

# *the Sea Breeze*

PUBLISHED BY HILSMERE SHORES  
IMPROVEMENT ASSOCIATION

SEPTEMBER 2009

## PRESIDENT'S COMMENTS

### **Possible New Beach Strip Lawsuit**

Most of you remember the painful process we went through over the last six years when three property owners along East Bay View Drive sued us to take community property between their platted lots and the water by adverse possession. They ultimately won that lawsuit and were granted title to the community property down to the high water line. For those who weren't around then, the beach strip is a narrow piece of land that connects the community beach at the end of Hillsmere Drive with the sand spit where the marina is located. While the cost in terms of community strife was high, the total financial cost was only about \$39 per tax paying property. The HSIA board felt strongly that we had a responsibility to do everything we could to protect our community property from being taken.

A few months ago, we received a letter from the lawyer who represented the plaintiffs in that lawsuit. He now represents nine of the other property owners along the beach strip. The letter offered to buy the community property between their platted lots and the water, including riparian rights, for a total of \$130,000, an amount that several board members felt was very inadequate considering the value they would receive. The letter made it clear that the offer and its terms (*Continued on page 3*)

### **Volunteer's Corner** **Volunteers Needed ...**

**Help make our community stronger.**  
Please contact us if you would like to volunteer and let us know your area of interest. Please call Natalie Lobe at 410-263-1947 or email her at [natalielobe@verizon.net](mailto:natalielobe@verizon.net)

**THE SEA BREEZE**

Published by: **HILLSMERE SHORES IMPROVEMENT ASSOCIATION**

**BOX 3485, ANNAPOLIS, MD 21403**

[www.hillsmershores.net](http://www.hillsmershores.net)

Editor: Jean Somers 410-263-4456

Administrator: Jean Somers

Treasurer's Assistant: Jim Schwallenberg

HSIA Service and Information: 410-263-4456 (24-hours)

HSIA FAX Number: 410-267-6510

Submit articles, ads and features to above address or FAX

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Hillsmere Garden Club	410-268-0276
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**2009 BOARD MEETINGS - 7:00 p.m.**

Jan 29	May 28	Sep 24
Feb 26	Jun 25	Oct 29
Mar 26	Jul 30	Nov 19
Apr 30	Aug 27	Dec 17

**2009 GENERAL MEETINGS -**

**7:00 p.m.**

Jan 8	May 14	Sep 10
Mar 12	Jul 9	Nov 12

**All Board Meetings at The Key School Science and Library Center  
General Meetings at The Key School Multi-Purpose Building**

**All**

### **(President's Comments continued)**

were non-negotiable and that if we didn't sell them the land there would be another lawsuit for adverse possession. After much deliberation and discussion with our attorneys, the HSIA board decided to accept their offer, but not all their terms. We felt that since we had already lost part of the beach strip, there was no point in fighting to retain land that we couldn't even easily get access to. However, there is a lot more to the story and, because of an amazing discovery, previously reported in the Sea Breeze, we may be able to get what we had been fighting for all along, the ability for all of our residents to walk along the water from the community beach to the marina.

During the previous lawsuit, all parties were apparently operating under the normal assumption that the mean high water line is where private property begins. Everything on the water side belongs to the state. During the previous lawsuit, the plaintiffs specifically stated that the suit wasn't about water or riparian rights. It was about getting title to the dry land down to the mean high water line. About 18 months ago, while responding to a claim of ownership of community property from another beach strip property, we hired a riparian rights expert, Charles Shaller, to represent us. He told us something very interesting. Apparently, the law about the mean high water line doesn't always apply. That law was passed in 1864. In the 1700's, Lord Baltimore made land grants (also known as Land Patents) to certain wealthy families. If our community was part of such a Land Patent then we would own the land under the water to where the land existed at the time of the patent, not the present shoreline. We had a title search done to trace the property in question's title all the way back to that time period. We were excited to learn that Hillsmere was part of a Land Patent granted to Henry Hill on June 30th, 1736. This predates the Declaration of Independence by 40 years! The land patent was known as "Hill's Delight". It covered the area from the head of Smith's Creek to the head of Harness Creek. That includes all of Hillsmere south of Hillsmere Drive and Duvall Lane as well as most of Quiet Waters Park. According to preliminary calculations, we own approximately 50 to 60 feet of land under the water behind East Bay View Drive. Copies of the 1736 document and a map showing the Land Patent can be viewed on our web site.

This really changes the situation on the beach strip. We believe that we did not give up the riparian rights for the original three plaintiff's properties because of the Land Patent and the legal documents they filed. Since we own the land under the water, we would still have the ability, at some future date, to restore the beach so that residents could walk along the sand from the current community beach to the marina/sand spit. When this whole beach strip issue surfaced, most people said that the state would never allow us to restore the beach. Since then, things have changed. When we were investigating building a "living shoreline" at the current community beach, DNR offered to completely finance the project at zero interest with a 20 year payback. They were very interested in seeing waterfront property get away from hard bulkheads and riprap. In October 2008, a new law went into effect that requires living shoreline be used for shoreline stabilization whenever possible. It is quite possible, in my opinion, that in the not too distant future the state, and other environmental entities, will either make large grants or outright pay for living shoreline restorations along important bay frontage like our beach strip. In other words, we shouldn't worry about the cost of such a project at this time because it may be financially very feasible in the future.

