

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

Petition for Candidacy Due.....4/30
FrontSteps submission at 5:00pm

Social Committee Meeting.....5/3
Clubhouse at 6:00pm

HOA Board Meeting.....5/11
Via Telecon at 7:00pm

Meet the Candidates Night.....TBA
Via Telecon at 7:00pm

COMMUNITY FEATURE



Pictured above is community photography by Freddie Dunbar.

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!

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during April 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 lighting repairs at clubhouse*
- Approved garden spigot replacement
- Approved election software
- Approved management contract renewal*
- Approved new Social Committee member
- Approved geo-technical survey to address drainage issues*
- Extended board officer resolution*

What we are currently working on:

- Finalizing the Design Review Guidelines
- Storm water tax credit
- Recouping CMC costs from over-expenditures and late payments
- Lennar property transferal
- Reserve study
- New pool furniture options
- Training board members for turnover prior to the election

Things to look out for in the future:

- Ballot instructions and candidate statements
- Meet the Candidates Night
- Election / Annual Meeting

*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)



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UPCOMING ANNUAL ELECTION

Thanks to the success we had with the last election going virtual, we can now get back to our regularly timed election and annual meeting on the second Tuesday of June. With that in mind today is the final day for homeowners in good standing to submit their 2021 Petition for Candidacy and Candidate Statement form in order to run for one of the four (4) open positions this year. If you are interested and have not yet sent your statement in, **submissions are due today, April 30, 2021, no later than 5:00 p.m.** The form is available on FrontSteps and by emailing our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com.

Once the submissions are compiled, all homeowners will receive a formal notice of the annual meeting and an election package that will include information on the candidates as well as electronic voting instructions.

If we manage to get a voting quorum of 15% of homeowners in good standing by June 8, 2021, then we can avoid the follow-up election meeting and mailing, thus saving us on a couple thousand dollars of the community budget.

Let's get pumped for this election, save some community money, and get ready to vote!



COMMITTEE CORNER

Design Review Committee – The committee has processed 18 applications over the last month. The committee has also been in conversations with the board on a regular basis, working to mull over the Design Review Guidelines and prepare them for the final posting to the community.

Community Garden Committee – The garden is filling up quickly not only because of the hard work of our committee members but because of all the residents renting out plots. If you are interested in claiming one of these spots of working with the committee and learning a thing or two about garden management, reach out to our onsite manager today at tanyardsprings@abarisrealty.com.

Social Committee – There has been little movement with this team as the board has opted not to move forward with community events due to the pandemic ongoings. This will be continuously evaluated as we continue to receive restriction updates.

Ad Hoc Clubhouse Design Committee – If you are interested in working with the board to discuss the future development of the clubhouse amenity please submit a FrontSteps work order or send an email to tanyardsprings@abarisrealty.com.

BACKGROUND BREAKDOWN

- **Clubhouse Lighting Repairs** – After much discussion the board opted to allow Abaris to work within their spending limits to resolve any clubhouse lighting issues they deem in need of repair or replacement.
- **Management Contract Renewal** – July of 2021 will be the one (1) year mark of working with the Abaris management team and the board has decided to extend their contract for another year. Thus far we have had a very positive experience with this management team as well as much positive feedback from our community members. We look forward to continuing this arrangement.
- **Geo-technical Survey** – In conjunction with the community-wide drainage survey conducted by CSG, the board has authorized a geo-technical survey of the community to help solutions be engineered to resolve our drainage issues.
- **Board Officer Resolution Extension** – In mid-April the Board Officer Resolution of 2020 hit its one (1) year mark and was set to expire. The board opted to extend the resolution until August in order for the post election board members to have turnover time with the board-appointed officer and decided whether or not to renew or extend the resolution further.



