

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

Social Committee Meeting.....10/4
Clubhouse at 6:00pm

HOA Board Meeting.....10/12
Via Telecon at 7:00pm

COMMUNITY FEATURE



Pictured above is an aerial view of our central community amenities taken from a footage that will be available to our homeowners on our public facing website, www.tanyardspringshoa.com.

This video along with a clubhouse walkthrough and amenity images will be available for homeowners to use during home sales and for prospective homeowners to view.

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 September 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 payment for pool registration management*
- Approved final payment for pool contract*
- Approved 2022 SBC landscaping contract*
- Approved 2022 SBC handyman contract
- Approved Direct Energy agreement renewal
- Met with Goldklang Group to discuss audit
- Met with Abaris to discuss 2022 draft budget

What we are currently working on:

- Reviewing 2022 draft budget

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.

-Your Board of Directors (and fellow neighbors)





TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

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 closing and winterization procedures, pool cover installation, and canopy removals
- Oversaw tree and bush maintenance around community with county and certified arborist
- Oversaw pool fence repairs
- Oversaw basketball hoop maintenance and repairs
- Over SBC repair of stone wall as well as signage and monument cleaning
- Worked with the county to ensure Lennar is properly maintaining and mowing their property
- Oversaw pet station management and trash pick up around community
- Oversaw pet station repairs
- Oversaw lifeguard issues, managed log of issues for board review
- Coordinated vendor proposals
- Oversaw and communicated Design Review Committee approvals and denials
- Coordinated and provided final Matterport files to the board for review
- Attended vendor meetings with board to create action items lists for follow up
- Worked with BGE to ensure street light issues reported in community are resolved
- Managed clubhouse rentals throughout the month
- Violation letters sent – 37
- Complaints submitted for action – 19

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.



BACKGROUND BREAKDOWN

- **Pool Registration Payment** – At the conclusion of the pool season, Abaris and the board reviewed the resident accounts who requested pool access and calculated the total cost based on initial management proposal. Once in agreement on the cost the board approved disbursement.
- **Pool Contract Final Payment** – Following various pool closures and material costs, the pool company credited the community prior to final contract payment. The board reviewed this credit with Abaris to ensure that it was a fair reduction.
- **2022 Landscaping Contract** – Contract costs were raised slightly and the board requested a plan be put in place to address weed control over the next five (5) years. These costs can be reviewed in the contract on FrontSteps > Documents > Financial Documents > Signed Contracts > 2021-09-17 SBC – 2022 Landscaping Handyman Services Approval.



TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

OPEN FORUM FOLLOW-UP

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

1. **Who should I report non-working street lights to?** If you happen to see that a streetlight is not working properly or appears to have external damage, you can report the issue by submitting a work order on FrontSteps, by emailing Mark Moorman at tanyardsprings@abarisrealty.com, or by reaching out to BGE directly at 1-800-685-0123.
2. **We are new to the neighborhood and would like to request gym access. What steps must we take?** Welcome to the neighborhood! If you are looking for access to the gym or any other amenity, reach out to our onsite manager, Mark Moorman, directly at tanyardsprings@abarisrealty.com. He will ensure you receive the proper paperwork and coordinate a time for you to pick up your new cards.
3. **We're in the process of re-financing out home and were asked to provide the "Master Certification of Insurance" for the Association. Where can I find the most up to date documentation?** To ensure that you are receiving the most up to date information and points of contact with regard to our community insurance, reach out to Mark Moorman at tanyardsprings@abarisrealty.com and request this information.
4. **How are violation notices sent to homeowners?** Violation notices are handled via a physical mailing, per the governing documents. Depending on the reported issue, our onsite manager, Mark Moorman, will visit and review the violation directly in order to document the violation. If he is able to make contact with the homeowner during this site visit he will likely make a recommendation directly as well.
5. **I saw a sign around the community that was out of date. What do I do?** Reach out to our onsite manager, Mark Moorman, by submitting a FrontSteps work order or by emailing him directly at tanyardsprings@abarisrealty.com and let him know what the sign displays and its location.
6. **Why was the last board meeting agenda sent the day of the meeting?** This topic was actually discussed in the September 2020 Tanyard Times and is currently posted on FrontSteps.

While not required to post the draft agenda ahead of time, the board certainly prefers getting it out as soon as possible. In order to put together the draft, the board needs to review the management report and ensure all talking points are properly covered. Once drafted it goes to the president to approve and then it can be posted to the initial FrontSteps bulletin. While it would be ideal to have the agenda posted as soon as the board receives the management report, this is not always feasible due to board member schedules and time constraints.

