

# TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

## UPCOMING EVENTS

HOA Board Meeting.....9/14  
Via Telecon at 7:00pm

## BOARD BROADCAST

Fellow Homeowners,

A lot has happened during August 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.

## COMMUNITY FEATURE



*Pictured above are the fruits of the Community Garden Committee's labor. Thank you all for the hard work!*

What we have accomplished this past month:

- Approved pool furniture contract update\*
- Approved three (3) new Design Review Committee members
- Approved Board Officer Resolution renewal

What we are currently working on:

- Reviewing 2022 draft budget
- Meeting with SBC for quality control update
- Meeting with Reserve Advisors to review reserve study
- Requesting information for fire lane curb painting in community

Things to look out for in the future:

- 2022 draft budget

\*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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## MANAGEMENT MARK-UP

What is our onsite manager, Mark Moorman, up to? 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:

- Arranged gym door repair to reestablish 24 hour access
- Oversaw tree maintenance around community
- Coordinated professional imagery and 3D walkthroughs of the clubhouse and pool space for homeowner use
- Oversaw SBC cleaning of community pavilions
- Over SBC repair of stone wall as well as signage and monument maintenance
- Directed SBC to remove hornet nests reported throughout community
- Oversaw county replacement of three (3) trees damaged by Police Officer along Heritage Crossing
- Oversaw SBC power washing of graffiti
- Oversaw pet station management and trash pick up around community
- Placed pool furniture order for 2022 season
- Contacted the county to report Lennar improperly maintaining their commercial spaces
- Working with Miss Utility to move forward with geotechnical testing
- Ordered video conferencing equipment
- Oversaw BGE electrical work along Heritage and Ellsworth
- Oversaw lifeguard issues, created log of issues for board review
- Managed clubhouse rentals throughout the month
- Violation letters sent – 60
- Complaints submitted for action – 13

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](mailto: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.

## COMMITTEE CORNER

**Design Review Committee** – The committee has processed 11 applications over the last month and gained additional committee members. Thank you Noah Dula, Will Jones, and Josh Kurth for volunteering to help the committee, the board, and saving homeowners on potential application review costs!

**Community Garden Committee** – With the committee harvesting crops on a weekly basis, we have now donated close to 200lbs of produce and herbs to the Community Methodist Church Food Bank on Fort Smallwood Road in the name of Tanyard Springs. Garden plots have also been marked as “rented” or “food bank” so that residents can easily tell if any beds are available for rent.

Residents and gardeners who wish to donate produce can leave items on the wooden bench in the garden.



**Social Committee** – There has been little movement in this committee as the board has voted not to move forward with community events due to the pandemic.

## BACKGROUND BREAKDOWN

- **Pool Furniture Update** – After initial approval of the pool furniture contract earlier in the year, Abaris reported numerous communication delays and difficulties with the company. The board opted to review the other company proposals and agreed to move forward with Polywood due to the cost similarities and ease in communication. Upon receiving the delivery timeline, the board will assess setting up a furniture-assembly event in order to save our community substantial funds.



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## OPEN FORUM FOLLOW-UP

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

1. **Someone has parked their car in community parking spaces and it has had a flat tire for a while. Can something be done about this eyesore?** Per Section A. Parking, Motor Vehicles, and Motor Vehicle Operation of the Rules and Regulations document located on FrontSteps under Documents > Governing Documents > Rules and Regulations, *“No (a) junked, partially demolished, in disrepair, unregistered, abandoned, or unsightly vehicles, offensive to the Community...”*

Since the vehicle is currently sitting in disrepair and/or an inoperable state, this can be reported to our onsite manager, Mark Moorman, at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or by submitting a work order via FrontSteps. Please include the location, an image of the vehicle, and any other identifying information so that Mark can address the issue as quickly as possible.

2. **What can I do about my neighbor that isn't mowing their grass?** This is unfortunately a common issue throughout the summer but it can certainly be enforced by the management company under Section B. Lawns and Lot Maintenance of the Rules and Regulations document, *“All landscaping and lawns must be maintained including, but not limited to, grass cut not to exceed six inches (6”) and weeded, bushes trimmed, bed lines edged, dead trees removed and replaced with a tree of similar variety or with a tree that is consistent with those in the surrounding area.”*

If you see a lawn that has become overgrown and is in need of maintenance please submit an email to our onsite manger, Mark Moorman, at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or by submitting a work order via FrontSteps. Please include the street address as well as any images and information possible to help Abaris work with the homeowner.

3. **The streetlight across from my house does not appear to be working properly. What should I do?** Streetlights are repaired and managed by BGE. Since streetlights typically come on later in the evening, the management staff may not regularly see when lights are not functioning properly. However, this can be reported to our onsite manager, Mark Moorman, at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or by submitting a work order via FrontSteps.
4. **I think a piece of gym equipment is malfunctioning. Can this be checked on?** Absolutely! Reporting any damaged or malfunctioning equipment as soon as you see it helps not only keep our fellow neighbors safe when in the Fitness Center but also keeps the maintenance costs down. If you see any suspected issues with the fitness equipment's please submit a report to at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or create a work order via FrontSteps.
5. **Residents in my area are regularly driving through a stop sign and creating a dangerous intersection. Can a speed bump be installed?** The board and Abaris are currently working together to review potential options for curb marking, parking space review, and other traffic-calming measures. This will require us to work closely with the county and fire marshal to assess what options can be covered under the county versus what costs our community will have to take on. If you believe there is a dangerous intersection near you, please submit a report to our onsite manager, Mark Moorman, at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or by submitting a work order via FrontSteps. If possible, include the location and your personal experience(s) so that they can be compiled and reported to the county for further discussion.
6. **SBC missed a section of grass near my house. What should I do?** If you believe SBC is not properly maintaining a piece of common property near your house or anywhere else throughout the community, report it by reaching out to Mark Moorman at [tanyardsprings@abarisrealty.com](mailto:tanyardsprings@abarisrealty.com) or by submitting a work order via FrontSteps. Lawn maintenance is an ongoing battle and with large community maintenance there can certainly be weather related delays. That being said, SBC is still in their first year of maintenance with our community and we must work together to let the management team know if spaces are being missed to ensure they are addressed quickly and comprehensively.