

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

Social Committee Meeting.....7/5
Clubhouse at 6:00pm

HOA Board Meeting.....7/13
Via Telecon at 7:00pm

COMMUNITY FEATURE



Pictured above, Brittany Sharpe submitted an adorable baby snapping turtle who was out on a stroll around our lovely community.

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during June 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 pool furniture purchase
- Assessed pool furniture assembly options*
- Approved common area tree maintenance
- Approved COVID vaccination clinic coordination
- Approved DRG update*
- Reviewed past six (6) months in president’s report

What we are currently working on:

- Requested information on dog shade proposals
- Board member turnover and vendor meetings
- Pool-related issues*

Things to look out for in the future:

- Multipurpose court repurposing

*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 second online election where we received 288 ballots, easily exceeding the quorum requirements.

There were four (4) members elected to the board following this year's annual election serve the 2021-2023 terms: Jessica Arseneault, Christopher Loyko, Alyssa Shirk and Thomas Trower. Beginning July 13, 2021 your board will be comprised of Jessica Arseneault, Christopher Loyko, Rosie Rivera, Alyssa Shirk, Jonathan Trent-Carlson, Thomas Trower, 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 2022 election.

Further, while we only had six (6) months for this board term, if you missed the Annual Meeting, the President's Report can be found on FrontSteps in Documents > Meeting Minutes > Annual Meetings titled, 2021 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.

POOL PROBLEMS

The management team has received a number of notifications regarding the pool contractor mismanaging the pool and not adhering to their contractual duties. Mark Moorman and his supervisory chain of command have been in constant contact with the pool company management in order to take corrective measures. The board is aware of and being kept abreast of the ongoing situation.

It appears as though there is a shortage in lifeguards due to lack of rollover and retention over the previous pandemic summer and this is heavily affecting all local lifeguard companies. However, the management team is working to provide options for the board at the next board meeting and continuing to manage the situation at the pool. While our goal is to keep everyone safe and to have the pool open and available to our residents, if you experience any issues at the pool, believe the lifeguards are not fulfilling their duties, or would like management and the board to know about a situation you experienced, please submit a work order via FrontSteps or email Mark Moorman at tanyardsprings@abarisrealty.com.

COMMITTEE CORNER

Design Review Committee – The committee has processed 8 applications over the last month. The Design Review Guidelines have been approved and implemented as of June 8, 2021.

Community Garden Committee – If you have not yet stopped by the Community Garden to see this amazing team's handiwork, please do! A beautiful community herb garden has been set up for all residents to try

Social Committee – There has been little movement with this team as the board has opted not to move forward with community events to the pandemic ongoings.

BACKGROUND BREAKDOWN

- **Pool Furniture Assembly Options** – With the sizeable pool furniture order, several quotes were gathered regarding the assembly of all pieces. The board discussed the presented options and decided that instead of approving the costly assembly proposals they would work with the community to organize an event where volunteers can help and save on community funds.
- **Design Review Guidelines Update** – After many months of back and forth between the Design Review Committee, the board, management team, legal team, and community; the board was able to approve an update to the Design Review Guidelines. This update allowed us to add much requested updates, reduce duplication throughout the document, and create some new community standards so that homeowners can more easily. The forms have been updated and a proper checklist has been created for ease of use. If you would like to review the document please check FrontSteps > Documents > Governing Documents > Design Review Guidelines.



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OPEN FORUM FOLLOW-UP

Below are a list of questions asked by homeowners throughout June, 2021 via the Board Meeting and submitted via FrontSteps.

