

# *the* **Sea Breeze**

**PUBLISHED BY HILLSMERE SHORES  
IMPROVEMENT ASSOCIATION**

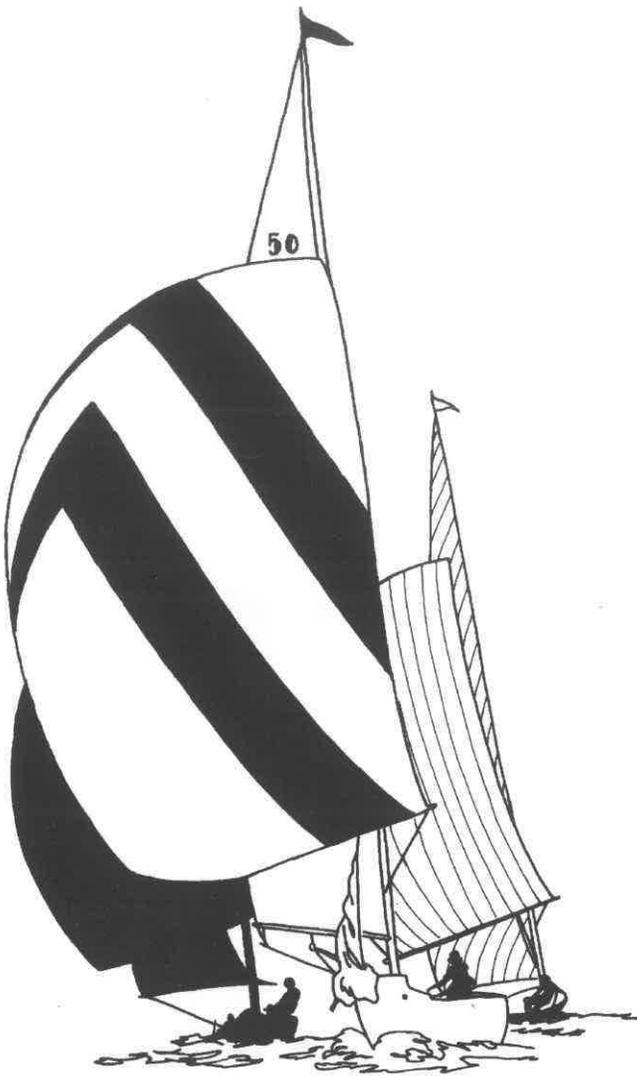
**SEPTEMBER 2010**

## **PRESIDENT'S COMMENTS**

A few days ago, I went out in the morning in my usual shorts and tee shirt to run some errands. That's when I realized that summer is really over. The nights are getting cooler and the hot, hot summer is finally loosening its grip on Annapolis. This seems great, however, the Farmer's Almanac has forecast a very cold, snowy winter. Enjoy it while you can.

There are a lot of things going on this time of the year. The Hillsmere Pool has finished its last season under the original lease. At a Special Board Meeting held on Wednesday, September 8<sup>th</sup>, the HSIA board approved offering HPA a new 20-year lease. The motion that was approved is elsewhere in this Sea Breeze. Before I talk about the details, I'd like to let you know how this motion came to be. As you know from my previous comments, I am generally in favor of having HSIA run the pool in the same way that the marina is run, as a self-supporting sub-entity. While several other board members supported my thinking, the board appeared to be very divided. Some board members wanted to continue HPA's management of the pool with few changes, but others had a position in between these two extremes. I had lunch on Friday, September 3<sup>rd</sup>, with one of those board members. As we talked, I realized that our views had much in common. We both wanted much more HSIA oversight of the

**(Continued on page 3)**



***Inside this issue...***

***Sale of  
East Bay View Drive  
Beach Strip***

***We need your vote!***

***Info pages and ballot  
included***

## THE SEA BREEZE

Published by: **HILLSMERE SHORES IMPROVEMENT ASSOCIATION**  
**BOX 3485, ANNAPOLIS, MD 21403**

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### 2010 BOARD MEETINGS - 7:00 p.m.

Jan 28	May 27	Sep 30
Feb 25	Jun 24	Oct 28
Mar 25	Jul 29	Nov 18
Apr 29	Aug 26	Dec 16

### 2010 GENERAL MEETINGS - 7:00 p.m.

Jan 14	May 13	Sep 9
Mar 11	Jul 8	Nov 11

**All Board Meetings at The Key School Science and Library Center**

**All General Meetings at The Key School Multi-Purpose Building**

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

pool, we both wanted to see the archaic charter system go away, and we both wanted whomever managed the pool to be integrated with the HSIA board. We decided to get a few of the board members together on the following Tuesday night to see if we could come up with a compromise motion that we all could be comfortable with. We met with several board members and produced a motion that was introduced at the Special Board Meeting on Wednesday, September 8<sup>th</sup>, and passed unanimously after a number of modifications. There were nine points in the approved motion. Everyone has to understand that this motion was not a lease. Both sides agreed to begin negotiations as soon as possible to work out all the details. HPA and the community need to understand that the points of the motion were the result of serious compromise between the board members. In my opinion, there is very little, if any, room for further changes during the negotiations. The purpose of the negotiations is primarily to take the nine points from the motion and turn that into a lease that can be signed.

I'd like to talk about a few of the points in the motion. The motion asks HPA to offer several categories of membership including Couple, Individual, and the 10 Pass Booklet. The rates for these membership categories for the first year of the lease will be proposed by HPA, but will need to be approved by HSIA as part of the lease. After the first year, HSIA will only need to approve rates and fees if they change more than 20% from the previous year. HPA will be required to submit a balanced budget, operating plan, and short and long term capital improvement plans to HSIA each year. HSIA does not need to formally approve these plans unless, in the case of the budget, it is not balanced for some reason. Additionally, the financial statements and books of HPA will be available to the HSIA board when requested. None of this oversight comes from any distrust of, or allegations of misconduct by HPA. They are only good business practices when a community turns over such an important asset to another organization to manage.