The HSIA board has agreed to accept the offer of \$130,000 to sell the nine lot owners the community land between the platted lots and the mean high water. HSIA would retain the riparian rights and ownership of any land currently under water. We think this is a very generous offer on our part. Since they could never adversely possess the land under the water, we would be giving them everything that they could hope to win in court. One condition of the sale would be that the existing pier that was

**(Continued on next page)**

## **(President's Comments continued)**

illegally built on community property at 119 East Bay View (the pier that started this entire beach strip conflict) would have to be removed. Similar terms would be offered to the remaining five property owners that are not represented in this current offer. As our bylaws require, any agreement to sell community property would be contingent on approval by the general membership. The entire community would be informed of the details of any agreement well in advance of the general meeting where the vote would be taken.

We will be considering a motion at the next HSIA Board meeting to formalize a goal of restoring the community beach along the beach strip at some time in the future and, through the use of our covenants and the Land Patent rights, restrict any construction or claims that would interfere with the eventual beach restoration. I believe that this formal plan has strong support from most of the HSIA board members. Restoring the beach along with selling the land above the mean high water line would be a win-win resolution of this long standing problem. The East Bay View Drive property owners would gain the land between their platted lot and the water which is very valuable to them but not so useful to the community since the previous lawsuit resulted in parts of the land being taken away. The community would retain the right to restore the beach at some time in the future, if it so desired. This would stabilize the shoreline, protect the existing bulkheads, and reclaim something of real value and beauty for all of its residents. We hope that the final resolution of this issue will mean that the community, as a whole, can focus on community improvements and beautification instead of litigation and dispute. I am very hopeful that the property owners along the beach strip will see the wisdom of this approach and put an end to this difficult time for our community.

Bill Shuman  
President, Hillsmere Shores Improvement Association

Note: The offer letter, our response, and the 1736 land grant can be viewed on our web site at [www.hillsmereshores.net](http://www.hillsmereshores.net).

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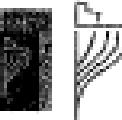
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Home rates see the Comparison Guide to Maryland Auto & Home Insurance Rates, Anne Arundel County, August, 2008



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# HSIA NEWS

**Riverwatchers Need Lake Hillsmere Access:** Since December 2008, South River Federation Riverwatchers Kevin Green and Jennie Gundersen have been conducting biweekly tests on Duvall Creek for parameters including temperature, pH, dissolved oxygen and turbidity. The results are used to track trends and alert the Riverkeeper to water quality problems in the South River. They would like to expand the sampling to include Lake Hillsmere, but there is no public access. If you are willing to allow the Riverwatchers access to your dock for about 15 minutes every other week, it would be greatly appreciated. You will be notified in advance of sampling and the times are very flexible. Please contact Kevin at [Ka.green@comcast.net](mailto:Ka.green@comcast.net) or Jennie at [jlgundersen@hotmail.com](mailto:jlgundersen@hotmail.com) for more information. See results at <http://www.southriverfederation.net/index.php/river-health/water-quality-data>.

**Marina Pig Roast** - From the marina chair, Mark Jones, the marina would like to invite the entire community to its second annual pig roast, Saturday September 26, 3:00 to 6:00 pm. Please join us for an afternoon of good food, good neighbors and spectacular views at your community marina. Please bring a side dish to share and your favorite beverage. All Hillsmere residents are invited.

***Sale!*** **Fall Yard Sale** - The Fall yard sale at the beach is scheduled for Saturday, October 3<sup>rd</sup> with a rain date of Saturday, October 10<sup>th</sup>. The sale will be from 8 am to noon. No reservations are required. Please set-up on the grassy area, not on the parking lot. Space is on a first come, first served basis. Participants are responsible for bringing their own table and for set-up and clean-up of their area. **Please take home your leftovers. Don't fill the trash cans at the beach with unsold items.** Many residents "piggy-back" on the community sale and have yard sales at their homes. This draws the crowd away from the beach. Since this is a community event, please take a little extra time and haul your items to the beach. It's a great way to meet your neighbors and it helps contain the crowd in one area, which also helps with the sale of everyone's items. So clean out those closets, basements and attics and join us at the beach!

**Blood Mobile Drive on Yard Sale Day** - Look for the AAMC Blood Mobile to be at our beach during our Fall yard sale on Saturday, October 3<sup>rd</sup>. Please consider giving the gift of life. The Blood Mobile will arrive about 8:00 am and stay throughout the morning for anyone wishing to make a donation. To help ensure an adequate blood supply, Anne Arundel Medical Center developed the Blood Mobile to allow neighborhoods, companies, churches, schools and organizations in the community to sponsor blood drives. Blood donations obtained from the mobile blood program stay at AAMC and are used solely for the purpose of meeting the community's increasing need for blood. If you would like to make an appointment or if you have any questions, please contact Robin Smith at 443-481-4272 or email [rsmith@aahs.org](mailto:rsmith@aahs.org). Sign ups take precedence over walk ins on the day of the blood drive.

