

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

Social Committee Meeting.....11/1
Clubhouse at 6:00pm

HOA Board Meeting.....11/9
Via Telecon at 7:00pm

HOA Budget Meeting.....12/1
Via Telecon at 7:00pm

COMMUNITY FEATURE



Pictured above is Jana Barnes sweet puppy, Baroness Esmirelda Laska rocking the latest in pumpkin-wear.

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during October 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 a 2022 draft budget*
- Ratified the SBC aeration and seeding approval*
- Approved a new member to the Design Review Committee
- Approved the removal of defunct basketball court signage

What we are currently working on:

- Board training
- Board communication
- 2021-2022 snow contract

Things to look out for in the future:

- 2022 final 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



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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BOARD REORGANIZATION

As many of our neighbors have seen, the board is constantly rolling through an extensive checklist of community to-do's. Balancing this with a full time job, family, and life in general can be especially difficult. After much discussion, the board has reorganized as follows:

- President – Daniel Zadra – president@tanyardspringshoa.com
- Vice President – Thomas Trower – vicepresident@tanyardspringshoa.com
- Treasurer – Jonathan Trent-Carlson – treasurer@tanyardspringshoa.com
- Secretary – Jessica Arseneault – secretary@tanyardspringshoa.com
- Director – Christopher Loyko – chris@tanyardspringshoa.com
- Director – Rosie Rivera – rosie@tanyardspringshoa.com
- Director – Alyssa Shirk – alyssa@tanyardspringshoa.com

If you wish to send an email to the entire board all at once, please feel free to email board@tanyardspringshoa.com so that we may help in any way we can.

BUDGET BRIEFING

The board has been working with Abaris and our various advisors since late September on the 2022 budget. At this time the board have released a draft and have scheduled an open meeting with homeowners on December 1, 2021 at 7:00pm. Please mark your calendars now and start developing some questions for the board to consider as we continue to work on this important document.

At this time the board is not planning to raise monthly assessment fees for the 2022 calendar year, however, this topic is in flux as we continue to track actual 2021 costs.

If you would like to submit questions ahead of the meeting for the board's consideration, please submit them via a FrontSteps work order or by emailing our on-site manager, Mark Moorman, directly at tanyardsprings@abarisrealty.com.



COMMITTEE CORNER

Design Review Committee – The committee has processed 17 applications over the last month. Additionally, at the last board meeting Jonathan Curtis was approved as the newest member of the Design Review Committee. Thank you for volunteering!

Community Garden Committee – The committee would like to remind residents to clean out their garden plots as their plants cease producing for the season, and are currently assessing community garden plots for winterization now through December 4, 2021. Additionally, the committee is discussing and researching the cost of replacement of garden plot timbers that have rotted out and new tarps or black cloth to cover beds for the winter. Lastly, the committee is working to propose potential alterations to the 2022 rental agreement as well as ideas to improve the amenity and increase yield for the food bank beds. If you are interested in joining this committee or partaking in this sort of discussion, reach out to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com today.

Social Committee – No report.

BACKGROUND BREAKDOWN

- **SBC Aeration and Seeding** – After the September board meeting the board was notified that our landscaping company, SBC, had a last minute availability in their seeding and aeration calendar in early October. Initially the board had approved the 2022 landscaping contract to include this aeration and seeding portion in an effort to better the look and feel of the grass on community common property. With a five (5) year plan in place, the board was highly interested in moving forward with this process, beginning one (1) year ahead of schedule. As the board was in unanimous agreement, we were able to approve this contract out of cycle and ratify the decision at the October board meeting.



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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 tree and stump maintenance around community with SBC
- Updated gym fob costs to bring them in line with price increases
- Coordinated with the handyman to repair damaged basketball backboard
- Oversaw pet station management and trash pick up around community
- Coordinated vendor proposals
- Worked with BGE to ensure their supplies are removed from HOA common area
- Oversaw dog park fence and gate repairs
- Oversaw community fence repairs
- Oversaw handyman cleaning up debris and trash in reserve spaces
- Removed out of date basketball court signage
- Oversaw road sign repairs
- Oversaw door repair at clubhouse
- Oversaw clearing of lifeguard space for season
- Oversaw graffiti removal on pool deck and signs
- Directed SBC to remove reported bee's nests
- Oversaw and communicated Design Review Committee approvals and denials
- Managed clubhouse rentals throughout the month
- Violation letters sent – 44
- Complaints submitted for action – 22

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.

BOARD MEMBER RESIGNATION

Good evening neighbors,

I have had the distinct pleasure of working with this board and Association for just over two and a half years, and for the most part it truly has been wonderful. Throughout my time I have spoken to a number of my neighbors who I would have had no other way to meet or communicate with and, to be frank, they are lovely. I have also learned a great deal of information about our community, where our money really goes, and how much hard work truly goes into maintaining it all. If you have ever thought about running for a board member seat, I think you should take the chance and throw your name in the hat come election season.

