

# TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

## UPCOMING EVENTS

Social Committee Meeting.....12/7  
*Clubhouse at 7:00pm*

HOA Board Meeting /  
2021 Budget Meeting /  
Election and Annual Meeting.....12/8  
*Via Telecon at 7:00pm*

Holiday House Decorating Contest  
Judging.....12/13

Back-Up Election and Annual  
Meeting.....12/22  
*Via Telecon at 7:00pm*

## COMMUNITY FEATURE



Pictured above is a photo submitted by David Gurulé of the gym reorganization in preparation for the final electrical work.

## BOARD BROADCAST

Fellow Homeowners,

A lot has happened during November 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 a community-wide drainage, erosion, and water retention assessment\*
- Approved registered mailings for comprehensive inspection resolution\*
- Approved the cost for the snow management on community pathways\*
- Requested additional information on pool management proposals\*
- Requested quotes for pool chair maintenance

What we are currently working on:

- Reviewing pool management proposals
- Preparing for the annual election\* (Page 2)
- Preparing presentation for the budget meeting\* (Page 3)
- Fitness Center final milestones and opening

Things to look out for in the future:

- Final inspection notices and hearings
- Holiday 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](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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## ELECTION EXPLANATION

Earlier this year our annual election was disrupted by the pandemic and restrictions surrounding our ability to hold in-person meetings. We are now in the process of restarting our 2020 election online with the help of ElectionBuddy. While we had no additional candidates step forward to petition to join the board, this vote is entirely new and separate from the one we attempted to hold earlier this year.

- **If I voted back in May 2020 do I have to vote again?** Yes! All ballots from earlier this year have now expired due to the election being moved to a new system online and the additional ballot question.
- **What's on the ballot?** On the ballot is the standard vote for new board members in a new ranked system as well as a question about increasing the board from five to seven members. Increasing the number of directors will help spread the workload and create general director positions which are great for new board members who may not feel comfortable jumping into duty-heavy officer.
- **Others have gotten a ballot email, why didn't I?** Those who are opted in to receive electronic notices will receive an email ballot. If you would like to opt-in electronically homeowners can go to <https://tanyardspringshoa.com/owner-email-opt-in-frontsteps-form/>, and fill out the form authorizing electronic notifications from the board of directors and/or the managing agent, Abaris Realty.
- **What will happen if I am not elected to opt-in to electronic notifications?** You will receive a post card from ElectionBuddy with a link and your special code submitting your ballot.
- **What if I have not received information about my ballot or would like it sent in a different manner?** If you would like to discuss alternative options to receiving your personal ballot code, you must contact [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) and you will be directed to the appropriate person.
- **Why is voting important?** Other than being involved in the community, it lowers community expenses. If the community is able to reach a voting quorum of 15% by the December 8, 2020 annual meeting date, then we will not need to send out a second mailing for the backup annual meeting date of December 22, 2020.
- **Can I track where we are with meeting quorum?** Yes! ElectionBuddy has provided us a widget in order to track the ballot status of the election here: <https://tanyardspringshoa.com/ballot-status>.

**More Questions?** If you have any questions as to the process or are having issues with your ballot feel free to reach out to our dedicated ElectionBuddy support team at [tanyardsprings@electionbuddy.com](mailto:tanyardsprings@electionbuddy.com).

## BACKGROUND BREAKDOWN

- **Community-Wide Site Survey** – There have been many community issues regarding drainage, erosion, sinkholes, pooling water, etc., and fixing these issues have proved to be costly and frequently end up recurring when not handled properly. To stem this issue and prevent the potential waste of community funds, the board has hired an engineering firm to conduct a community-wide site survey in an effort to develop a global plan to address these issues..
- **Registered Inspection Final Notices** – With the community's first comprehensive inspection process coming to a close, a majority of neighbors stepped up and addressed their violations. Unfortunately, a number of homeowners not addressed their violations or reached out to the Abaris Inspection team for reconsideration or extensions. Now that the secondary inspection date has passed, Abaris has begun sending out sending certified letters to homeowners (at the homeowner's expense) in order to schedule violation hearings with the board of directors beginning January 9, 2021 at 9 AM. Prior to the scheduled hearing dates the inspection team will perform a last minute inspection a few days before the hearing in order to ascertain if the violation has been addressed.
- **Snow Management on Community Pathways** – The O'Leary snow services contract that was approved in October did not contain costs for the community pathways. Those costs were approved during the November meeting.
- **Pool Management Contract Information** –Due to the size and pandemic implications of the pool contracts the board tabled these decisions until the December meeting for further review and questions to the bidding companies regarding their ability to open the pool during the pandemic.



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## BOARD MEMBER REORGANIZATION

As many of our neighbors have seen, Lance Konig recently resigned from his position on the board. Balancing this with a full time job, family, and other hobbies can be especially difficult. The rest of the board is incredibly thankful that Lance was able to step in and help us out in managing the community spaces. For more information on this alteration and to read messages from the other board members please check out the FrontSteps bulletin.