1. **Why aren't homeowners able to review community proposals prior to them being signed and finalized?** When companies submit proposals to the management team and board to review it is done with the understanding that their competitors will not have access to their work. If an unsigned contract falls into view of a competitor who has also submitted a bid for the same work it could prompt a proposal update to undercut another contractor. This is a bad business practice and could leave the HOA open to legal liability as well as push a contractor not to work with our community in the future. One of the duties of the board members is to speak as a representative for the community to review contracts and make well-researched and informed decision. If this is something you are interested in helping the board with in the future, please reach out to Mark Moorman, our on-site manager, at tanyardsprings@abarisrealty.com and inquire as to how to get on the next board election ballot.
2. **Where does the board meeting agenda get posted?** The board posts a bulletin on FrontSteps prior to the monthly board meeting with information as to how the board meeting is organized. When the bulletin is posted, the board likely does not yet have the draft agenda in hand at that time. Once the board drafts the agenda, it is added to the updated bulletin. The agenda is also posted live during the board meeting for homeowners to follow along.
3. **Who can help me sort out my automated billing?** If you ever run into a billing discrepancy, payment issue, or would just like to "go green" and see your monthly assessment bills sent to you via email, reach out to the Abaris Billing Department at billingdept@abarisrealty.com.
4. **Member Splash is currently showing a balance error. How can I have this error resolved?** There is a default setting in Member Splash for new accounts. The Abaris team is aware of this and working with homeowners on a case by case basis. If you are running into this issue please reach out to Mark Moorman (tanyardsprings@abarisrealty.com) and Kaitlyn Ambush (kambush@abarisrealty.com) as they manage this system for our community.
5. **Why are guests not currently permitted at the pool?** As this time and along with the guidance from our management and legal teams, the board has opted to keep pandemic-related waivers in place for both the gym and pool. With this in mind, only those who are residents of the community and in agreement with the waiver are being permitted to use these amenities. This measure was taken in order to protect our residents, aid in contact tracing abilities, and to ensure that our residents are receiving priority over guests to the community. This topic will be continually evaluated by the board going forward and as we continue research and discussions with our advisors.
6. **What grass is SBC supposed to be maintaining?** SBC is contracted to manage the HOA common area which includes a number of things such as gardens, the community storm water retention pond, the grass mowing, etc. Each section of the community was created slightly differently and property lines vary greatly. While SBC is new to our community in terms of grounds management, they are very responsive to both the management team and homeowner commentary. If you see a section of the community that you believe is HOA common area that needs a second look from our SBC team, send Mark Moorman an email at tanyardsprings@abarisrealty.com or submit a work order on FrontSteps. Mark is able to review community plats with the SBC team and determine if the space in question is part of their outlined duties.
7. **I noticed a tree along one of the walking paths was hanging a little low. Can we have it trimmed?** Whenever you see an issue with foliage around the community whether it be an overgrown path, a dead or damaged tree, or even a patch of community grass that is looking a bit scruffy, reach out to Mark Moorman an email at tanyardsprings@abarisrealty.com or submit a work order on FrontSteps. He will direct SBC to review and address any reported issues accordingly.
8. **What is going on with the yard waste collection in the county?** While large-scale waste management is not within the power of the HOA, there appears to be a staffing issue within the county waste collection system that has caused numerous delays. Mark Moorman is consistent with reporting yard waste he sees throughout his neighborhood rounds to the county, but we encourage all residents who have experienced issues to reach out to the county as well.
9. **Does the HOA spray the community for ticks?** The county works with community management organizations to schedule spraying for mosquitos and we have been informed that this pesticide affects the tick situation as well. The county is aware that Abaris has requested our community be assessed.



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OPEN FORUM FOLLOW-UP (CONTINUED...)

- 10. My neighbor has a busted porch light and its an eyesore. Can the HOA handle this?** If you happen to see any violations of the community rules, damaged pieces of neighboring properties, or any issues that can be seen as an eyesore, reach out to the on-site manager, Mark Moorman, at tanyardsprings@abarisrealty.com or by submitting a FrontSteps work order. These reports are handled anonymously, inspected by Mark directly, and passed to the Abaris management team to be handled via violation letters or other forms of communication.
- 11. Why did it take so long to have the election results posted after the election was over?** With every community election, once the results are tabulated and passed to the management team, the elected candidates have to make a decision as to whether or not they wish to accept the board member position. When the election was held in-person, with hard copy ballots that were counted on site, and the candidates were available to be in the clubhouse for the annual meeting, the candidate had the ability to either accept or refuse the position on the spot. With an online election the results are sent to the management team during regular business hours and the management team reaches out to the elected candidates in order to assess whether they will accept the position. Depending on the line of work in which a candidate falls, there is the potential that they may not have access to their personal email or phone during work hours. As with this year, once all elected candidates were confirmed in accepting their positions, Abaris was able to create a bulletin to inform the community of the results.

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 opening
- Oversaw lifeguard issues, worked with pool vendor to discuss corrective actions
- Requested proposals for dog park shades, updates to the basketball court, pool furniture, etc.
- Submitted pool furniture contract
- Oversaw BGE electrical work along Heritage and Ellsworth
- Worked with BGE to correct ground irrigation damage; billed to BGE
- Walked community and created a list of dead trees
- Reviewed spalling concrete issues with CSG
- Oversaw gym cleaning product management
- Oversaw fence repairs around retention pond
- Oversaw clubhouse gutter maintenance and repair
- Oversaw graffiti clean up on playground
- Directed SBC on tree maintenance issues around community pathways
- Oversaw pet station management and trash pick up around community
- Managed clubhouse rentals throughout the month
- Violation letters sent – 26
- Complaints submitted for action – 18

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.