**Food Drive and Bake Sale** - Several Hillsmere families will host a Food Drive and Bake Sale at the Community Yard Sale to benefit the Lighthouse Food Pantry. Please bring canned goods to donate, or purchase a goodie or hot coffee to enjoy while you shop the sales. **We'll also give a free cookie to each person who donates blood!** (*Note: this is not an HSIA-sponsored event*)

**Hillsmere Shores Community Happy Hours 2009** - We've had lots of fun and socialization at our community beach happy hours. Be sure to attend the last one for this season. The Beach Committee sponsors the happy hours. Mark your calendars for Saturday October 10, from 4 pm to 7 pm. Come join your neighbors and enjoy this beautiful facility! We will supply the hot dogs, hot dog buns, condiments, hot grills, paper plates, napkins, soft drinks and coolers full of ice. You bring a plate of Happy Hour style food to share, some folding lawn chairs and your favorite adult beverage. So put it on your calendar and plan to be there. If you would like to help with or plan future community Happy Hours, please contact Kate Penn or Noel Gasparin.

## **(HSIA News continued)**

**Call for Candidates for HSIA Directors** - In November, the residents of Hillsmere Shores will elect representatives to serve two-year terms as Directors on the Board of the Hillsmere Shores Improvement Association (HSIA). There are seven director positions. Directors serve two-year terms.

### **WHY YOU SHOULD BECOME A CANDIDATE:**

1. It will make you stronger. This country operates on the free exchange of ideas, sometimes in vigorous debates. That's fine. What is not fine is a government that runs smoothly, and quietly — like a dictatorship instead of a democracy. You will get to test your ideas against those of others. Nobody has all the answers. But in the process of this give-and-take, you'll grow. That's guaranteed.
2. It will make your community stronger. HSIA does not have term limits. If people are doing a good job, HSIA believes they should have the opportunity to keep doing that job. But, HSIA also believes that no matter who you are or what position you occupy, being challenged is good for you — keeps you on your toes. And that helps the community.

Also, you will come to appreciate the other officers, board members, committee chairs and volunteers. The beach, the sandspit, the bulletin board, the many good things of our community don't just happen by accident. People are behind that — good, bright, work-with-you types. These are people you like to be around.

### **HOW YOU BECOME A CANDIDATE:**

Send to [admin@hillsmereshores.net](mailto:admin@hillsmereshores.net):

1. Your name.
2. A statement saying you are a paid HSIA member.
3. A statement saying you are a candidate for a seat on the HSIA Board.
4. Why you think you are qualified to serve.
5. What you hope to accomplish on the Board.

### **WHAT HAPPENS AFTER YOU BECOME A CANDIDATE:**

1. This information, appearing in the October and November issue of *the Sea Breeze* will give community residents a chance to get to know you and your plans.
2. You campaign, as much or as little as you wish.
3. At the General Meeting of the HSIA membership on November 12, you will have the opportunity to address those residents who have come to vote.
3. Your neighbors vote.
4. You win. Whether you won the vote or not. You decided to give. We appreciate you.

## **From the Beach Committee**

***~Kate Penn, Beach Chair***

### ***Maintenance and Improvements:***

Grass Roots Landscaping is completing the parking lot improvements this month, and will install the plants at the rain gardens in October. Some minor changes to the design included amending the soil to improve drainage, installing additional pilings on the north side of the parking lot at the rain garden, and using a concrete culvert instead of steel. Most of the additional costs were offset by eliminating a timber surround along the edge of the gravel.

### ***Shoreline Study:***

Environmental Systems Analysis, Inc. (ESA) has completed the first phase of study, recording activity along the shoreline and off shore, as well as historical data. A preliminary report will be presented at the September board meeting, and the board will decide if a second study phase is required to collect additional information.

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## GARDEN CLUB

The Hillsmere Garden Club met for its first meeting of the season on September 16. The members presented an interpretive flower design based on a children's book. The Club will meet for its second meeting of the season on Wednesday, October 21, for a presentation on the wonders of the chrysanthemum by Gene Sumi of Homestead Gardens.

If you have an interest in this program, please feel free to join us. The Club meets at the Eastport-Annapolis Neck Library at 12:30 pm for refreshments, followed by a business meeting at 1:00, and the program begins about 1:30. You do not need to be a member of HSIA or a Hillsmere resident to join in the fun. We love meeting our neighbors!

If you have any questions, please call Jean Koehler at 410-268-0276.

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## Personal Ads

**Boat Slips for Rent in Hillsmere** - Protected slips off Kitty Duvall Creek. Short or long term considered. 1 slip w/lift. Please email [DawnDougan@mindspring.com](mailto:DawnDougan@mindspring.com) or call 410-268-0866.

## BUILDING PERMITS

An HSIA Building Permit is required: Every time an Anne Arundel County Building Permit is required. The responsibility of obtaining an HSIA Building Permit does not fall on your builder, it falls on you.

The following items are needed to obtain an HSIA Building Permit:

1. A copy of the Anne Arundel County Building Permit.
2. A copy of the construction location on the property when required by the County
3. Cash or check in the amount of \$5.00 made payable to HSIA, unless we sent you a certified letter. Then the cost is \$20 for the permit.
4. Mail to HSIA, P.O. Box 3485, Annapolis, MD 21403



Permits are required for construction of new houses, new sheds, additions to houses or sheds, retaining walls, piers and bulkheads. When in doubt, or if you have any questions, please call the HSIA Building Permit Chairperson, Bill Anderson, at 410-263-4456.

