



OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

Social Committee Meeting.....1/5
Clubhouse at 7:00pm

Inspection Hearings.....1/9
Via Telecon at 9:00am

HOA Board Meeting1/12
Via Telecon at 7:00pm

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during December 2020 and throughout 2020 as a whole 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:

- Held Election and Annual Meeting*
- Approved our 2021 Annual Budget* (Page 3)
- Approved 2021 Pool Management contract*
- Approved Amenity Virtual Tour / Photos*
- Approved Holiday House Decorating Contest budget
- Approved replacement contract for handyman services*
- Requested quotes for pool chair maintenance

What we are currently working on:

- Working with the County Councilman, Nathan Volke, on the warehouse developments
- Working with Abaris to finalize Fitness Center updates

Things to look out for in the future:

- Final inspection notices and hearings
- Warehouse development survey* (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 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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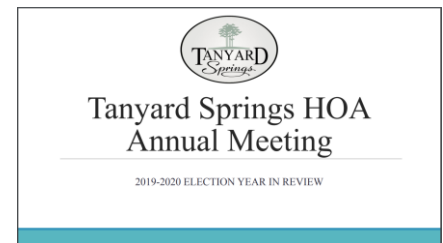
ELECTION AND ANNUAL MEETING

Pursuant to Administrative Resolution 2020-02, *Electronic Notice and Voting Procedure*, the board held our community's first ever online election where we received 281 ballots, or 21% of eligible voters, easily exceeding the quorum requirements. One in five homes were represented in this year's election and we are absolutely thrilled. This is up from last year's numbers of 263 and the previous years where submissions ranged anywhere from 20 to 80 ballots between the annual meetings and back-up annual meetings.

Additionally, the community voted to expand the board from five to a much needed seven member board. This will help build stronger board members as new board members will not be pressured to take on responsibility-heavy officer positions and can focus on projects that motivated them to run for the board in the first place.

In all, there were five members elected to the board following this year's annual election. Three will be serving the 2020-2022 terms (Christopher Augustine, Rosie Rivera, and Daniel Zadra) and two will be serving until the 2021 election (Patricia Warner and Jonathan Curtis). Beginning January 12, 2021 your board will be comprised of Jessica Arseneault, Christopher Augustine, Jonathan Curtis, David Gurulé, Rosie Rivera, Patricia Warner, and Daniel Zadra. At this meeting the board will be electing officers and presenting to the community our goals for our time between then and the June 2021 election.

If you missed the Annual Meeting, the President's Report can be found on FrontSteps in Documents > Meeting Minutes > Annual Meetings titled, *2020 Annual Meeting President's Report*. The President's Report is a review of all major happenings in the HOA between each election cycle, it is required by law and put together by the President with the help of the board. It covers the board's accomplishments from July 2019 through February 2020 as well as the board's goals and accomplishments from March of 2020 to December of 2020. Of note, the board improved management response time and maintenance of the common property all while finding ways to reduce annual expenses in excess of \$66,000, or approximately \$3.86 per homeowner per month. This savings is being spread across better maintenance of the community and additional funding to the Reserves, while not increasing our monthly dues.



BACKGROUND BREAKDOWN

- **2021 Pool Management Contract** – The board voted to approve American Pool as the community pool management contractor for the 2021 season. Unlike our previous pool management contractor, American pools opened every pool they managed (unless the pool owner decided otherwise) with the only additional costs being those associated with the government-required cleaning supplies. Also, American Pool prides themselves on primarily hiring American citizens. Both of these issues eliminate the reasons the board was unable to open our pool during the 2020 season. We fully expect to open the pool in the 2021 season under this new pool management company.
- **Amenity Virtual Tour and Photos** – The board approved House Lens' proposal to take professional photos and create virtual walkthrough experiences of our newly remodeled Fitness Center. This media will be posted on our external website, <https://tanyardspringshoa.com>, and made available to homeowners via FrontSteps for those wishing to use them in the sale and rental of their home. Examples of their a virtual walkthroughs can be seen here: <https://my.matterport.com/show/?m=EV5a1Kf2BQ1> and <https://my.matterport.com/show/?m=YtgLQxb1KC1>.
- **Handyman Contract** – AMG unexpectedly gave the board a notice of eight (8) working days that they would no longer be providing our handyman services, whose daily responsibilities includes (but are not limited to) servicing the pet stations. The board approved a comparable contract, which will be ratified on January 12, 2020. Additional bids will be solicited with the decision revisited in 90 days.