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OPEN FORUM FOLLOW-UP

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

1. **Are we having a community-wide comprehensive inspection in 2021?** Community-wide inspections have been tabled until the 2021 Design Review Guidelines updates have been finalized and approved. After which time, the board, in working with the Design Review Committee, will address whether to hold a community-wide inspection in the fall of 2021 or wait until the spring of 2022.
2. **Will the GoToMeeting chat be opened up again?** At this time, the board has not considered authorizing the chat feature on GoToMeeting. Should any board member propose turning the chat feature on, the board will discuss it and make a decision in accordance with good order during public meetings.
3. **Is it a conflict of interest to have the daughter of our program manager, Shireen Ambush, working for our community?** The board does not involve itself in the internal business decisions of our management company or any other vendor serving the community. Mrs. Ambush's daughter is a salaried Abaris employee and whatever task she is given by her superiors she must complete according to the standards of the board. On a personal nature, the board is happy to see a highly functional mother-daughter team working for our community as it serves as a rare example of strong family relationships even in the workplace.
4. **How do I rent a plot in the Community Garden? What are the costs?** The current rental cost of the community garden plots are \$50.00 per 8'x8' plot. To rent a garden plot in the Community Garden reach out to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com.
5. **Where is the link to register for the pool this season?** In order to register for the pool this 2021 season please review the 2021 Pool Registration information posted on FrontSteps and contact Kaitlyn Ambush, our Abaris point of contact for pool registrations and related issues, at (301) 468-8919 or by emailing kambush@abarisrealty.com. If you have no intention of using the pool this season please do not register as registrations are charged to the HOA on a per registration basis.
6. **Are there any rules when it comes to plants we can have in our front garden? Where can I find this sort of information?** Information on plants permitted in gardens can be located in the Design Review Guidelines under section "Landscaping," which is posted on FrontSteps under Documents > Governing Documents.
7. **If the tree in my yard is dead, does the HOA replace it?** It is the responsibility of the homeowner to maintain their property, including dead trees. In order to remove or replace a tree on your property please review the requirements listed under the Design Review Guidelines which are posted on FrontSteps under Documents > Governing Documents.
8. **Will the election be online again this year?** The 2021 Annual Election will be held through ElectionBuddy again this year. The last election had the highest turnout of voters in our community's history and the dedicated election assistants helped numerous homeowners engage with the online ballot. As more homeowners get electronically opted in for communications our election costs will continue to drop going forward.
9. **Do I need to submit anything for a storm door installation?** Alterations to the exterior of a unit do actually require an Architectural Change Request to be sent in to the Design Review Committee. On FrontSteps under Documents > Governing Documents you can review the requirements for storm doors under the Design Review Guidelines.
10. **How can I request a resale packet?** You can request Resale Documents through Abaris Realty's website at <https://www.abarispayments.com/>.
11. **What do I do if I see someone parking illegally? What if someone parks in front of my driveway and I am unable to move my car?** Illegal parking should be reported to non-emergency police, at (410) 222-8610.
12. **What do I do if I see people under the age of 18 hanging out in the gym?** Report the time and day to management via a FrontSteps work order or by emailing our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com. Abaris will investigate and disable the access cards used by the underage individual(s) to enter the fitness center.



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COMMUNITY CAMERAWORK

One of the perks about living in our community, outside of the wonderful people, are some of the truly beautiful views in plain sight. Check out these aesthetically pleasing photos by our neighbor, Freddie Dunbar.



MANAGEMENT MARK-UP

We received a request from a homeowner stating that they would like to hear more about the duties and daily work of our onsite manager, Mark Moorman. Many of you regularly see him buzzing about the community handling tasks that homeowners send his way. If it is not something he can handle himself, he works alongside our many community vendors and handyman. Below is a list pulled from his weekly reports:

- Oversaw pool and tennis court repairs
- Oversaw pool opening procedures
- Oversaw mailbox power washing throughout community
- Oversaw a sink hole repair
- Organized clubhouse storage
- Oversaw community signage cleaning and maintenance
- Requested proposals for community signage repairs
- Oversaw pet station management and trash pick up around community
- Oversaw clubhouse lighting replacement
- Oversaw repairs to Community Garden hydrant
- Oversaw tree trimming issues throughout community
- Oversaw fence slat and wire replacement and repair
- Oversaw gym cleaning product management
- Violation letters sent – 46
- Complaints submitted for action – 16

If you have not yet had the pleasure of meeting or working with Mark, feel free to drop him a line at tanyardsprings@abarisrealty.com, by submitting a FrontSteps work order, or by giving him a call at the clubhouse during regular weekday hours at (410) 360-4018.

