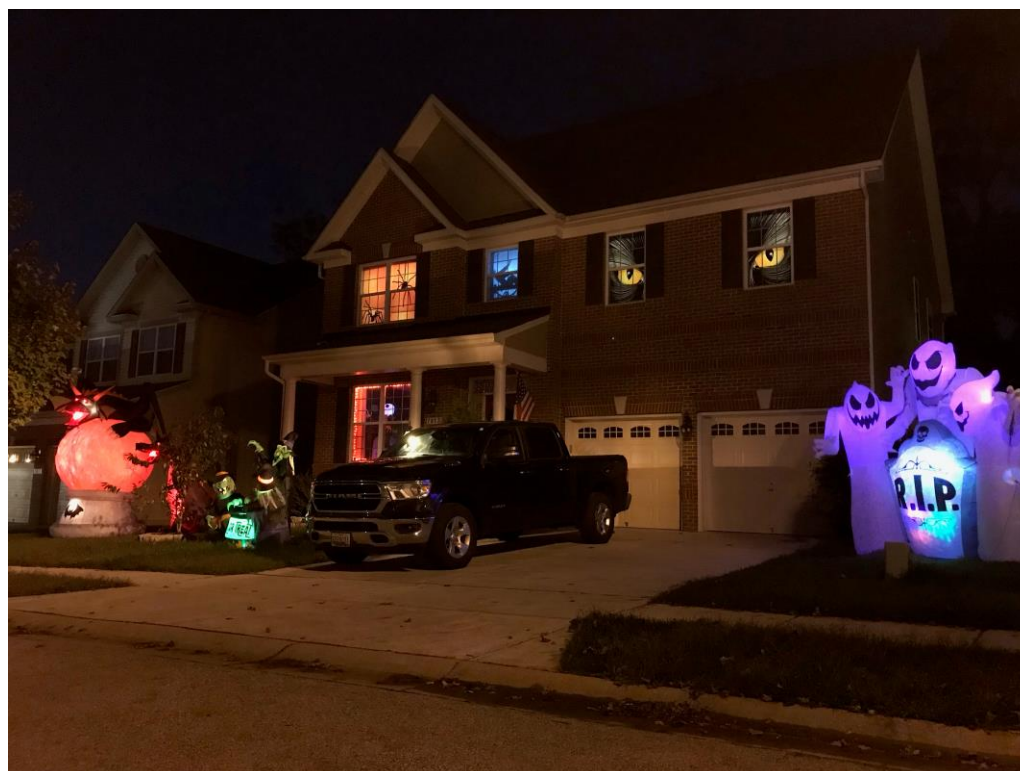
1202 COULBOURN CORNER



7264 STALLINGS DRIVE



7813  
STONEBRIAR  
DRIVE





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## HALLOWEEN HOUSE DECORATING CONTEST (CONTINUED...)

### SCARY SECOND PLACE WINNERS

903 BOATWRIGHT DRIVE



1200 COULBOURN CORNER



725 ELIAS WAY



### TERRIFYING THIRD PLACE WINNERS

7290 STALLINGS DRIVE



1164 COULBOURN CORNER



7809 STONEBRIAR DRIVE





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## HALLOWEEN HOUSE DECORATING CONTEST (CONTINUED...)

