

TANYARD TIMES

OFFICIAL NEWSLETTER OF THE TANYARD SPRINGS COMMUNITY

UPCOMING EVENTS

2022 Budget Meeting.....12/1
Via Telecon at 7:00pm

Social Committee Meeting.....12/6
Clubhouse at 6:00pm

HOA Board Meeting.....12/14
Via Telecon at 7:00pm

Home Decorating Contest.....12/20
Around community at 5:00pm

COMMUNITY FEATURE



Pictured above is a lovely fall view down Heritage Crossing submitted by Alysha Jackson.

BOARD BROADCAST

Fellow Homeowners,

A lot has happened during November 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 gas supply contract
- Approved a 2022 pool management contract
- Approved a Holiday House Decorating Contest budget
- Approved a 2021 / 2022 snow management contract*
- Approved an Electronic Opt-In Requirement resolution*
- Approved a Financial Management resolution*
- Approved the removal of inactive DRC members

What we are currently working on:

- 2022 final budget

Things to look out for in the future:

- 1/8 Electronic Opt-In Requirement resolution adoption date*

*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!



Submitted by Paula Coleman

Submitted by Ashley Ann



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ELECTRONIC OPT-IN REQUIREMENT RESOLUTION (2021-01)

Due to the cost-free options available for our homeowners to both receive community notifications and e-billing, the board has approved the Electronic Opt-In Requirement Resolution to pass back the actual printing and postage costs directly to the homeowners who choose not to utilize these free options. This will not only help reduce community costs but it is the environmentally friendly route.

This resolution was approved with a 60 (sixty) day notice period and will go into effect on January 8, 2022. If you have not yet opted in for both electronic communications and billing, or are unsure of your status, please review the instructions below:

- **Electronic Communications Opt-In** – Fill out the form located at <https://tanyardspringshoa.com/owner-email-opt-in-frontsteps-form/>. Ensure that you have read the section titled “Authorization for Electronic Notice or Information” and check the box stating “I agree to the Receipt of Electronic Notice or Information policy below.”
- **Electronic Billing Opt-In** – Homeowners can sign up for receiving monthly assessment statements by emailing a request to the Abaris billing department at billingdept@abarisrealty.com. Ensure that your email submission includes the property address as well as the email address to be used for e-billing. The automated electronic billing statement will be sent from the email address abaris-e-bill@abarisrealty.com by a third-party bill processor. This automated email address is not monitored by the Abaris team so any billing related inquires should continue to be directed to billingdept@abarisrealty.com.

If you have any questions as to your status, please reach out to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com or by submitting a FrontSteps work order.

This resolution is available for review on FrontSteps under Documents > Governing Documents > Board Resolutions > 2021-01 Electronic Opt-In Requirement Resolution.

COMMITTEE CORNER

Design Review Committee – The committee has processed 11 applications over the last month.

Community Garden Committee – During November, the Community Garden Committee members continued to prepare the garden beds for the winter season. This will be finalized on December 4, 2021 as the committee will winterize the beds by putting down a weed barrier. Finally, all hoses and nozzles have been removed, the spigots have been locked, and some timbers on the raised beds are set to be replaced.

Social Committee – Check out the flyer below for information on the upcoming Home Decorating Contest.



BACKGROUND BREAKDOWN

- **2021 / 2022 Snow Contract** – The board has approved SBC to maintain the community during the upcoming snow season. When their team was able to step in short notice in early 2021, they received a high level of praise for their oversight of the community. The board is working with the SBC team now to tailor pretreatment services in time for any inclement weather.
- **Financial Management Resolution** – The approved resolution states that at the board’s discretion, the Association can apply all or part of the excess assessment income, if any, to the following year’s assessments.



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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 graffiti removal on pool decks and benches
- Oversaw delivery of 2022 pool season furniture
- Oversaw tree maintenance and removal
- Oversaw final pool winterization steps with American Pool
- Worked with homeowners to ensure properly electronically opted in for communications
- Met with SBC to discuss pre-treatment options for the 2021 / 2022 snow contract season
- Oversaw power washing of community playgrounds
- Oversaw community fence repair and cleaning
- Met with Solley Elementary School principal to discuss parental parking issues and potential resolutions
- Issued verbal warnings to elementary school parents that blocked driveways, roadways, and walking paths in multiple sections of the community
- Oversaw pet station management and trash pick up around community and along roadways
- Oversaw and communicated Design Review Committee approvals and denials
- Managed clubhouse rentals throughout the month
- Violation letters sent – 34
- Complaints submitted for action – 8

If you have not yet had the pleasure of meeting 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.

Image to the right submitted by Danielle Zadra



SOLLEY ELEMENTARY SCHOOL PARKING ISSUES

Numerous reports have been made over the years about parents from Solley Elementary School parking in illegal and unsafe manners during school pick up and drop off times. This is something the board and management do take seriously and our management team has been in contact with the administrative staff at the school.

