

The Sea Breeze

PUBLISHED BY HILLSMERE SHORES IMPROVEMENT ASSOCIATION



October 2022



Our neighbors and friends enjoying a great evening of food and entertainment.

The Hillsmere Shores Community came together at our beach on September 10, 2022 to celebrate the end of summer with a Happy Hour and this year, we ended it on a "high note" by including the Moxie Blues Band. Our friends and neighbors had a terrific time and the sentiment shared throughout the evening was a desire for more events like this at our beach. The Hillsmere Shores Improvement Association's Board of Directors would like to extend a very special thank you to Noel Gasparin and his crew of volunteers for their efforts in organizing the three Beach Happy Hours this summer and to Tom O'Brien and the Moxie Blues Band for their performance at our last Happy Hour.



Two of Tom's music students, LC and Pierce, dazzling the crowd with their skills on the key boards.



The Moxie Blues Band, led by resident Tom O'Brien on the key boards, provided a high level of energy and entertainment for our community.



Kevin Holmboe helps prepare the evening meal.

Inside...

2	President's Message	11	Garden Club
3	HSIA News & Events	12	Entertainment Report
6	HSIA Meeting Minutes	12	Annual Oyster Feast
7	HSIA Officer Election—Candidates	14	HSIA Building Permits
10	Beach Report	15	Piers & Harbors Report

President's Message—Building Community



Tom Anderson, HSIA President

It's hard to believe, but Fall has arrived and we're beginning to see many signs of it. Changes in daylight, temperatures, vegetation and much more. Schools are back in session and that brings many wonderful things including those we as residents should be aware of. Special attention should go to the children that come and go from school and your attention to our roadway speed limits is crucial.

So, what is an effective living community? It's where we build our homes, raise our children, and enjoy many recreational and social activities. It is a zone that should be free of dangers and undesirable distractions. It should be the place we are most proud of! Issues and problems that challenge this environment should be addressed immediately.

Our Board of Directors is continuously focused on the quality of life within Hillsmere. Our job is to ensure that Hillsmere is managed in accordance with the community Covenants and Bylaws. This is a core component of building community because we manage to the guidelines established for our community. You will see much more on this issue in the coming months. We recently sent a letter by email and US Mail to all residents that began to address some initial topics. I have received considerable praise for our letter and have also heard from a couple people with concerns. I would have expected nothing less. One topic that was addressed was enforcement and there were questions about legal expenses. There was one recent situation where a resident built a structure that violated the 15' setback. We pursued this matter through legal channels and had a successful outcome in our favor. That resident will remove the structure and has already paid a portion our legal expenses. Understand that we cannot comment on actions while they are in process. Make sure to follow our simple process for obtaining permits for work you want to get done.

There are many community events that are intended to bring us together to have fun responsibly. You will read about those here in this newsletter. One example I want to point out is the beach party that occurred on September 10th. The community came out in large numbers at the beach to enjoy great weather, food, and live music by the Moxie Blues Band. A big thanks to Tom O'Brien and his band for this great music. We plan to do this again next year and there are many additional activities planned for the coming months. Read more here in this newsletter.

Finally, I want to call on all of you to attend the General meetings. The schedule is published in this newsletter. Please come and get involved. It is your responsibility and "community" only works with your involvement. Further, get involved in one (or more) of our Board activities. Each of our groups needs you!

As always, reach to me and any other Board member with questions and issues you want to have addressed.



HSIA Community News and Events

Jean Somers, HSIA Administrator



Meet The Candidate Night—Please join us for our “Meet The Candidate (For President) Night” in The Barn Commons, Key School, off of Carroll Drive on Tuesday, October 11, at 7 pm. This year, we are electing our Officers (President, Vice President, Secretary, and Treasurer) to serve a two-year term (2023 and 2024). All of the officers are incumbents, however, this is the Acting President’s first election. The candidate for President can be in attendance on October 11, and the other three will be at the October Board meeting on Thursday, October 27, 7 pm at the same location. Be sure to look at who is running and read their bios included in this issue. A ballot will be in the November issue of *the Sea Breeze*. Please mark your calendars for our November General meeting scheduled for Thursday, November 10, at 7 pm in The Barn Commons, Key School.