**Want to make a donation to the Annapolis Neck Peninsula Federation? You can. Please make checks payable to ANPF and send donation to ANPF c/o HSIA, P.O. Box 3485, Annapolis, MD 21403.**

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# PIERS & HARBOR NEWS

## *A View from the Harbour*

### *~Mark Jones, Chair*

Please look on the web site for an updated slip waiting list. Following is the boat park waiting list and the dinghy rack waiting list updated as of September 7, 2009. Please review the list. Everyone MUST be a current member of HSIA in order to remain on the wait list. If you do not have a 2009 membership date following your name, you need to send in your \$15 dues payment to HSIA, P.O. Box 3485, Annapolis, MD 21403 by October 15. If you do not pay your 2009 dues, you will be removed from the list. If you have any questions, please call the 24-hour voice mail at 410-263-4456 or email [admin@hillsmereshores.net](mailto:admin@hillsmereshores.net).

### **Boat Park Wait List**

#### **Last Update 09/07/09**

<b>Date added To Wait List</b>	<b>Name</b>	<b>Last Renewed Wait List Req. HSIA Membership</b>	<b>Item For Park</b>
1 02/15/06	Richard Roser		18' & trailer
2 02/24/07	Sean Shanahan	02/28/09	22' & trailer
3 02/24/07	Jim Mennucci	02/28/09	15' & trailer
4 02/24/07	Michael Pixley	05/20/09	17' & trailer
5 02/24/07	Pat Smale		14' & trailer
6 05/03/07	Rebecca Grigg	02/28/09	23' & trailer
7 05/28/07	Eric Edstrom	02/28/09	20' & trailer
8 06/21/07	Bradley Middleton		17' & trailer
9 06/24/08	Sam & Lyn Sydney	02/27/09	2 jet skis & trailer
10 07/02/08	Tim Delaney	05/20/09	21' & trailer
11 10/15/08	Carl Corse	02/28/09	26' & trailer
12 02/28/09	Fred Hickman	02/28/09	Inflatable
13 06/18/09	Helene Raven	04/29/09	25' & trailer
14 08/03/09	James Gomoljak	07/03/09	21' & trailer
15 08/26/09	Ty Brady	05/05/09	21' & trailer


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[www.annapolisrealty.com](http://www.annapolisrealty.com)



# The Bavis Company

And for your information as of September 1, 2009 – other properties listed for sale in our community:

<i>Homes:</i>	<i>Price:</i>	<i>BR</i>	<i>BA</i>
409 Edgemere Drive	\$250,000	4	2*
402 Harbor Drive	\$324,900	4	2
101 Meade Drive	\$332,500	4	3*
315 Cedar Lane	\$349,900	4	3
102 Edgemere Drive	\$349,900	4	2
121 Maple Drive	\$359,900	6	3
280 Hillsmere Drive	\$360,000	4	2.5
510 Hillsmere Drive	\$360,000	5	3
278 Hillsmere Drive	\$374,999	4	3
102 Great Lake Drive	\$389,000	5	3
112 Maple Drive	\$394,900	4	3
615 Tayman Drive	\$449,900	4	3.5*
607 Hillsmere Drive	\$469,000	5	2.5*
134 Locust Lane	\$497,000	5	5
400 Duvall Lane	\$549,000	4	2.5*
533 Lee Circle	\$569,900	3	2
507 Hillsmere Drive	\$615,000	5	3.5
100 Sunset Drive	\$720,000	4	3
105 Bay View Drive	\$1,150,000	3	2
630 Riverside Drive	\$3,499,000	4	3.5

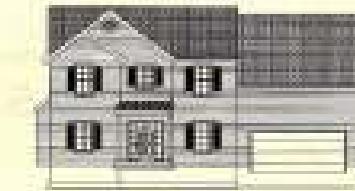
\* Under contract - list price, not necessarily sales price.

Other properties listed for rent in our community:

<i>Homes:</i>	<i>Price:</i>	<i>BR</i>	<i>BA</i>
127 Groh Lane	\$1,750	3	1
113 Groh Lane	\$1,750	3	2
162 Bay View Drive	\$1,795	4	2
325 Hillsmere Drive	\$2,500	5	3

The above information is deemed reliable but not guaranteed, as taken from the AACo Multiple Listing Service. It is not my intention to solicit listings of other Realtors. However, if you are not working with another agent I would love to be of service.

As always,  
Nan



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I have wanted a screened porch for years. Last year Ted make my dream a reality. We love our custom built screened porch. It doubles our living space and makes our back yard an oasis. We had Ted design and build the porch around our trees so that we could have privacy. We are happy with the results.

-Sylvia Wicklein

Hillsmere, Annapolis





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**607 Hillsmere Drive ~ UNDER CONTRACT!**  
Visit [www.607Hillsmere.com](http://www.607Hillsmere.com) for more pictures & info!  
**\$479,000**



**Wonderful Home Close to Pool & Beach!**

Wow, what a great price for a 5 bedroom home! Keep cool in the in-ground pool this summer at this wonderful 5 bedroom, 2.5 bath spacious colonial located only two blocks from the beach! Gorgeous updated kitchen w/granite counters and new appliances, 5 bedrooms located on the upper level, new carpet, master suite with walk-in closet & full bath, bright sunroom, family room with fireplace, 2-car garage, front porch & large basement w/hot tub & fireplace! Home warranty!