During these conversations, the school assistant principal, Charity Crawford, informed our onsite manager, Mark Moorman, that she has been reminding parents and will be posting messages via the school notification system letting parents know that they cannot block traffic, use Tanyard Springs community space, and cannot use or block driveways of our residents. Past this, Mark has been out during after school hours in the community areas where there have been reported issues informing parents where they can and cannot park.

This issue has proven quite frustrating for a number of residents who have been directly affected as there is no easy and clear cut solution. While the management team can call the towing service to have cars forcibly removed for illegal parking, the towing company is not permitted to be onsite in the community until a violation has been committed and reported due to predatory state towing laws in.

If you happen to see someone parking illegally, in a dangerous manner, or blocking the driveways of our residents, please call the Anne Arundel County Police Non-Emergency line at (410) 222-8610 for an immediate response. Further, report it to Mark Moorman at tanyardsprings@abarisrealty.com or by submitting a work order via FrontSteps with any images, timelines, and location information. If you have any suggestions on how to potentially resolve this issue, please write in so the board and management can investigate alternative options. This is a highly frustrating issue not only for those affected but for our management staff as well.



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OPEN FORUM FOLLOW-UP

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

1. **During board meetings, why does the board sometimes approve contracts pending legal review? Shouldn't legal review all contracts before they are voted on at a board meeting?** The board meetings happen once a month and it can be a rather arduous task for our management team to bring in numerous proposals. Once the proposals come in, the management team works to ensure they are comparable, covering relatively the same work, and that they have appropriate warranties. If the board or management team have questions of the companies, proposal alterations can mean that the board is receiving them up until the date of the board meeting.

In this relatively tight timeline it can be difficult for the legal team to properly review a contract, so the board can tentatively approve proposals pending a legal review. If the legal team discovers an issue, we can either negotiate with the approved company via addendums or bring the proposals back up for vote at the following board meeting.

2. **Are the board members receiving any sort of training?** There is training and documentation available through the Community Association Institute (CAI). All board members have CAI accounts and can access the training as it has been allocated in the annual budget. Training is not, however, mandatory.
3. **Are board members allowed to meet and make decisions outside of board meetings?** Board members are not permitted to make decisions outside of board meetings unless in a state of emergency or due to an immovable time constraint. If a decision is made in this manner the board must ratify the decision during an open board meeting. For example, if the roof of the clubhouse collapsed during a storm and the board was in between board meetings, an emergency executive meeting amongst the board members would be called for the situation to be addressed immediately. However, the board can host working meetings amongst themselves where the team can read through contracts, put together agendas and scripts, and discuss administrative issues with our advisors.
4. **How often does SBC mow the community?** Our community landscaping contracts dictate a certain number of mowings per calendar year. Typically mowings happen between every 10-14 days but this can fluctuate due to levels of rain, adverse weather, or time of year. If you believe that SBC has missed a section of grass near you or needs to mow more often, send a message to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com or by submitting a work order on FrontSteps.
5. **Does the HOA provide trash cans?** The Association does not provide trash cans, but the county does provide recycling bins. Trash cans can be purchased through a number of local home improvement stores. Please note, the Rules and Regulations require all trash to be stored in a receptacle with a lid when left out for collection. Find the full Rules and Regulations document located under FrontSteps > Documents > Governing Documents.
6. **Our roof is in need of replacement. What colors are we allowed to use?** Please review the Design Review Guidelines section W. Roofs under FrontSteps > Documents > Governing Documents. This section states the rules and regulations with regard to roof colors, materials, and application procedures.
7. **Where are community contracts posted?** Approve community contracts are posted on FrontSteps under Documents > Financial Documents > Signed Contracts. If you believe a contract is missing or have any questions, send a message to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com or by submitting a work order on FrontSteps.

8. **My gym card didn't work. How do I get this fixed?** If you have not yet filled out the Agreement for the Use of the Clubhouse and Fitness Facilities form or are having other issues, send a message to our onsite manager, Mark Moorman, at tanyardsprings@abarisrealty.com or by submitting a work order on FrontSteps.

9. **Where should I report parking issues?** During regular business hours our onsite manager, Mark Moorman, has the ability to patrol the community and investigate cars for towing. If you believe as car is parked illegally near you please report it to Mark at tanyardsprings@abarisrealty.com or by submitting a work order via FrontSteps with a description of the vehicle, the license plate information, the location, and any images you are able to provide. Additionally, you can and should reach out to the Anne Arundel County Police Non-Emergency line at (410) 222-8610 at any time of day to report illegally or dangerously parked cars.



Submitted by Freddie Dunbar