One of the big issues, that many residents have contacted me about, is what will happen to the charters and will current charter holders be reimbursed for what they paid for them. The motion says that the charters will go away to be replaced, in part, by a non-transferable initiation fee. How much the fee would be is not yet determined. It will be addressed in the negotiations and the initial fee will need to be approved by HSIA as part of the lease. The HSIA board generally preferred an initiation fee in the \$100-\$250 range. The original motion, before it was modified at the Special Meeting, stated that each charter holder should receive a 100% refund after any initiation fee was deducted that would be paid in some combination of discounts of membership and possibly cash. However, at the Special Meeting, we realized that since the charter holders are, by definition, HPA, that HPA should determine a reasonable means of converting the charters. There were about 40 members of the pool at the Special Meeting. They expressed a range of opinions of the charter issue. If you are a charter holder, then I recommend that you get involved in the discussions within HPA on this matter. Note also that the initiation fee would be non-transferable. This provision would mean that the initiation fee, once paid, would not be bought or sold between pool members as is currently done with charters.

One point that caused a lot of discussion at the Special Meeting was the requirement that the current limit of 300 members be removed. HPA pointed out that this limit, although in their bylaws, had never actually become an issue in the last 30 years. Just so everyone understands clearly, the only people who will ever be permitted to join the pool are Hillsmere residents or property owners. Members will continue to be permitted to bring non-resident guests, but the pool membership will only be open to our community. This is not listed as a point in the motion because both sides fully support this restriction. It will be in the final lease agreement.

***(Continued on next page)***

**(President's Comments continued)**

In order to keep a clear line of communication between the two organizations, the motion says that an individual from HSIA will be appointed as an ex-officio member of the HPA board and vice versa. The only difference is that the HPA individual appointed to the HSIA board will only be permitted to participate in pool related discussions. Neither ex-officio member will have voting rights. This formalizing of the relationship should go a long way toward keeping both boards working together. HSIA felt this was important since whereas HSIA formally represents the entire community, HPA only formally represents the members of the pool.

I am optimistic that a new lease can be in place before the end of the year. This is necessary so that billing arrangements, pool management contracts, etc. can be in place in time for next season. I have talked with the owner of Anchor Aquatics, the company that currently manages the pool, and explained what we are going through. He is very willing to work with us on contract deadlines, etc. to facilitate this process. I assured him that no matter what happens, we would want his company to open the pool on time next season. That conversation was most likely completely unnecessary since HPA resounded very positively to the motion at the Special Meeting. I am hoping that creating the new lease going forward will be a quick and relatively painless process. There have been a lot of very angry emotions that have surfaced during the past couple of years. If all of us involved in the negotiations can put that behind us, then we should have a very successful outcome.

Another big issue that has come to the forefront at the same time as the pool lease is the agreement to sell the community property along the beach strip to 13 of the 14 remaining lot owners. There is another article in this issue of *the Sea Breeze* that details the terms negotiated and the reasoning behind them. Of course, any agreement to sell community property needs to be approved by the community. Normally, it only requires approval of the HSIA membership (according to our bylaws). In this case, because of the possible ramifications from the previous lawsuit decisions, we decided to do two separate community votes. One tally will be of just HSIA members as our bylaws require and another will be a tally of lot owners. The vote will be by ballot. The ballots and instructions are in this *Sea Breeze*. It's a little complicated, but we have tried to simplify the process as much as possible. For most of you it will be easy. You will get one vote as a property owner for your lot and will fill out one Property Owner Ballot. If you and your spouse disagree then you will have to decide between yourselves how your one vote will be cast. If you are both members of HSIA (each paid \$15 annual dues) then you each can fill out an HSIA Member Ballot.

The HSIA board voted to recommend that the agreement to sell the property be approved. Only one board member voted against supporting the sale. His concern was that we were giving up the opportunity to create a living shoreline at sometime in the future. I agree with him in many ways. I would have loved to have had the opportunity to restore the entire beach. Most of the board felt that the numerous lawsuits that we would have to go through, with a very good chance of ultimately losing, wasn't worth it. This sale removes most of the threats of lawsuits. The one lot owner who declined to participate expressed no interest in the riparian rights. Even though the board recommended approval, you should decide for yourself how you feel about this sale.

We will be having a Special General Meeting on Thursday, October 7<sup>th</sup> at the Key School to finalize the vote and report on any new details on the agreement. The lawyers have yet to get involved so there may be some new information. We do need a quorum, so please plan to attend. It should be a short meeting unless there is a long Q&A session. Even if you only stay for a few minutes, you still count as part of the quorum.

**(Continued on next page)**

**(President's Comments continued)**

Finally, just a few words about signs. As you know, the board recently approved bringing our election sign rules into sync with County law. The main impact is that signs are allowed earlier (July 5<sup>th</sup> for this election cycle) and can be slightly bigger than before. Election signs must be no greater than nine square feet. That means nothing bigger than 3 x 3 feet or roughly 2 ½ x 3 ½ feet. Please honor these rules and be sure to remove all signs within seven days after the election is over.

We allow residents to put up signs about yard sales, missing pets, items for sale, direction to parties, etc. Please be considerate and remove your signs when the event or reason for the sign is over. Volunteers should not have to remove signs for a yard sale that was held a week ago. Real estate agents often put up signs for an open house. We are fine with that, but the signs should be removed after the event is done. Sale signs may only be placed on the property that is for sale.