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## ESTATE PLANNING IS NOT SIMPLE

### BUT IS ABOUT PROTECTING YOUR WEALTH AND HEALTH

Proper estate planning is a means for you to control and manage your wealth and health now, when you are disabled and after your death.

#### JUST FOR YOU

An Estate Plan should be tailored to your needs and your wishes. But is does not have to be expensive.



Why would you pay \$5,000.00 for an Estate package that includes a Revocable Living Trust? To avoid probate fees?

Probate fees in Maryland are very low:  
If Estate is:

\$500,000.00 or less the maximum fee is \$ 500.00

\$1,000,000.00 maximum fee is \$1,000.00

\$2,000,000.00 maximum fees is \$2,500.00

Are you afraid of Inheritance Taxes or Estate Taxes?

Those taxes are the same on an estate or on property in a Revocable Living Trust since the Grantor of the trust retained the power to revoke it.

Are you afraid for your privacy?

A probate estate is a public record – but the amount in the Revocable Living Trust must be reported in the estate file so what privacy are you protecting?

What do you lose through a Revocable Living Trust?

Property owned by husband and wife is protected against the creditor of either but not both. The interest in a Revocable Living Trust has no such protection.

To be effective you must transfer all your property into the Revocable Living Trust. This is costly and inconvenient.

#### WHILE YOU LIVE

You are not dead yet, so you should first consider what happens while you are alive.

What if you get sick or are in a coma? Who will tell the doctors what treatments they can and can not give you? Who will pay your bills when you can not see or can not write out the checks?



These issues are addressed by a number of documents. First, you have a Durable General Power of Attorney. The word "Durable" means that the power of attorney remains valid and in effect even if you are sick, disabled or senile.

"Power of Attorney" means the person you name can act for your benefit and do virtually anything that you could have done for yourself. The person you name is called an Attorney-in-Fact but they do not have to be a lawyer. They have to be someone you trust and who you have faith in, and you believe will do what is best for you and not for themselves.

A Durable Power of Attorney for Health Care allows the person you designate to hire and fire physicians and hospitals and to direct what kinds of treatments they may give and what they may

not do. This instrument can give the person the authority to discuss your medical status, needs and treatment with your doctors and hospitals so that you receive only the care you have authorized.

A Living Will is a set of instructions on what the doctors may do to you if you have an incurable condition and can not speak for yourself. It is only effective if you are dying and your doctors certify that you have no chance to recover. Do you want to be treated once you are a vegetable and have no chance to recover? Do you want to spend tens of thousands of dollars a month to be kept alive when there is no hope of recovering? The distinction between these two instruments can be explained by an example. If you are in a car accident and are unconscious you may or may not be dying. If your injuries are severe but not life threatening then a Living Will has no effect. A Durable Power of Attorney for Health Care in this situation would allow the person you named to decide whether you should have a hip replacement while you are still unconscious.



You may combine the purpose and effect of a Living Will with a Durable Power of Attorney for Health Care. Your Agent then says what treatments you must be given while you are unconscious but also makes sure that your wishes are obeyed should you be dying and have no hope of recovery.

**WHEN YOU HAVE PASSED AWAY**  
Everyone dies. Almost everyone will have some estate that must be processed through the

Register of Wills or the Orphan's Court. You either die with a Last Will and Testament or you die without a Will and have an Intestate Estate. If you have a Will, you designate where your assets go and who you want to be in charge of dispersing your assets. If you die without a Will then the State of Maryland declares who inherits and who will serve as Personal Representative of your estate.



## Who you need

**BELL, RAGLAND, GAUGES & PALTELL, L.L.C.**

The attorneys at Bell, Ragland, Gauges & Paltell, L.L.C. have extensive experience in preparing simple and complex estate planning documents, administering estates, advising Attorneys-in-Fact and Personal Representatives on how to perform their duties and carry out the wishes of the decedent.

We believe that every document should carefully be drafted to reflect the true intentions of our clients and be tailored to our client's unique personal situations.

## YOU NEED NOT BE ALONE

These are your documents. The lawyer represents you to make sure that each of these documents clearly reflect your wishes and the manner you want your health and wealth treated. A lawyer can explain to you the roles that an Attorney-in-Fact or a Personal Representative must be able to perform.

In most cases you are not able to speak when a Power of Attorney or a Last Will and Testament is being used or interpreted. These instruments are how you explain your wishes when you can no longer speak for yourself.

You are not an average person. You know what you want to give, you know who you want to give it to and you know how much should be wasted in taxes. One size does not fit all.



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**5K/10K Run and Family Fun Run**  
*Sponsored by the Parents' Association*  
**Sunday, October 11, 2009**

**RACE REGISTRATION FORM**

Mark your calendars for the annual Key School 5K/10K Run and Family Fun Run! The course begins at The Key School and winds through the scenic residential community of Hillsmere Shores on paved roads.

Both the 5K and 10K will commence at 9:00 am sharp, followed by the Family Fun Run at 9:15 am. Packet pick-up will begin at 8:00 am and close at 8:45 am.

**Registration entry fees:**

5K or 10K.....\$25.00

Family Fun Run.....\$15.00

You can also register on the day of the race

For additional race information or to download a race registration form visit [www.keyschool.org](http://www.keyschool.org).