7. **Not all of my questions were answered in the last version of the Tanyard Times. Why is that?** This topic was actually discussed in the March 2021 Tanyard Times and is currently posted on FrontSteps.

The Tanyard Times is distributed to all residents, including non-homeowners and for this reason, any questions that would require privileged information will not be answered here. Please submit such questions via FrontSteps or email our on-site manager, Mark Moorman, via tanyardsprings@abarisrealty.com.

8. **Why doesn't the board answer questions on the spot during board meetings?** Homeowners have the opportunity to speak prior to the board's discussion and vote with regard to non-administrative matters and also during the open forum portion of the agenda. When homeowners pose questions for the board's deliberation on non-administrative matters it is so that the board may consider the questions in the event that it has either not been previously discussed or thought-out. This can either help change board member views or help table a topic for more research. During the open forum section of a board meeting the questions asked tend to require a board or Abaris response. By allowing the board to hear the questions and deliberate, formulating thoughtful answers to be posted in this monthly newsletter, not only are the questions being answered to the best of the board's ability but they are also being publicly posted in the event that other homeowners or residents had similar questions.
9. **Why is the clubhouse office still closed?** At this time most forms of business with the management team and board can be done remotely. If you wish to meet with our onsite manager, Mark Moorman, in person, please submit a FrontSteps work order or email him directly at tanyardsprings@abarisrealty.com to coordinate a time.



TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

OPEN FORUM FOLLOW-UP (CONTINUED...)

- 10. What is being done about illegal parking on my street?** The board has requested that Abaris gather proposals from certified traffic engineers who can best advise us on procedures regarding street marking, traffic calming, parking and signage review, etc. As per the last board meeting, we have one proposal in hand and look forward to additional proposals for board review. In the meantime, if you see a vehicle parked illegally, please report it to our onsite manager, Mark Moorman, at tanyardsprings@abarirealty.com or by submitting a work order on FrontSteps. (Submitting your request with an image and location will help Mark best track down the illegally parked vehicles.) Additionally, if the time of the incident is during the weekend or outside of regular Abaris office hours, you can also reach out to the Anne Arundel County Non-Emergency Police line at (410) 222-8610 and request that they review the issue. Reporting these issues not only keep our community safe but ensure emergency personnel and vehicles can access all homes in a timely manner.
- 11. Were the pool credits verified by the treasurer?** The board reviewed and discussed the pool credit with the management team prior to board meeting discussion and vote.
- 12. What is the hourly rate change for SBC Handyman?** Please review these documents by visiting FrontSteps > Documents > Financial Documents > Signed Contracts. Both the 2021 and 2022 signed contracts are available for comparison.
- 13. I get a physical monthly assessment bill each month. Is there a way to opt in to electronic mailings only?** This topic was actually discussed in the July 2020 and November 2020 Tanyard Times and they are currently posted on FrontSteps.

This was a hot request topic as the community was working through the management company change last year. If you wish to no longer receive paper billing email billingdept@abarirealty.com and let them know how you would like to receive your bills going forward. Please ensure that you provide you account number and address.

- 14. My neighbor has an excessively loud vehicle. Can this be addressed?** Noise issues can certainly be reported to our onsite manager, Mark Moorman, by submitting a work order via FrontSteps or by emailing him directly at tanyardsprings@abarirealty.com as our governing documents state that local, county, state, and/or federal laws apply. Further, these issues can be directly reported to the county. Visit <https://www.aacounty.org/services-and-programs/noise-control> and review examples.
- 15. The grass behind my house wasn't cut. What is the next step?** If you happen to see a part of the community property that has not been cut, reach out to our onsite manager, Mark Moorman, via tanyardsprings@abarirealty.com or by submitting a work order via FrontSteps. Any and all information submitted on this topic will help educate our landscaping vendor when maintaining our approximately 110 acres of community space.

As for a background on grass mowing, it is typically done approximately every 10-14 days and this is heavily weather dependent. With the recent rains some grass mowings had to be paused in order to wait for more productive weather. This extra water can also push our grass to grow quickly.



Pictured above and on various pages of the newsletter are some lovely floral submissions from the Trent-Carlson gardens.

COMMITTEE CORNER

Design Review Committee – The committee has processed 27 applications over the last month.

Community Garden Committee – The committee has harvested just about 230 pounds of produce and donated it to our local food bank. Great job team!

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. The committee will be meeting in October.