Speaking of elections, we will be having our elections this year too. As you know, HSIA has an election for officers and directors in alternate years. This year the President, Vice-president, Treasurer, and Secretary positions will be up for election. If you are interested in running, please contact Ted Shepherd at elections@hillsmereshores.net or leave a message on our 24 hour voice mail at 410-263-4456.

I know this was a long President's Comments this month, but we had a lot to talk about. It seems like we have made great progress on many contentious issues. I hope we all can rebuild any relationships that have been strained as we worked through these issues. This is still a wonderful community full of wonderful people. There is still a lot of beautiful weather to come before it gets really cold. Get out and say hello to your neighbors!

-Bill Shuman

President, Hillsmere Shores Improvement Association



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# HSIA NEWS



## Last Hillsmere Shores Community Happy Hour and Pig Roast for 2010

The Beach Committee invites you to the last Happy Hour of the season on Saturday, October 9, from 4-7 pm. Come join your neighbors and enjoy our beautiful beach! We will be roasting a pig at this Happy Hour. We will also 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. We've had record breaking attendance for Hillsmere Happy Hours this year, so please come out and enjoy the fun with your neighbors. Thank you to everyone that helped make our Happy Hours such a success.



**Fall Yard Sale** - Come join us at our Fall yard sale at the beach. Clean out those closets, basements and attics and join us on Saturday, October 2, from 8 am to noon. Don't have anything to sell? Come on down and browse through the bargains! 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 bring 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. A few things to remember —

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.** Please set your tables on the grassy areas, not on the parking lot. Space is on a first come, first served basis. No reservations are required. See you at the sale!

**Environmental Committee** - Don't forget the 3 Rs — Reduce, Reuse, Recycle. Let's go green in Hillsmere. Remember the Anne Arundel County challenge by recycling at least half of everything you throw away. If you want to help with the Environmental Committee or have any ideas, please contact [environment@hillsmershores.net](mailto:environment@hillsmershores.net).



**Hillsmere Playgroup** - Did you know that there's a group formed to help get parents to know one another and to get the kids to play too? Anyone can join the Hillsmere Playgroup at anytime. Whether you're staying home with the kids or working full-time, we'd love to add you to this group! We welcome caregivers for kids of all ages for playgroups, monthly Mom's Night Out events, and other fun activities. Friday morning playgroup runs from 10 am to noon, and is usually geared toward younger kids who have not yet entered school full-time. There are always a few babies in attendance who aren't

actually old enough to play yet, so don't be shy about joining just because your little one is really, really little! Additional activities are for kids of all ages. If you'd like to be added to the mailing list or would simply like to learn more about the group, please contact Emily Auerswald at [eauerswald@gmail.com](mailto:eauerswald@gmail.com). Come on out and join the fun!

**HSIA 2010FY Financials** - Due to the size of this issue, we will report on the HSIA 2010FY Financials in the October *Sea Breeze*.

# Sale of HSIA East Bay View Beach Strip to the Residents

At a closed meeting of the HSIA Board of Directors on 8/26/2010, the sale of the Beach Strip as outlined below was **approved** by a solid majority. The 8/26/2010 approval would be subject to an approval of the final terms/language of the sale document and community/HSIA membership approval. As of 9/7/2010, we have received written approval of the terms from the 13 East Bay View residents, again subject to an approval of the final terms/language of the final sale document.

**The HSIA Board is asking the lot owners of Hillsmere Shores to vote approval of this sale.** This will end any legal disputes with these 13 residents of our community and will help promote community harmony.

## **Background:**

1. Having lost the land adjacent to the three lot owners who were awarded their adverse possession case, the HSIA beach strip is chopped up into pieces.
2. With the land at the east end lost through the court case and erosion of the land at the beach end, the remaining pieces of the beach strip are isolated and have no community entry point by land.
3. Nine of the remaining 14 residents got together and offered to buy the beach strip pieces adjacent to each of their properties including riparian rights for \$130,000 (average \$14,444 per lot). They wanted to convey their willingness to end the dispute and at a price that the HSIA Board could support. However, they also said that if the land was not for sale, then there would be another adverse possession lawsuit initiated.
4. In the December 2009 issue of *the Sea Breeze*, articles were included outlining the case for sale of the property and the case for not selling the property.
5. HSIA had the homes between our community beach and our marina appraised for water view versus waterfront to see what the value increase would be to the residents should they acquire the land. The value was put at an average of \$113,500 per lot.
6. If the land was valuable to others beside the residents, HSIA could auction the land to the highest bidder. However, the land has essentially no value to anyone else other than to the residents.
7. The HSIA Board nominated Bruce Walker, Kate Penn, and Bill Shuman of the HSIA Board to negotiate with representatives of the nine East Bay View residents. The HSIA negotiators and the East Bay View negotiators were well aware that any agreement would have to be approved by the HSIA Board, the HSIA Membership/Community and the East Bay View residents involved. However, to pose the question to everyone, a negotiated price would need to be arrived at.
8. The three HSIA Board members and three of the East Bay View residents began negotiations January 6, 2010 and tentatively reached agreement on August 23, 2010 after many meetings, proposals and counter proposals, and intensive discussions. In the course of the negotiations, HSIA urged the East Bay View representatives to reach out to include all 14 of the residents. This they did and 13 of the 14 residents have tentatively agreed to the terms outlined below:

## **Terms of the Property Sale**

- a. Terms: the sale is for HSIA's ownership and rights to any land between the East Bay View resident's lot and the water including the riparian rights and any claims to land under the water.
- b. The 13 residents who participate in this purchase will have the same rights to put up a pier as any other Hillsmere Shores waterfront resident with riparian rights and this will be included in the sale agreement.
- c. Closing costs and any subdividing costs will be split 50/50