---

Name \_\_\_\_\_ Age on race Day \_\_\_\_\_ M / F \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

5K

10K

Family Fun Run

T-Shirt: Adult: small  medium  large  x-large  Youth: medium  large

*In consideration of the acceptance of this entry to the The Key School Run , I waive all claims for myself, my heirs and assigns against The Key School or sponsors for injury or illness which may result from my participation. I know that running is a potentially hazardous activity and I further state that I am in proper physical condition to compete in this strenuous athletic event.*

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Parent's signature if under 18 years of age)

Checks payable to: The Key School, payment must accompany entry form  
Mail to: The Key School—Parents' Association, 534 Hillamere Drive, Annapolis, MD 21403  
Questions? Contact Liz Glass [LizJ719@comcast.net](mailto:LizJ719@comcast.net) or Christina Friday [jgirlfriday@comcast.net](mailto:jgirlfriday@comcast.net)

(Piers and Harbor News continued)

## Dinghy Rack Wait List Last Update 09/07/09

Date added To Wait List	Name	Last Renewed Wait List Req. HSIA Membership	Type Of Vessel
1 12/15/07	Ron Neuman	04/22/09	Canoe
2 03/01/08	Chris Elkington	02/28/09	Kayak
3 04/03/08	Tom Darby		Kayak
4 04/07/08	Dennis & Megan Ahr (handicapped -- Request Beach Drive at bottom)	02/28/09	Kayak
5 08/11/08	Wohlgemuth		Canoe
6 02/28/09	Fred Hickman	02/28/09	Inflatable
7 02/28/09	Alice Larner	02/28/09	Kayak
8 05/01/09	Kimberly Proctor	02/28/09	Kayak
9 05/20/09	Jeremy Searock	05/20/09	Canoe
10 05/30/09	Andrew Dowell	05/30/09	
11 06/12/09	Mike Drucis	02/28/09	Kayak
12 08/03/09	Judy Pirela	07/24/09	Kayak
13 08/24/09	Melissa Kaminin	08/24/09	Canoe
14 09/02/09	Milena Smith	08/24/09	Kayak

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# HILLSMERE POOL ASSOCIATION (HPA) NEWS

*~Tom Trimmer, Pool Association Vice President*

## HPA Election of Officers & Committee Chairpersons

The HPA will hold election of officers and committee chairpersons at the October 2009 General Membership meeting. The positions up for election are:

President

Vice President

Secretary

Treasurer

Membership Committee Chair

Building and Improvement Committee Chair

The responsibilities for each of these positions can be found in the HPA By-Laws at the HPA web site.

If your are interested in serving your pool association and contributing to the continued excellent pool experience, please visit the HPA web site [www.hillsmerepool.org](http://www.hillsmerepool.org), and leave your name, contact information and the position you are interested in filling.

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## HSIA 2009 Fiscal Year End Highlights: July 1, 2008 through June 30, 2009

**Overall:** We ended the year with cash accounts balances as follows:

General Fund:	\$ 21,078	increase of \$ 5,097
Piers & Harbors:	\$104,738	increase of \$10,245
Special Tax Fund:	\$ 102,445	increase of \$17,761
Total cash balance:	\$ 228,261	overall an increase of \$33,103

We ended the year \$33,453 better than the original budgets set due to Special Tax being \$38,453 better than plan. Since 2003, we have reduced HSIA debt from \$508,000 to \$188,330.

### **Specifics:**

General Fund: Net: \$5,086 better than budget. Revenue was \$1,650 better than plan.

Expenses were \$3,436 better than budget. The rental house made a profit of \$4,025 for the year versus a plan of break-even (In 2008FY, the rental house lost \$2,654 due to 4 months vacant and refreshing the house with new carpet and painting inside and out.) We added a dishwasher to the house in 2009FY. We also recovered \$308 of 2007 default rent.

Piers & Harbors Funds: Net: \$9,937 worse than budget. Revenue was \$2,908 worse than plan as 4 slips were never rented out due to the Pier/Boat Ramps Project. Expenses were \$7,029 over budget, **which included \$46,410 of the Pier/Boat Ramps Project.** We had only budgeted \$12,000 for the project assuming we would borrow the money to fund it. Instead we paid all cash for the \$115,924 project absorbing approximately \$80,000 in the 2008FY and 2009FY budgets. We paid down \$5,522 of debt in addition to our bank loan payments. We completed the new Piers/Boat Ramp project right on budget. The Contingency fund/L26Fund ended the year at \$22,589 (about \$11,500 better than projected). In 2010FY, we will add an additional \$20,000 to the Contingency Fund and in 2011FY, we will bring the fund back up to \$50,000. Since 2003, we have reduced P&H debt from \$296,000 to \$81,500 (includes L26 accounts). Overall, with three new piers, one redone boat ramp, 26 new slips, and low debt, Piers and Harbors status has never been better.