These past couple months have certainly not been the easiest, but, for me, it's always worth the work at the end of the day. To the board, I believe the words of a prior board member sum it up best, "Please remember to weigh on management with anything needed. There is a management company for a reason especially with a community of this size. Also please allow everyone to have an opinion and respect that decision as not all board members will also agree to everything."

To all those who voted me into this term, I am incredibly thankful for your continued support and I wish I had been able to check all the boxes I had hoped to. Thankfully we were able to make some progress with the pool furniture updates, but there was no significant traction able to happen on the drainage issues as frustrating as that is. I hope the board will continue to work this topic as additional information is derived from the various geotechnical studies ongoing. If there are any other issues you wish to get in front of the board, please reach out now and let the team know what still needs to be addressed.

I would unfortunately like to issue my resignation from the board effective November 30, 2021 at 11:59pm. In this last month I will be primarily focusing on the turnover of any last documents and information I have as well as answering any final questions the board has of me. I wish the board all the best and my door is always open if they need help formatting a document.

Sincerely,
Jess Arseneault, (443) 538-4636



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OPEN FORUM FOLLOW-UP

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

- 1. How can I electronically opt in for communications going forward?** If you wish to electronically opt in for community notifications and mailings visit the Tanyard Springs website at <https://tanyardspringshoa.com/email-opt-in-frontsteps-login-or-registration-request/> and fill in either the Owner or Tenant Registration form. At the base of this form there will be a checkbox for you to opt in.

Not only is this beneficial and convenient to our residents, but you will help save on community mailing costs and postage as well as ensure that you have all messages and postings available online. Further, by opting in you will also receive document updates and even receive you annual election ballot via your email.

- 2. Why did the gym key card replacement price increase?** The price of key cards have increased despite ordering them in bulk. This cost is a direct pass through and does not make money for the Association.
- 3. Did my HOA payment go through? Who should I speak to about my payments?** If you are concerned about your monthly assessment payments not properly processing, wish to have the bills emailed, or just have general questions about payment options, reach out to the Abaris Billing Department at billingdept@abarisrealty.com.
- 4. Where do I report a car that I believe has been abandoned?** If you believe a car has been abandoned, reach out to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com or submit a FrontSteps work order. Please try to include as much information about the car as possible including the location, images or a description of the car, license plate information, and any other documentation you have. This will help Mark locate and assess the vehicle in a timely and efficient manner.
- 5. I believe the gym vents may need to be cleaned out. Where do I report this?** Not a problem at all. If you ever believe that work needs to be done around the clubhouse, with an amenity, or regarding any community property maintenance, report the issue by reaching out to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com or by submitting a FrontSteps work order.

VIRTUAL TOUR AND REAL ESTATE RESOURCES

As the weather improved, the HouseLens contract was able to continue with the photographing of the amenities located around the clubhouse and the additional Matterport tours of the inside of the clubhouse. These documents and materials have been posted on our Tanyard Springs website under the Virtual Tour and Real Estate Resources page (<https://tanyardspringshoa.com/virtual-tour-and-real-estate-resources/>) for all homeowners and residents to utilize as real estate advertising materials. While we hope to have an easily downloadable link for all advertising materials, at the base of the page there is a document titled “Virtual Tour Online Resources” that includes all links and embedded code information for easy application.

Additionally, this page contains a direct links to the Abaris Resale Document Request forms, policies, procedures, and costs. Overall, it’s a one stop shop for those who are interested in selling or renting out their homes.

If you have any questions or issues using or viewing this materials, please reach out to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com or by submitting a FrontSteps work order.

Fly-by Tour





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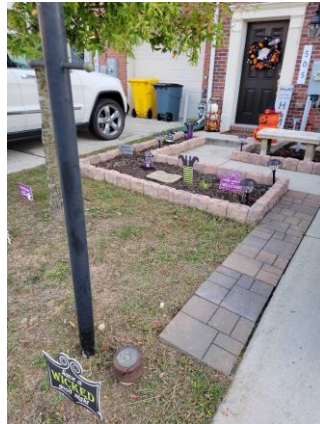
HALLOWEEN HAUNTS

Some of our spookiest neighbors have sent in their creepiest costumes, petrifying pumpkins, and daunting décor. Check them out as you walk around this evening and have a horrifyingly Happy Halloween!



Ahmad Red Williams and the scariest of all costumes!

Alysha Jackson's creeping light alongside Toby the hot dog



Tiffany Helfer

Krystal Smith's wickedly witchy front yard

Jana Barnes' new puppy, The Baroness Ezmirelda Laska as an adorable pumpkin



Kevin Unthank's nightmarish pumpkins

Brianna Roseline Alaimo's daughter checking out the many pumpkin options

Jordanna Colón-Martin's pupper rocking everyone's favorite multi-evolving pokemon, Eevee!