**(Continued on next page)**

**(East Bay View Beach Strip Sale continued)**

- d. The price is \$260,000 for 13 (average \$20,000/lot) of the 14 residents. The 14<sup>th</sup> resident has only inches of HSIA land between their property line and the water and is reported to have said that he is not interested in buying or pursuing riparian rights.
- e. Payment would be half up front and the remainder spread even over the next 5 years. One of the residents will be allowed 25% up front and the remainder spread over the next 5 years. A lien, similar to a mechanics lien, would be placed on the homes of any resident who does not pay all up front. The lien will be removed when the balance is paid.
- f. Earnest money of \$5,000 will be collected from each of the 13 residents and deposited with the title company with the purchase agreement.
- g. HSIA/EBV residents will jointly bid out the closing preparation costs and any subdividing costs to get the best deal possible to hold costs down.
- h. The sale offer does not have any involvement of the original three residents who obtained land by adverse possession.
- i. The sale is contingent on HSIA membership and Hillsmere Shores Community approval by a greater than 50% vote of those at a Special meeting called for that purpose and by approval and participation by all 13 of the residents who have agreed to the purchase.
- j. The sale closing will occur prior to December 31, 2010.

At the General Meeting on 9/9/2010, the above was presented to the HSIA membership/Community. Questions were taken and answered. HSIA has set the **Special General Meeting to be held at 7:00 pm on October 7, 2010** for further explanations, with more terms of the actual sale agreement written out. At that October meeting, a vote will be taken by the community and HSIA membership for approval of the sale. **Any Hillsmere lot owner has the right to vote regardless of whether you are an HSIA member or not. You may have one vote for each Hillsmere Shores lot that you own.** The ballot is included in this issue of *the Sea Breeze*. You may vote by mail or you may come to the October meeting and submit your ballot then. We will need a good representation of the community and the HSIA membership to be at the October meeting.

**The HSIA Board recommends the Community and the HSIA membership approve the sale under the terms listed above.**

HSIA Board of Directors

~ Submitted by Bruce Walker, HSIA Treasurer 9/9/2010

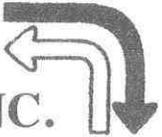


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# Ballot For Vote On Sale Of Community Property

## Ballot Instructions

There will be two separate vote counts, one for Hillsmere property owners and one for HSIA members.

**If you own property in Hillsmere** then you may cast one vote for each property that you own, however only one vote for each property will be counted no matter how many individual owners there are. Properties will be validated against the tax list provided by the County. If your property is more than one lot and it can be verified from the County tax list, then you may cast one vote for each lot (on separate ballots).

**If you are a member of HSIA** then you may cast one vote even if you are not a property owner. If multiple members of your household are HSIA members (each paid \$15 in dues for 2010), then each member may cast one vote.

**If you are both a property owner and a member of HSIA** then you may cast multiple votes, one of each property/lot and one for each HSIA membership.

**You must cast each vote on a separate ballot.** There are two types of ballots, a Property Owner Ballot and a HSIA Member Ballot. For example, if you and your spouse own two properties in Hillsmere and your spouse is a member of HSIA but you are not, then you may cast three ballots, one for each property and one for your spouse's HSIA membership.

### Terms of Sale:

The ballot is to approve or disapprove the sale of the community property, generally known as "the beach strip", that is between some East Bay View Drive lots and the water. The proposed sale does not include any part of the community beach or sand spit (although the land is part of the same parcel).

1. The sale is for HSIA's ownership and rights to any land between the East Bay View lot owner's lot and the water including the riparian rights and any claims to land under the water.
2. The 13 residents who participate in this purchase will have the same rights to put up a pier as any other Hillsmere Shores waterfront resident with riparian rights and this will be included in the sale agreement.
3. Closing costs and any subdividing costs will be split 50/50.
4. The price is \$260,000 for 13 of the 14 lots.
5. Payment will be half up front and the remainder spread even over the next 5 years. One of the residents will be allowed 25% up front and the remainder spread over the next 5 years.
6. Earnest money of \$5,000 will be collected from each of the 13 residents and deposited with the title company with the purchase agreement.

**Fill out one or more ballots, as described above, and mail your signed ballots to the address on the ballot or bring it (or have someone else bring it) to the Special General Meeting scheduled for October 7, 2010 at the Key School.**

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**Ballot For Vote On Sale Of Community Property**  
**Property Owner Ballot**

Use this ballot if you are a property owner in Hillsmere. Only one ballot may be submitted for each property/lot, no matter how many owners there are. If you own multiple properties then submit one ballot for each property.

**Step 1: Enter your name:**

**Step 2: Enter your home address** (or address of record if different from your home address):

**Step 3. Enter the address of your property in Hillsmere :**

**Step 4: Indicate your vote (check or circle one choice):**

As the owner of the above property in Hillsmere, I

( ) APPROVE

( ) DISAPPROVE

of the sale of community property (the beach strip) to the 13 lot owners of East Bay View Drive according to the terms described in the ballot instructions in the September 2010 *Sea Breeze*.

**Step 5: Sign your ballot** (Ballots must be signed in order to be counted)

Signature: \_\_\_\_\_

Please mail your signed ballot to

HSIA  
P.O. Box 3485  
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or bring it (or have someone else bring it) to the Special General Meeting scheduled for October 7, 2010 at the Key School.