Special Tax Fund: Net: \$38,453 better than budget. Revenue was \$1,570 worse than plan as the County had some tardy tax collections. In July, they sent us a check for \$3,600 of the 2009FY collections. Expenditures were \$40,023 less than plan mainly due to under-spending on the Beach projects budget by \$13,827, under-spending on legal fees by \$7251, under-spending of the security budget by \$1830, under-spending the Ground Maintenance budget by \$4,360, and under-spending Sea Breeze budget by \$5,016. Approximately \$50,000 of the 2009FY funds have been put aside for revamping the Beach parking lot, its fence structures, and its stormwater management. These projects began at the very end of June. As promised, we slowed the Beach shoreline projects to a pace that will allow appropriate studies to be conducted, to allow good communication of proposals, and enough time to get quality feedback. Studies are underway on the wave action along the beach. The unspent monies will go toward the 2011FY budget that will begin July 1, 2010. Since 2003, we reduced HSIA Special Tax debt from \$212,000 to \$97,330.

Over the last 5 years as we have steadily pushed to get competitive bids for work being done, our savings have been significant reducing costs from grass mowing to Sea Breeze printing, from armor rocks on the shoreline to rebuilding our piers.

Bruce Walker  
HSIA Treasurer  
7/18/2009

Item (Excl Escrows)	09FYBudget	2009 Actual	08 How We Did	
General Fund Budget			Actual - Budget	
<b>Income:</b>				
Rental Income	\$10,800	\$12,069	\$1,269	Includes \$308 received default rent &
Interest	\$0	\$0	\$0	\$1440 mgmt co fee & \$1199 in maint
Dues	\$9,000	\$8,805	(\$195)	
Building Permits	\$200	\$185	(\$15)	
Donations/Misc	\$750	\$1,131	\$381	
Pool Lease	\$1	\$1	\$0	
T-Shirts/Misc	\$0	\$210	\$210	
Total Income:	\$20,751	\$22,401	\$1,650	
<b>Expenses:</b>				
Administrative	\$5,601	\$5,876	\$275	
Income Taxes	\$2,500	\$844	(\$1,656)	
Rental Property			\$0	
Taxes	\$3,700	\$4,349	\$649	
Water/sewer	\$800	\$357	(\$443)	
Insurance	\$400	\$381	(\$19)	
Grass Cutting	\$1,150	\$805	(\$345)	
Maintenance	\$3,400	\$1,000	(\$2,400)	
Community Activities	\$3,000	\$2,691	(\$309)	
Legal Fees	\$0	\$0	\$0	
T-Shirts/Misc	\$200	\$1,012	\$812	
Total Expenses	\$20,751	\$17,315	(\$3,436)	

General Fund Summary **\$5,086** Better than plan  
 (Positive number is good for income, bad for expense, and good for summary number)

Item (Excl Escrows)	09FYBudget	2009 Actual	How We Did
Piers & Harbors Budget			Actual - Budget
<b>Income:</b>			
Slip Rentals	\$71,883	\$70,105	(\$1,778)
Dinghy/Canoe Racks	\$2,135	\$2,170	\$35
Ramp Keys	\$9,200	\$8,285	(\$915)
Boat Storage	\$3,700	\$3,450	(\$250)
Interest	\$0	\$0	\$0
Total Income	\$86,918	\$84,010	(\$2,908) 4 slips not rented out
<b>Expenses:</b>			
Administrative	\$9,750	\$10,168	\$418
Insurance	\$3,500	\$3,188	(\$312)
Utilities	\$5,600	\$4,638	(\$962)
Ground Maintenance	\$10,000	\$8,029	(\$1,971)
Loan Payment	\$12,324	\$12,384	\$60
Repairs/Improvements	\$25,000	\$25,944	\$944
BoatRamps/Piers	\$12,000	\$23,904	\$11,904
Debt repayment	\$2,330	\$5,522	\$3,192
Front Footage Benefit	\$414	\$170	(\$244)
Security/Cameras/Internet	\$6,000	\$0	(\$6,000)
Total Expenses	\$86,918	\$93,947	\$7,029
<b>Piers &amp; Harbor Summary</b>		(\$9,937) worse than plan due to Piers/Boat Ramps project	
(Positive number is good for income, bad for expense, and good for summary number)			
Piers/B.Ramps Project	\$115,800	\$115,924	\$124 Membership approved spending \$116K March 2008
Piers/B.Ramp from CF/L26F		\$35,404	CF/L26F went from \$57,993 to \$22,589
			\$80,520 of Project was covered under set budgets

Item (Excl Escrows)	09FYBudget	2009 Actual	How We Did
			Actual - Budget
<b>Special Tax Budget</b>			
Income:			
County Tax	\$202,717	\$198,625	(\$4,092)
Interest + Miscellaneous	\$0	\$0	\$0
Reimbursements	\$400	\$957	\$557
Newsletter Ads	\$8,000	\$9,965	\$1,965
Total Income:	\$211,117	\$209,547	(\$1,570)
Expenses:			
County Admin Fee	\$2,000	\$2,000	\$0
Administrative:			\$0
Administrative	\$13,400	\$10,481	(\$2,919)
Audit	\$3,200	\$2,500	(\$700)
Insurance	\$2,100	\$2,101	\$1
Newsletter	\$23,251	\$18,235	(\$5,016)
FrontFootageB	\$118	\$0	(\$118)
Ground Maintenance:			\$0
Community Property	\$22,750	\$18,390	(\$4,360)
Dumpster	\$1,700	\$1,074	(\$626)
Utilities	\$1,700	\$1,453	(\$247)
Security	\$40,000	\$38,170	(\$1,830)
Legal Fees	\$10,000	\$2,749	(\$7,251)
Repairs/Improvements	\$81,650	\$65,653	(\$15,997)
Loan Repayment	\$30,000	\$29,040	(\$960)
Total Expenses	\$231,869	\$191,846	(\$40,023)
Special Tax Summary			\$38,453 this is better than plan
(Positive number is good for income, bad for expense, and good for summary number)			
Overall (Excluding Escrows)			
2009 Total Revenue	\$318,786	\$315,958	(\$2,828) worse than plan
2009 Total Expense	\$339,538	\$303,108	(\$36,430) better than plan
2009 Cash Flow	(\$20,752)	\$12,850	\$33,602 better than plan