### HAIR-RAISING HONORABLE MENTIONS

537 BLUFFTON



1032 MEHERRIN



7366 MOCKINGBIRD



1198 COULBOURN



7546 BRIARGROVE



523 BLUFFTON



7544 BRIARGROVE



7288 STALLINGS



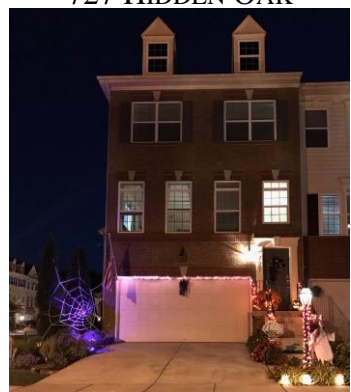
1113 COULBOURN



560 BLUFFTON



727 HIDDEN OAK



515 KINGLETS ROOST



7825 STONEBRIAR



7476 TANYARD KNOLL



7831 STONEBRIAR





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## OPEN FORUM FOLLOW-UP

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

1. **How is the current budget in terms of what was originally expected / planned? With two months left in the year are we looking at a deficit or a surplus? What is the amount of the difference?** The annual budget is made up primarily of operational expenses that are based on a past costs and involve the day-to-day operational expenses of the community with landscaping and management being the two most costly items. Landscaping expenses did not change and our management fees went down significantly. Of the more recent expenditures since the spring the only major operational expenditures involve clean up of downed or dangerous trees following the severe thunderstorms. These expenses need to be addressed and cannot be put off into next year's budget as they pose safety risks to homeowners' private property. Other major expenses in the recent months such as repairs to common property (drainage issues) and Sithean Way sink hole are Reserve expenses. The Reserves Study act as an estimated guideline for saving up for the repair and replacement of capital projects such as this. At times the estimate is wrong and capital projects can be repaired later than outlined in the Reserve Study and some times they need to be addressed earlier. In either case, the industry standard for maintaining proper funding of the reserves is to perform a new Reserve study every five years at which point all of the past reserve spending will be taken into account for future reserve funds planning and contribution requirements. The board had hoped to conduct a Reserve study in accordance with the governing documents (required annually), but due to CMC's untimely sharing of financial information, no Reserve study will be conducted this year. Upon conducting the 2021 Reserve study, the HOA will have new numbers to enter into the budget for our annual reserve contributions to address the much-needed resolution of drainage issues.
2. **Should the community vote to expand the board of directors from five to seven members during this upcoming election, would it make more sense for the expansion to take place at the 2021 election rather than immediately?** If the community passes the increase in board membership the effect would be immediate. Based on how the elections are being done this year the top three candidates receiving the most votes will be elected to 2020-2022 term and the candidates with the fourth and fifth most votes would be elected to the 2019-2021 term which ends in June of 2021. The governing documents requires that the board terms are split among the seven positions to maintain continuity in the community.
3. **How much was budgeted for this Halloween award program?** The board used approximately one fourth of the maximum amount approved during the October board meeting. Actual amounts are viewable in the monthly financials and will not be provided publicly in the Tanyard Times.
4. **In regards to the inspections, what was done with the DRC's recommendations regarding contested items?** The DRC's recommendations were reviewed and discussed by the board in conjunction with the review of the appeals and extension requests.
5. **Do residents need to do anything else after sending pictures of corrections to the inspections department?** Photos or invoices received by Abaris prior to the second inspection will be notated in the second inspection reports. If any further information is required, the inspection team will reach out to you. If you don't hear anything, you can expect that your efforts have resolved the citation.
6. **During the October board meeting the board commented that some of the sections of the community have private road signs mis-colored to reflect that they are county roads. Are any of the wrong signs in the parcels that haven't been turned over yet?** Yes, several of the parcels that have not yet been turned over display the wrong signage. This has been discussed with our legal team who will be requesting that Lennar update the signage to properly reflect the private road status prior to turnover.
7. **When COVID began we received notification that the parking rules were "relaxed." I don't recall receiving a notification that those rules are now back in force. Did that happen? On March 26, 2020 the board announced the following:** "Due to the increase in residents teleworking during the COVID-19 pandemic, the board has **suspended** the enforcement of towing "Abandoned Vehicles" as defined in the Rules and Regulations as "Any motor vehicle that has remained on the Commons for more than 48 hours..." This move is in alignment with this board's intention to operate as neighbors taking care of neighbors." This reprieve is still in place. On March 19, the board announced, "In following with the Governor's recent executive order, Tanyard Springs Homeowners Association is prohibited from towing Maryland registered vehicles based solely on an expired registration during the state of emergency and for 30 days thereafter. " This executive order is no longer in.
8. **Do any rules exist surrounding the use of trash cans on trash day rather than piles of bags sitting by the curb?** Section D of the Rules and Regulations titled "Trash and Recycling" states; *Trash and recycling must be stored in trash or recycling receptacles. Trash receptacles must be sealed with a lid when left out for collection.*