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# Hillsmere Sales Activity



	List Price	Sold Price	Days on Market
507 Hillsmere	\$545,000		
630 Riverside	\$2,750,000		
127 Bay View	\$1,100,000		
301 Cedar	\$354,900		
109 Steffey	\$460,000		
155 Bay View E	\$795,000		
151 Bay View	\$1,385,000		
303 Edgemere	\$274,900		
319 Hillsmere	\$205,000	(under contract)	60
407 Hillsmere	\$299,000	(under contract)	139
407 Beach	\$250,000	(under contract)	91
423 Duvall	\$469,000	(under contract)	35
101 Meade	\$280,000	(under contract)	324
409 Edgemere	\$182,067	(under contract)	62
420 Holly	\$299,000	(under contract)	30
608 Beach	\$445,000	(under contract)	42
617 Tayman	\$225,000	(under contract)	7
633 Riverside	\$795,000	\$690,000	79
109 Spring Valley	\$399,000	\$399,000	4
135 Pinecrest	\$549,500	\$542,500	45
102 Pine	\$355,000	\$348,000	3

\*Information is believed to be accurate, but should not be relied upon without verification.



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**Ballot For Vote On Sale Of Community Property  
HSIA Member Ballot**

Use this ballot if you are a member of HSIA. Each member of your household who joined HSIA by paying \$15 in 2010 may vote. If only one membership was paid, then only one vote may be cast.

**Step 1: Enter your name:**

**Step 2: Enter your home address:**

**Step 3. Enter the address of your property in Hillsmere** (if not a resident) :

**Step 4: Indicate your vote (check or circle one choice):**

As a member of the Hillsmere Shores Improvement Association, I

( ) APPROVE

( ) DISAPPROVE

of the sale of community property (the beach strip) to the 13 lot owners of East Bay View Drive according to the terms described in the ballot instructions in the September 2010 *Sea Breeze*.

**Step 5: Sign your ballot** (Ballots must be signed in order to be counted)

Signature: \_\_\_\_\_

Please mail your signed ballot to

HSIA  
P.O. Box 3485  
Annapolis, MD 21403

or bring it (or have someone else bring it) to the Special General Meeting scheduled for October 7, 2010 at the Key School.

# HILLSMERE POOL ASSOCIATION (HPA) NEWS

~Tom Trimmer, President

## HPA Election of Directors and New Lease

The HPA will hold elections of three Directors at the October 2010 General Membership meeting. The responsibilities for the Director positions can be found in the HPA By-Laws at the HPA web site. If you are interested in serving your pool association and contributing to the continued excellent pool experience, please visit the HPA web site at [www.hillsmerepool.org](http://www.hillsmerepool.org), and leave your name, contact information and the position you are interested in filling.

We had a very successful year at the pool. We enjoyed three holiday parties, open house days for the Hillsmere community and the most over 90 degree days ever.

HSIA voted unanimously to enter into negotiations with HPA for a 20-year lease of the property where the pool is located. HPA will continue to run the pool, but there will be some changes. What these changes may be will be discussed at the October 28<sup>th</sup> meeting at 6:00 pm at the Eastport-Annapolis Neck Library and at the November 23<sup>rd</sup> meeting. These are our General meetings, so please plan to attend.



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## RECREATION AND ENTERTAINMENT

Thanks to everyone for coming to the Community Picnic on August 21<sup>st</sup>. Lulu was back and spent most of her time painting some pretty faces. And we had a Ninja Turtle moonbounce this year! The attendance was not as high this year, but most of the food was eaten. Just two cheeseburgers and a few hot dogs were left. Thanks to all the people that helped out — especially Kevin and Helen Holmboe!

Our next event will be the Halloween parade, so please make your calendars for Sunday, October 24<sup>th</sup>, at 1:00 pm. Our parade will be the Sunday before Halloween.

Please enjoy these pictures from a previous 4<sup>th</sup> of July Bike Parade.



# From the Stormwater Committee

~Ray Sullivan, Chair

## Successful Tree Sale:

Thanks to Phyllis Saroff, we have conducted a successful tree sale. Seventy-five trees were ordered. Look for delivery next month in time for fall planting. Thanks to all for participating.

## Rain Barrels:

Unfortunately, we could not get enough orders to justify buying ten barrels. However, if we can get a volunteer that is willing to pick up ten barrels from WSA in Millersville, the Stormwater Committee is willing to buy the barrels. Then we can sell them one or two at a time. If you can volunteer for this, please contact Ray Sullivan at [stormwater@hillsmereshores.net](mailto:stormwater@hillsmereshores.net).

## Stormwater projects for next year:

We will be submitting a budget item to do one or two rain gardens similar to the rain gardens at Phipps Drive and the beach. If you want to participate, please contact Ray at the above email address.



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# GARDEN CLUB



The Hillsmere Garden Club began its season on September 15<sup>th</sup> with the installation of Officers and a display and discussion of horticulture specimens. Men and women of Hillsmere are welcome to join us. We begin our meetings at 12:30 pm at the Eastport-Annapolis Neck Library with coffee and tea, with our meeting following at 1:00 pm. Our meetings are scheduled for the 3<sup>rd</sup> Wednesday of each month from September through April. Come be part of the fun!

Any questions can be directed to Katie Berry at 410-263-1937.

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# From the Beach Committee

~*Kate Penn, Beach Chair*



Thank you to the team of volunteers who put together the summer Happy Hours. We've had some wonderful evenings thanks to all your hard work.

## **- *Volunteers Needed!***

Does a family member or neighbor require accessible playground or park equipment? As we continue improvements, we want to consider the needs of all residents in the community. Please help us by providing feedback on what equipment is needed.

Are you interested in helping keep the beach beautiful? The Beach Committee needs volunteers both for ongoing projects and for occasional clean ups and repairs. If you are interested in either, please email Kate Penn at [beach@hillsmereshores.net](mailto:beach@hillsmereshores.net), or call 443-482-9870.