7/15/2008 P.B.W.

# ITEMS OF INTEREST & FYI

## HILLSMERE READERS

A reminder that this column welcomes your calls for community-related items of interest for services, affinity groups and appropriate announcements. Please feel free to take advantage of this.

**Key School 5K/10K Run & Family Fun Run** - Runners of all ages are welcome to lace up their running shoes and participate in the Key School Parents' Association's 5K/10K Run and Family Fun Run. Registration is from 8:00 am to 8:45 am on the Key School Campus and the race starts on Hillsmere Drive promptly at 9:00 am. The one-mile Family Fun Run will begin at 9:15 am. Runners of all ages and experience levels are welcome. Refreshments will be available for all. Last year's race was a great success and, once again this year, Key School personnel are working directly with local police to minimize inconvenience. The courses for the runs are as follows:

The 5K/10K Run will begin at 9:00 am on Hillsmere Drive in front of Smith House. Runners will proceed toward the beach, taking a left on East Bay View Drive, making a right onto Kuethe Drive and bearing left onto Beach Drive. They will proceed to Spruce Lane, cross Hillsmere Drive to Harbor Drive, follow Harbor Drive to Green Spring Drive, return to Hillsmere Drive, and finish at Smith House.

The Family Fun Run will begin at 9:15 am on Hillsmere Drive in front of Smith House. Runners will proceed to Carroll Drive, making a left onto Tayman Drive, a left onto Mansion Drive, and a left onto the Manse Field. The race will end on the Manse Field in front of Smith House.

For more information or to download a Race Registration Form, visit [www.keyschool.org](http://www.keyschool.org).

**Anne Arundel County Recycles. More. Often. And You Can** - The Anne Arundel County Recycling Division is pleased to announce that our countywide residential recycling rate has reached 35%. That's up 4% from just over a year ago. While this is a great achievement, there is still more work to be done. We are aiming for a 50% recycling rate and need YOUR help to get there. Are you recycling all that you can in your home, at work and on the go? If you'd like more information on what can be recycled, how to get a recycling container, or how to help others in your community do more, visit our website at [www.RecycleMoreOften.com](http://www.RecycleMoreOften.com).

**Looking To Rent Your Furnished Home?** Becky DaMore of Sail22, LLC is looking for furnished homes to rent out to sailing teams who are coming to Annapolis for the Melges 24 Worlds in October and several events prior to it. One team is interested in renting for the full month of October. Others are looking to rent from approximately October 19-November 1 and some teams need various dates in October. Most houses rent for approximately \$350/night, although larger houses capable of sleeping 9-10 in separate beds, rent for more. If you are interested or know someone who might be, please contact Becky at 585-230-3560 or [becky@sail22.com](mailto:becky@sail22.com). The teams will be sailing out of the Annapolis Sailing School at the end of Edgewood Road, so the Hillsmere community is a great location for rent. Thanks in advance for your help!

## **HSIA Board Meeting**

Thursday, September 24, 2009

7:00 pm

Key School Science & Library Center

## **HSIA Board Meeting**

Thursday, October 29, 2009

7:00 pm

Key School Science & Library Center

## **Deadline for the October**

*Sea Breeze* is October 1, 2009



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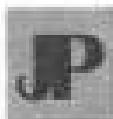
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# September 2009

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
		1	2	3	4	5
6	7 Labor Day	8	9	10 HSIA General Meeting	11 Patriot Day	12 Beach Social Happy Hour
13 Grandparent's Day	14	15	16 Garden Club	17	18	19 Rosh Hashanah
20	21	22 Autumn Begins	23	24 HSIA Board Meeting	25	26 Marina Pig Roast
27	28	29	30			

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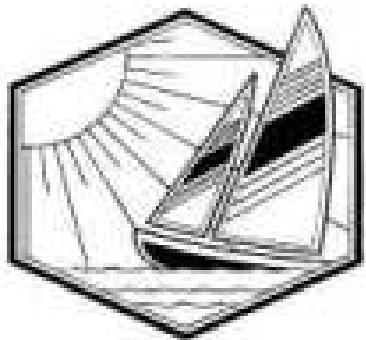
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# 2009

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
				1 <i>Sea Breeze</i> deadline	2	3 Yard Sale / AAMC Blood Drive
4	5	6	7	8	9	10 Yard Sale Raindate / Beach Social Happy Hour
11	12 Columbus Day	13	14	15	16	17
18	19	20	21	22	23	24
25 Halloween Parade	26	27	28	29 HSIA Board Meeting	30	31 Halloween



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