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BUDGET BRIEF

The 2021 Annual Budget was passed with **no increase in our monthly assessments**. The Treasurer, with the help of the board, put together a presentation that provided the board a break down of each line item for the 2021 budget alongside the previous year's budget for comparison and notes for discussion purposes. This presentation was used as a reference in finalizing the budget, and does not represent the final budget numbers. If you would like to review this, it can be found on FrontSteps in Documents > Financial Documents > Annual Budget > *2020-12 FY21 Budget Meeting Presentation (working)*.

The final budget numbers have also been posted in a FrontSteps bulletin titled *Approved Annual Budget for 2021*.



WHERE ARE WE WITH...

Fitness Center Update – Unfortunately a number of issues are holding up the finalization of the work.

COMMITTEE CORNER

Design Review Committee – The committee has processed seven applications over the last month.

Social Committee – The committee submitted 2021 budget information as well as a proposed calendar of events. The committee also worked with the board to review homes in the community for the Holiday Home Decorating Contest. Please see Page 4 for results on the contest and congratulations to the winners!

WAREHOUSE DEVELOPMENTS

At Councilman Volke's request, the board met with him and his assistance on December 14, 2020 to discuss the future warehouse projects in our area. We discussed ways the community can influence the use of the vacant properties as well as what our potential options may be moving forward. The board asked Councilman Volke to put together an information sheet on what would happen if the area was rezoned. E.g. If it were rezoned as R-10 (residential area with 10 home per acre) then the 96.5 acres north of Tanyard Springs Lane could be develop to hold as many as 965 homes. This too would have a significant impact on traffic, school overcrowding, etc.

Additionally, our board was requested to provide a panelist to a meeting on January 4, 2021 at 6:00 p.m. hosted by County Executive Pittman in order to speak to the desires of our community. (Access this meeting at: <https://aacounty.zoom.us/j/86710169483?pwd=bjdTSnRRUEM5L3N2S3gvMk84OVpYZz09> using Passcode: j#&V4?hi)

The board needs additional feedback so that we may communicate it during the panel discussion. Per our recent FrontSteps bulletin we are requesting feedback on the following topics:

- Can you please share your thoughts on what the proposed industrial development means to you?
- What points would you like the board president to make during the meeting?
- Understanding that we likely cannot stop all development on that property, what would be an acceptable solution to you that we can offer for consideration?

Please send any and all feedback to us at board@tanyardspringshoa.com.



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HOLIDAY 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 festive homes and issued their votes as to the best decorated homes. Show some love to our merry participants and take a stroll with the family around the community to check out these beautiful houses! Thank you to all who participated!

MOST MERRY HOME IN ALL OF TANYARD SPRINGS

7825 STONEBRIAR

Not only was this a beautiful and highly decorated home but it featured a Christmas Count Down! How cool is that! Congratulations to the Barnes Family and a huge thank you for kicking that holiday spirit into overdrive!



FESTIVE FIRST PLACE WINNERS

903 BOATWRIGHT
DRIVE



7147 HUMMINGBIRD
DRIVE



1012 SITHEAN WAY





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HOLIDAY HOUSE DECORATING CONTEST (CONTINUED...)

SPIRITED SECOND PLACE WINNERS

6951 HERITAGE CROSSING



THRILLING THIRD PLACE WINNERS

7235 STALLINGS DRIVE



1202 COULBOURN CORNER



634 BRACEY DRIVE



7546 BRIARGROVE LANE



7238 MOCKINGBIRD CIRCLE





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HOLIDAY HOUSE DECORATING CONTEST (CONTINUED...)