## **- *Fall Work Day: Saturday, September 18 from 9 - 11 am:***

Just a couple hours of work with your neighbors goes a long way to help keep the beach clean and ready it for winter. We will be weeding, trimming, and doing some touch-up painting. The work will be light this time, but we'll still need plenty of extra hands to get it done. All ages are welcome, and as always, there will be refreshments provided.

## **- *Maintenance Notes (your tax dollars, and volunteers, at work!):***

The Beach Committee is soliciting bids for installation of a new fence along West Bay View Drive and around the restored marsh area, restoring the second entrance at the west end of the parking lot, and for installing a well to have running water at the large pavilion. Please contact [beach@hillsmereshores.net](mailto:beach@hillsmereshores.net), or call 410-263-4456 for bid documents.

We are completing the design for improving drainage at the large pavilion, restoring power to the large pavilion, and for replacing the large swing set. Requests for Bids will be issued by the next publication of *the Sea Breeze*; if you are interested, or know anyone who is interested, please contact us at the above email/phone numbers.

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

ESA is completing concept drawings of three possible shoreline designs, including one that maintains the current design. After a review by the HSIA Board, the Beach Committee will present the designs to the community, along with the estimated costs and pros and cons of each, for questions and discussion.

## **- *Proposed projects for FY2012:***

The budget planning for FY2012 is fast approaching, and the Beach Committee is considering the following projects for the coming year.

- 1) Although we will not be ready to start the shoreline remediation, related tasks for FY12 include completing construction drawings and obtaining building permits.
- 2) Many of the park benches have been replaced through the generous donations of residents. We will resume this effort in order to replace the remaining benches in the park area.
- 3) We are considering a small-scale rain garden at the west end of the park, between the walkway and the fence, to reduce flooding in that area.
- 4) The volleyball court will be refurbished with a new boarder and sand.

If you have suggestions for other projects, please contact Kate Penn with your ideas. The committee will price these tasks to be included in the budget proposed to the community at the November General Meeting.



# PIERS & HARBORS NEWS

## *A View from the Harbour*

With the end of the boating season drawing near, there are a few items each slip holder needs to be aware of.

### ***Preparing the Marina for the coming Winter:***

1. If you plan on leaving your boat in the slip, please insure that the lines are in good shape and check on your boat on a regular basis during the winter as you have during the season.
2. The water and pump out will be winterized by Thanksgiving weekend, please plan accordingly.
3. Garden hoses must be secured for the Winter, please remove them prior to Thanksgiving weekend. Unsecured hoses will be removed.
4. If you are removing your boat from the slip, make sure you take your lines with you or secure them to the piling so that they are not in the water. Stray lines will be removed.

### ***Marina Items of Interest:***

New dock ladders have been ordered and will be used to replace existing unsafe ladders and ladders will be added to the Sunset and Beach piers.

Piers and Harbors is building a complete email list of all Slip Holders and those interested in receiving emails from Piers and Harbors. If we do not have an email address provided on the Slip Renewal Form, or you know your email address is out of date, or simply wish to be added to the email list, please send a note to [marina@hillsmereshores.net](mailto:marina@hillsmereshores.net) with your email address. The email list will be used to send out notifications regarding the Marina and to facilitate the future Piers and Harbors Meetings. Current Slip Holders may also be contacted directly requesting email address information.

Piers and Harbors is again participating in the Grow Oysters Program. You will see oyster cages attached to the piers in the main marina which contain the immature oysters. Please do not disturb the cages. If you notice someone disturbing the cages, please ask them to stop. These oysters will be placed on reefs here in the South River in the early Summer and will contribute to a cleaner river.

Swimming in the marina and around the piers is something that is inherently risky. HSIA has purchased signs that will be installed at the main marina, Beach Drive, and Sunset Drive piers warning of the risks of swimming in an active marina. There are many hazards in the marina such as moving boats, shore power cords, possible stray electrical currents, etc. Please do not swim around the boats or piers. If you must swim, then you are *Swimming At Your Own Risk*.

### ***Winter Slips are Available:***

Piers and Harbors will be offering Winter Slips for Hillsmere residents and property owners ONLY. Please email [marina@hillsmereshores.net](mailto:marina@hillsmereshores.net) if you are interested in renting a Winter Slip and to request details. All rules regarding proof of ownership and insurance apply.

***Updated Slip, Boat Park, and Dinghy Rack Waiting Lists:*** We have updated the Piers & Harbors waiting lists. Please visit the website at [www.hillsmereshores.net](http://www.hillsmereshores.net) to see the current lists. You must be a current HSIA member in order to remain on the lists. Please direct any questions to [admin@hillsmereshores.net](mailto:admin@hillsmereshores.net) or call the 24-hour voice mail at 410-263-4456.

# **HSIA/Community Accomplishments 2005FY to 2010FY**

*~ Submitted by Bruce Walker, Treasurer*

Carrying on in the tradition of previous HSIA boards, below is a summary of what your Community volunteers have accomplished through your Association these past six years. The list is quite extensive.

