

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

Social Committee Meeting.....3/1
Clubhouse at 6:00pm

HOA Board Meeting.....3/9
Via Telecon at 7:00pm

COMMUNITY FEATURE



Pictured above is the newly renovated community fitness center. If you have yet to visit and experience the new layout reach out to our on-site manager, Mark Moorman, today via tanyardsprings@abarisrealty.com and request the pandemic waiver and supplemental rules to review.

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during February 2021 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 an Online Pool Registration program
- Approved shower curtain update at clubhouse*
- Approved concrete lab testing*
- SBC Handyman Services status quo
- Approved door hanger for community*

What we are currently working on:

- Requesting additional information on Reserve Studies
- Requesting additional LED Lighting proposals
- Adding SBC drainage proposal to community wide survey*
- 2021 Comprehensive Inspections discussion
- Requesting additional information on pool equipment*
- Design Review Guidelines update*

Things to look out for in the future:

- BGE Light Pole Poll on FrontSteps
- 2021 Election research and scheduling

*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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COMMITTEE CORNER

Design Review Committee – The committee has processed 12 applications over the last month.

Community Garden Committee – In response to the committee's hard work throughout the 2020 season we have had a record number of rentals of the Community Garden plots. If you are interested in renting a plot as well, submit a work order on FrontSteps today! Thank you for helping our community, CGC!

Social Committee – Do you have some pandemic-friendly event ideas in mind? Come to the next Social Committee meeting and let us know what you're thinking.

CALLING ALL COMMUNITY VOLUNTEERS!

Have you considered volunteering for the community? There are many ways to get involved by joining the board, a committee, or even volunteering at a community event. If you are interested in throwing your hat in the ring reach out to our on-site manager, Mark Moorman, today by submitting a work order on FrontSteps, calling during regular weekday business hours at (410) 360-4018, or emailing our management team at tanyardsprings@abarisrealty.com.



BACKGROUND BREAKDOWN

- **Shower Curtain Update** – Abaris reported deteriorating shower curtains and rods in the clubhouse bathrooms. The board approved the replacement of these items to be selected at Abaris' discretion.
- **Concrete Lab Testing** – With spalling conditions reported in Section D, The Lofts, in conjunction with previous spalling issues in the older sections of the community, the board has decided to move forward with having concrete testing to determine the cause of the deterioration.
- **Community Door Hanger** – As the community moves forward with electronic opt-ins and FrontSteps being the official communications platform for the neighborhood the board has decided to create a low-cost door hanger to be distributed. Electronically opting in to communications with not only provide homeowners and tenants a way to communicate with our management team 24/7, but will also help reduce mailing costs and save in HOA funds. In order to help save on costs various board members will be out distributing and helping our neighbors get signed up today.
- **Community Site Wide Survey** – During the most recent board meeting our community landscaper, SBC, proposed an update to drainage around the tennis courts as well as the replacement of several dead trees. The board has decided to have this situation included in the already approved comprehensive community-wide drainage survey to investigate reported instances of erosion, pooling of water, etc.
- **Pool Equipment Investigation** – We have received two proposals for the re-strapping and replacement of the pool equipment we have and are investigating the replacement of all equipment with more durable composite furniture. This topic will be discussed further at the next board meeting.
- **Design Review Guidelines Update** – After passing the proposed DRGs to the legal and management teams the board was requested to provide a redline document highlighting all changes to be properly reviewed. The board directed the DRC work with the management team in order to have this done properly.



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OPEN FORUM FOLLOW-UP

Below are a list of questions asked by homeowners throughout February, 2021 via the Board Meeting chat, sent to our site manager, Mark Moorman, and submitted via FrontSteps.

1. **Can you provide additional information on the basketball court resolution?** The primary responsibility of the board of directors and Association is to safeguard residents' property values, maintain community properties, and ensure our governing documents are adhered to in order to secure the curb appeal of the community and protect homeowner investments. Issues surrounding the basketball court at the clubhouse have long been reported to boards over the years with little to no resolution. The board began gathering information on these reported issues in September 2020 (see Tanyard Times September 2020 edition) through video evidence and eyewitness statements. We were able to ascertain that during the removal of the basketball backboard in the early part of the pandemic, the issues were largely resolved. When the backboard was replaced the reported issues began filtering in once more. This prompted the board to test the removal of the basketball backboard and post for a 90 day cure period.

As outlined in the 2020-05 Use of the Association Basketball Court Resolution located on FrontSteps under Governing Documents > Board Resolutions, "Specific issues complained of have been vandalism, trash, use of illegal substances, drug paraphernalia, property damage, and trespassing, all of which negatively impact the health, safety, and welfare of the Association. Furthermore, these issues have disrupted members' quiet enjoyment of their property; ..." During this testing period there were no reported issues and at the end of the 90 days the board finalized the resolution. There is, however, another basketball court beside the Tanyard Springs Playfield off of Heritage Crossing.

2. **Where did the 2020 Comprehensive Inspection guidelines originate?** The 2020 inspections team was provided with the Tanyard Springs governing documents (currently posted on FrontSteps). They primarily used our Rules and Regulations alongside Design Review Guidelines as they govern the look and feel of the community. Outside of this, the purpose of a community inspection is to inspect all external pieces of the community units for routine aging, damage, deterioration, or conditions that can be deemed as eyesores or hazardous. The inspections team has the duty to report any and all suspected violations.
3. **If we are to have a 2021 Comprehensive Inspection, could we have specific sections of the Rules and Regulations and Design Review Guidelines cited in the violation letters?** This is actually a really great recommendation. Since the 2020 comprehensive community-wide inspection was the first in the history of our neighborhood, the board learned a lot and we appreciate the many suggestions we have received from our neighbors.
4. **Why should we have a comprehensive community inspection in 2021?** Communities the size of ours require a significant amount of oversight and frequently employ an annual comprehensive inspection team to ensure that standards are being upheld and issues are brought to the attention of the board and homeowners as early as possible. This helps protect the property values of each individual homeowner. These types of inspections typically begin around March and extend over the summer when the weather is most conducive for home updates. Since the 2020 inspection for our community began later in the summer and extended until early 2021 due to pandemic conditions, the board is currently weighing the need for one in 2021 so that a regular and expected inspection schedule could be shaped.
5. **Where are committee meetings posted?** Committee meetings, board meetings, and other various activities are posted on FrontSteps on the Community Calendar.
6. **What can be done about homeowners not picking up after their dogs?** Per Section C of the Rules and Regulations and Section 9.2.b of the Declaration of Covenants, Conditions and Restrictions, residents are required to pick up after their pets at all times and are subject to fines for failure to do so. If you see someone not properly picking up after their dog please submit a FrontSteps work order or an email to tanyardsprings@abarisrealty.com so that it can be handled according to our governing documents.
7. **Where will the potential pool furniture be stored if we opt for composite?** Unlike strapped pool furniture, composite furniture can actually be kept outside year round. With this in mind, if the board opts to consider and move forward with this option, storage methods will still be considered in order to properly clean all pool area surfaces.
8. **If I see something that looks like it could be a drainage issue where do I report?** Abaris put out a request and questionnaire to the community on FrontSteps for all residents to report any sinkholes and drainage issues to them so that the upcoming community-wide drainage survey can properly investigate. If you see any drainage issues around the community please submit a FrontSteps work order or an email to tanyardsprings@abarisrealty.com.