In the brief remaining time of Lance's term, Christopher Augustine has been unanimously appointed as an interim board member. The board will be reorganizing as follows:

- President – David Gurulé
  - [president@tanyardspringshoa.com](mailto:president@tanyardspringshoa.com)
- Vice President – Jessica Arseneault
  - [vicepresident@tanyardspringshoa.com](mailto:vicepresident@tanyardspringshoa.com)
- Treasurer – Daniel Zadra
  - [treasurer@tanyardspringshoa.com](mailto:treasurer@tanyardspringshoa.com)
- Secretary – Patricia Warner
  - [secretary@tanyardspringshoa.com](mailto:secretary@tanyardspringshoa.com)
- Director – Christopher Augustine
  - [director@tanyardspringshoa.com](mailto:director@tanyardspringshoa.com)
- Officer (Assistant Treasurer) – Cheryl Brownell
  - [hoaofficer@tanyardspringshoa.com](mailto:hoaofficer@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](mailto:board@tanyardspringshoa.com) so that we may help in any way we can.

## BUDGET BRIEFING

The board has been working with Abaris since late September on the 2021 budget. As one can imagine, transitioning from CMC's ledger to Abaris' ledger structure comes with its own challenges and it may be difficult to translate over the expenses from this year to next year's budget. During the budget meeting on December 8, 2020 this will all be discussed.

If you would like to submit questions ahead of the meeting for consideration please submit them via a FrontSteps work order or by emailing our on-site manager, Mark Moorman, directly at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com).

## WHERE ARE WE WITH...

**Gym Revamp / Opening** – The final equipment locations were set today, November 30, 2020 and electrical work is scheduled to be done from December 2–4, 2020. The outstanding items are cleaning the gym, installing the network equipment, and the installation of the card reader; items which have been dependent on the electrician's work being completed. The gym opening is TBD, but bulletins will be sent on FrontSteps as tasks are completed. Please take this time to sign off on the waiver and supplemental rules posted on FrontSteps. If you do not have a FrontSteps account please reach out to our on-site manager, Mark Moorman, at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com).

**Registered Inspections Letters** – The second inspections were carried out around October 15<sup>th</sup>. Any violations that were not resolved, appealed, or had an extension request were to be issued a certified letter to either resolve the violation or attend the board hearings beginning on January 9<sup>th</sup>. Certified letter charges are attached directly to the homeowner account.

## COMMITTEE CORNER

**Design Review Committee** – The committee processed 18 architectural change requests over the month of November.

**Community Garden Committee** – NSTR

**Social Committee** – The Social Committee will be meeting at the Community Clubhouse on Monday, December 7, 2020 at 7pm. All are welcome to join but masks are required.



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## OPEN FORUM FOLLOW-UP

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

1. **When is the latest that the 2021 Pool Management contract can be approved in order for us to open on time?** The pool management contract can be approved any time before the start of the pool season, but most pool companies begin their hiring well before the pool season to ensure they have an adequate number of lifeguards available for pool openings. Add to that the need to manage the pool's pH balance, the earlier a contract can be obtained the better the chances are for the community to have more highly qualified lifeguards. The 2021 Pool Management contract will be on the agenda for the December board meeting.
2. **How many inspection violations were resolved during this comprehensive inspection? How many are still open and heading to a board hearing?** Approximately 1200 homes had violations with an average of 3 violations per home. As of October 15, 2020, there remains approximately 500 homes that were found to still be in violation.
3. **What if the homeowner who still has an inspection violation is having financial difficulty, issues pertaining to the pandemic, materials being delayed, etc.?** It has always been the policy of this board that homeowners experiencing financial hardships need to reach out to management, provide adequate proof of their hardship and request for an extension. In fact, in both the initial and secondary inspection notices homeowners were notified that if they were having any difficulty with addressing their violations they were welcome to appeal or request extensions through the Abaris Inspections team.
4. **Do the certified letters for inspections cost the HOA money?** Any and all administrative costs that result from enforcing the governing documents will be passed along to the individual homeowner and added to their monthly statements, as authorized by the governing documents.
5. **Are homeowners notified when their inspection violations are resolved?** No. Homeowners who have any questions as to the resolution of their violations should reach out to the Abaris Inspections team at [inspections@abarisrealty.com](mailto:inspections@abarisrealty.com). Additional mailings informing homeowners that their citation has been addressed will directly cost the HOA money and could push for higher dues. The inspections team has the most up to date information regarding violations and they are always ready to accept homeowner images, work documentation, and receipts so that they can have them on hand during re-inspections.
6. **Are board hearings a matter of public record?** Board hearings of a sensitive nature are, according to the HOA Act of 2018, closed to the rest of the community. Board hearings involve protected homeowner information.
7. **Why do board members speak in unofficial forums like the community Facebook pages?** Just like our neighbors, we enjoy communicating through unofficial means in our off time. It also helps us keep an eye out for potential issues around the community that homeowners aren't reporting through the official channels. Joining community conversation in unofficial spaces is at the personal discretion of the board members though several enjoy helping neighbors by providing them with information to report their issues, create FrontSteps accounts, and even passing along our management team's email addresses and phone numbers to help expedite the resolution of issues in the community. In the end, your board members are neighborhood volunteers working to ensure the property is being managed and homeowners are feeling heard.
8. **Are trash cans provided by the HOA?** No; trash cans are to be purchased by the homeowner and are required to have a lid per the Rules and Regulations. Recycling bins are provided by Anne Arundel County and can be requested at <https://www.aacounty.org/departments/public-works/waste-management/curbside-collection/> or by calling (410) 222-6100.
9. **How can I request e-billing instead of receiving monthly HOA statements in the mail?** Reach out to the Abaris Billing Department at [billingdept@abarisrealty.com](mailto:billingdept@abarisrealty.com) and ask to receive your bills via email.