## ***Community:***

Conducted a comprehensive Community Survey in 2005 achieving 64% return  
Initiated Outreach Program for those unfortunate to have a house fire in our Community  
Created leader roles for Volunteer Coordinator, Web Master, Welcome to new residents  
Initiated Beach Socials for the community  
Rebuilt the Community Hillsmere Drive entrance and new signs  
Zoning&Covenants Committee-outlined mission/vision/operating principles/etc  
Made the budgeting and expenses process open and transparent  
Initiated Volunteer Recognition Program with T-shirts and Tote bags  
Enhanced Community security program adding private security  
Added Beach security during the summer to reserve the beach for our residents  
Defined relationship with Key School; Key School initiated annual donation to HSIA  
Helped move Duvall Creek dredging to become the current #1 project priority in Maryland  
Lost community property to adverse possession lawsuit due to years 1970-2000  
Conducted effective Building Permit process/program  
Arranged with the County to test for mosquito spraying each week throughout summer  
Maintained active interaction with local governments and organizations incl. SRF, ANPF  
Reduced debt from \$508,000 to \$125,819

## ***Piers & Harbors:***

Rebuilt Contingency fund to full strength after Isabel and major projects  
Expanded the marina adding 26 new slips and redoing the parking lot  
Achieved Clean Marina status/recognition; initiated oyster growing at marina  
Rebuilt Beach Drive canoe pier and added 40 new canoe/kayak racks  
Rebuilt Beach Drive pier/slips/boat ramp and added electricity to slips  
Rebuilt Sunset Drive pier/slips and added electricity to slips  
Installed security cameras at the Marina  
Added automated marina entrance gate  
Updated P&H rules and procedures

## ***Beach:***

Completed stone revetment of the east side of the beach where bulkhead failing  
Redid the parking lot and internal fence and storm water management system  
Upgraded playground for tots  
Upgraded playground for older kids  
Replaced benches with resident dedications; replaced waste baskets and picnic tables  
Upgraded swings  
Replaced pavilion roof  
Completed wave action study of the shoreline in response to Community concerns & to provide information necessary to plan the protection and improvement of our beach.  
Initiated SRF weekly water sampling of our beach for swimming safety

***(Continued on next page)***

*(HSIA/Community Accomplishments continued)*

**Storm Water/Environmental:**

Restored marsh at northeast beach trench entry to River/Bay  
Created storm water rain garden at mid-Beach entry  
With help from SRF & grant from CBF, created storm water rain garden by pool  
Helped fend off construction of 105 Steffey Drive to reserve storm water management  
Offered rain barrels to the community at reduced price through our Watershed Stewards  
Working on a comprehensive storm water strategy for all of Hillsmere

**Property:**

Revamped rental house installing new flooring, ceiling fans, dishwasher, dehumidifier  
Painted rental house inside and outside  
Installed new windows throughout rental house  
Installed new furnace in rental house  
Hired property management company for rental house

**Budget/Treasurer:**

Made finances open and transparent  
Initiated monthly cash flow and committee spending reports  
Opened the budgeting process for board and HSIA membership involvement  
Created Mission/Vision/Operating principles for the budget committee  
Pushed HSIA back to obtaining multiple bids for work and materials  
Paid back the \$1000 to the remaining 50 1992 marina expansion project investors  
Guided reduction in debt from \$508,000 in 2004FY down to \$125,819

**The above is in addition** to normal day to day activities of managing and maintaining facilities, conducting holiday social functions, annual community picnic, dumpster days, creating budgets and managing finances and insurance, responding to incidents and inquiries, organizing volunteers to help residents during snow storms, community meetings, board meetings, Come-and-Get-it Day, planting flowers at the entrance and islands, etc., beach cleanup and project days, etc., 99% of which are all done by volunteers. Your HSIA Board of Directors, committee chairs and members, project managers, etc. are all volunteers working to make your community a better place.

Two of the larger portions of the Special Tax are Security and Beach Capital projects:

<b>Special Tax Fees:</b>	<b>Security</b>		<b>Beach Capital Projects</b>	
	<b>Budget</b>	<b>Spent</b>	<b>Budget</b>	<b>Spent</b>
2010FY: \$121/lot	\$80,000	\$78,112	\$16,350	\$22,637
2009FY: \$160	\$40,000	38,170	\$78,000	\$64,173
2008FY: \$156	\$40,000	28,642	\$80,500	\$53,844
2007FY: \$123	\$45,000	28,154	\$11,500	\$ 3,207
2006FY: \$141	\$39,000	33,907	\$41,679	\$11,915
2005FY: \$101	\$37,000	29,401	\$39,000	\$20,600
2004FY: \$ 77	\$36,000	38,225	\$17,000	\$16,400
Average = \$126/yr/lot		=\$32/yr/lot		=\$22.39/yr/lot
STax Incr. of \$7.33/yr/lot 2004-2010FY				

The other major portions of ST spending (in order of size) are loan payments (2 more yrs), Ground Maintenance, *Sea Breeze*, and admin.

**Negotiations On A New Pool Lease**  
**Approved by the HSIA Board of Directors**  
**at a Special Board Meeting on September 8, 2010**

*The following motion was approved by the HSIA Board of Directors.  
 For more information on this motion please see the President's Comments.*

HSIA will offer HPA a new 20-year lease that should include the following:

1. HPA will submit to HSIA a balanced budget, operating plan, and short and long term capital improvements plan (including proposed financing) each year. The budget will include projected revenues, expenses, membership rates, and other fees. The operating plan will include membership categories, rules, procedures, and the current membership list.
2. HSIA must approve any unbalanced budgets, alterations to membership categories and their utilization, and changes to membership rates that exceed plus or minus 20% from the previous year's rates.
3. The initial categories of membership should include Family, Couple, Individual, and a 10 pass coupon book.
4. Charters will be replaced by a non-transferable initiation fee structure that will generate positive revenue for the pool. HPA will determine a reasonable means of converting charter memberships under the new system.
5. There will be no limit on the number of pool memberships.
6. HPA financial statements will be submitted to HSIA on an annual basis and HPA books will be open to the HSIA board on formal request.
7. An individual will be appointed, by the HSIA board, to serve as an Ex-Officio member of the HPA board. That individual will have full participation, excluding voting rights, on any issue. An individual will be appointed, by HPA, to serve as an Ex-Officio member of the HSIA board. That individual will have full participation, excluding voting rights, only on issues pertaining to the pool.
8. Standard and customary lease provisions will be included in the final lease.
9. The lease will define the initial membership categories and fees.