HOLLY JOLLY HONORABLE MENTIONS

705 RAVEN GREEN



7290 STALLINGS DRIVE



809 ORIOLE AVENUE



529 BLUFFTON DRIVE



7203 STALLINGS DRIVE



926 HOPKINS CORNER



911 INDIGO BUNTING LANE



7713 GASTON PLACE



6834 WARFIELD STREET



1164 COULBOURN CORNER



1032 MEHERRIN COURT



7012 INGRAHM DRIVE



7847 STONEBRIAR DRIVE



725 ELIAS WAY



7206 STALLINGS DRIVE





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OPEN FORUM FOLLOW-UP

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

1. **Were inspections done using the unapproved Design Review Guidelines?** The comprehensive inspections were completed using our current Design Review Guidelines and governing documents posted on FrontSteps. Documents that are in-process with potential updates cannot be utilized for inspections because they have not been officially approved by the board and submitted to the community for a final 30-day review.
2. **Will American Pools be able to support opening our pool in 2021?** Yes. American Pools was able to open every pool they managed this past summer and nothing is expected to change.
3. **Is the Assistant Treasurer being provided with all board information?** No. The Assistant Treasurer's duties, according to Administrative Resolution 2020-01 is, "to assist the Association's Treasurer in the performance of his/her duties and any other such other responsibilities assigned by the Board of Directors." As such, information is passed to the Assistant Treasurer at the discretion of the board.
4. **Will the monthly financials be posted on FrontSteps on a monthly basis?** Monthly financials for the community are currently being posted on FrontSteps under Documents > Financial Documents > Monthly Financials. If you have any additional questions please reach out to our on-site manager, Mark Moorman, at tanyardsprings@abarisrealty.com.
5. **Why did the board schedule three meetings in the same night?** The board scheduled our board meeting, 2021 budget meeting, and annual meeting and election for the same evening for a number of reasons. The board meeting was required as we had a number of topics that were unable to be held off until the January board meeting. The 2021 budget meeting was required to finalize the budget for next year. Lastly, the annual meeting and election were held because, despite the pandemic-related issues, the board needs at least six months to properly prepare oncoming board members before the next election occurs.
6. **Do the shutters have warranties?** Depending on the age of the home and the builder, there very well may be a warranty on the shutters and other portions of your home. The best way to ascertain this is to look up both the product company and the builder helpline and ask directly.
7. **When will the board be reviewing and finalizing the Design Review Guideline suggestions?** With the recent election of new board members, the suggested changes to the Design Review Guidelines will be prioritized at or after the first meeting of the board next month.
8. **Why are vehicles parked in Fire Lanes at The Pointe being towed?** Whenever vehicles are reported to our management company as being parked illegally our management company is obligated to act in accordance with federal, state, and local ordinances.
9. **When the board hired Abaris as a new management company what were the stipulations relating to costs?** When the board decided to go with Abaris we explicitly discussed with them our standards: 48 hour response time to homeowner inquiries maintained, we needed significant improvement in vendor oversight, the common property was not being properly maintained and needed to be addressed, the contractor servicing all of our pet stations needed supervision, collections needed to be more aggressive and the list goes on. All of this is now happening, and more. They are exceeding the standards put forward by the board to them (which are based on our governing documents and the requests/complaints of homeowners.) Our previous management company thought we needed three managers on-site, while Abaris thought we only needed one. (On-site managers have a higher salary scale than back-office staff.) The management fee and the on-site staffing fees are symbiotic. If you put more on-site staffing then the HOA's staffing fee would go up. If you increase main office staffing, then our management fee goes up. The board instructed Abaris to start out conservative and if you need to increase personnel, to maintain our standards, bring it to us for approval. The board's standards of performance are high and reasonable, and if you want to change things, tell the board where we can lower our standards to save a few pennies for everyone per month. We are happy to hear from our neighbors but we also realize we have a management team of less than ten people in their first contract year working for a community of 1,400+ homes and well over 3,000 residents.