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## Personal Ads

**For Sale** - 3 piece Entertainment Unit, lighted, all wood Cherry finish, excellent condition. Cost \$3000, will sell for \$500 or best offer. Please call Bill or Sandy at 410-263-4146.

**Wanted: House to Lease in Hillsmere** -Family of 4 looking to rent a 3+ bedroom home on November 1 (date flexible) for 18-24 month lease. No pets, non-smoking. Please call Jeanne at 443-994-4992.

### **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:

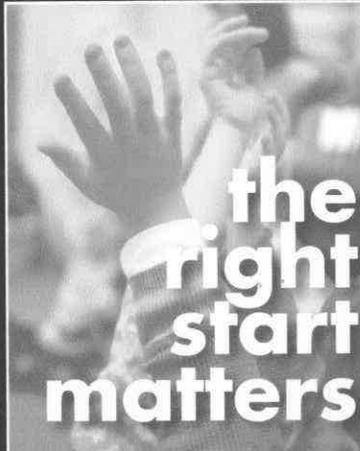
1. A copy of the Anne Arundel County Building Permit.
2. A copy of the construction location on the property when required by the County.
3. Cash or check in the amount of \$5.00 made payable to HSIA, unless we sent you a certified letter. Then the cost is \$20 for the permit.
4. Mail to HSIA, P.O. Box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

#### **Hillsmere Resource Guide**

Do you run a business that you would like listed in the "Hillsmere Resource Guide"...It's **FREE!** The guide lists the services and businesses that are owned/operated by our Hillsmere neighbors. It can be found on our website at [www.hillsmershores.net](http://www.hillsmershores.net). Please send your information to Nuala O'Leary at [nules99@hotmail.com](mailto:nules99@hotmail.com).



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## 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.

◆ **20<sup>th</sup> Annual Arts and Music Festival at Quiet Waters Park**-Please visit Quiet Waters Park on Saturday and Sunday, September 25 & 26, for the 20<sup>th</sup> Annual Arts and Music Festival, a celebration of the fine, decorative, and performing arts of the Chesapeake Region. The celebration features artists exhibiting a variety of creations in glass, graphics, jewelry, leather, paintings, photography, pottery, textiles, watercolor, wood and other eclectic examples of art. Admission and parking are free. Hours are from 10 am to 5 pm.

◆ **Key School News** -Key School 5K/10K Run and Family Fun Run, Sunday, October 24, 2010. Runners can opt for the classic 10K Run, enter in the 5K Run, or participate in the Family Fun Run (approximately one mile). Runners of all ages and experience levels are welcome. Refreshments will be available for all. Online registration is available at [active.com](http://active.com) or runners can download a PDF of the registration form at Key School's website, [www.keyschool.org](http://www.keyschool.org) and mail it to The Key School, 534 Hillsmere Drive, Annapolis, MD 21403. Please mail by October 15. A flyer is also included in this month's *Seabreeze*. Runners can also sign up on the day of the race. Packet pick-up 8:00 a.m. - 8:45 a.m. For additional race information or to download a race registration form, visit [www.keyschool.org](http://www.keyschool.org).

#### **Entry Fees:**

5K/10K Run : \$22.00 online [active.com](http://active.com) (closes October 22); \$25.00 (Mail-in postmarked by October 15, Drop-off, or Race Day)

Family Fun Run: \$15.00

Snooze-in: \$20.00 (Pay a discounted registration fee, sleep in late on race day, and receive a race T-shirt for your support with this option.)

◆ **Farmer's Market** - Riva Road & Truman Parkway, Saturdays until December 18 and Tuesdays until October 26, 7 am - noon; DNR parking lot of Taylor Avenue, Thursdays until September 30; 3 - 6 pm; Annapolis Mall parking lot next to Sears Automotive, Sundays until October 31, 11 am - 3 pm; Annapolis Towne Center/Whole Foods (on sidewalk along Towne Centre Blvd), Wednesdays until October 27, 4 - 7 pm.

◆ **Annual Oral Rabies Vaccination Project** -The Anne Arundel County Department of Health will conduct the annual Raccoon Oral Rabies Vaccination Project beginning Wednesday, September 8. Baits will be placed throughout Anne Arundel County to vaccinate raccoons against rabies. The project should be completed by September 30, weather permitting. The Department of Health recommends that pet owners keep their pets confined or on a leash during the baiting period and for two weeks thereafter. It is also recommended that care be taken in removing the bait from a pet's mouth. For more information, visit [www.aahealth.org](http://www.aahealth.org).

### HSIA Board Meeting

Thursday, September 30, 2010  
7:00 pm

Key School Science & Library Center

### HSIA Special General Meeting

Thursday, October 7, 2010  
7:00 pm

Key School Multi-Purpose Building

### HSIA Board Meeting

Thursday, October 28, 2010  
7:00 pm

Key School Science & Library Center

### Deadline for the October

*Sea Breeze* is September 30, 2010

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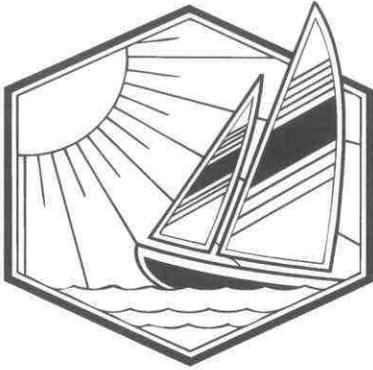
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# *the Sea Breeze*

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