2nd Annual Flu Clinic—The 2nd Annual Flu Clinic will take place on Sunday, October 16, at the large pavilion at the beach. Times are not set yet. Please save the date and keep an eye on the Hillsmere message boards for times. It’s a great, convenient way to get your flu shot! Thank you to Cassie Heckman for arranging the Flu Clinic!

Halloween Parade—Calling all ghouls, goblins, and ghosts -- Hillsmere’s Halloween Parade is scheduled for Sunday, October 30, starting at 1:00 pm. Please meet at The Key School gazebo at the corner of Hillsmere and Carroll Drives. We will parade to the beach and share some refreshments. Hope to see you there!

Welcoming Committee Chair—We are seeking a volunteer(s) for the very rewarding and fun position as Chair of the Welcoming Committee. It would be great to have at least two or three people to take on this Committee. The previous Chair and two of the volunteers were on the Committee for over 8 years. Chair, Kathy McFadden, said it was one of the best committees she has ever chaired: “It was always positive and wonderful meeting all the new residents in Hillsmere. People were very appreciative to receive the information we provided and be welcomed into our community.” If anyone is interested in Chairing this important Committee, please contact the Administrator at admin@hillsmershores.org or 410-263-4456.

Happy Hour Thank You’s – Thank you to Noel Gasparin and all the volunteers that worked hard to bring us some great Happy Hours this season, to include the September Happy Hour with

(Continued on page 4)



Important numbers and emails

AACO Police emergency 911
AACO Police non-emergency 410-222-8610
Hillsmere Security: security@hillsmershores.org
HSIA President: president@hillsmershores.org
Key School liaison: kaustin@keyschool.org
AACO traffic engineer: pwflor11@aacounty.org
Community Cat Program: jckilborn@yahoo.com

(Continued from page 3)

the live band, Moxie Blues. These events were enjoyed by all that attended!

Thank you to the Pool Committee – Thank you to Danielle Franz and the Pool Committee for handling all the behind-the-scenes organization and activity for the 2022 pool season! There is a lot of work that goes into making the pool one of the best, and most affordable, in the area. Thank you for a job well done!

Oyster Roast – Save the date for our Oyster Roast at the Beach on Saturday, November 5, from 2:00 to 5:00 pm. See page 12 for more information.

2022 Beach Reservations – The 2022 Beach calendar is open for reservations. To reserve the large pavilion, please contact the Administrator at 410-263-4456 or send an email with the date and time requested to admin@hillsmereshores.org. A refundable \$200 security deposit is required. You will need to provide the time and duration of your event. You can reserve the pavilion for the entire day or for as little as two hours. This allows more residents use of the space for parties. Please note that reservations are not final until you receive a confirmation from the HSIA Administrator. If you are serving alcohol at your party, you will need to obtain an Anne Arundel County One-Day Liquor License. Signed application forms for a liquor license must be obtained from HSIA and submitted to the County as least two weeks prior to the event.



IN HOME STONE
MARBLE, GRANITE, & TILE

RESIDENTIAL • COMMERCIAL

Ask us about Stone Restoration

In Home Stone Marble & Granite
1800 Virginia St. • Annapolis, MD 21401 • 410.626.2025
www.inhomestone.com
Monday – Friday 8:30 - 5:00 • Saturday 9:00 - 2:00pm

In Home Stone Tile
100 Edgewood St. • Annapolis, MD 21401 • 410.626.2725
www.inhomestone.com
Monday – Friday 8:00 - 5:00 • Saturday 9:00 - 2:00pm

**KATHRYN M. WEBER CPA
AND ASSOCIATES**

KATHRYN M. WEBER, CPA
WEBER@KWEBERCPA.COM

100 SEVERN AVENUE, SUITE 102
ANNAPOLIS, MD 21403

410-280-8988

*Hillsmere resident
😊*



**Everything You Need
in a Hardware Store & MORE!**

**Brand Names at Competitive Prices
Organic Lawn & Garden Care**

Water Conditioning Salts • Weber Grills • Swimming Pool Chemicals
Bug Control • Green Cleaning Supplies • Marine Paint & More
Crabbing Equipment & Spices

Friendly, Expert Advice

912 FOREST DRIVE • ANNAPOLIS, MD 21403

www.kbtruevalue.com • 410-268-3939

Edinberg Carpentry

Home remodeling
Design/build
Custom cabinetry

Dave Edinberg
410.703.4068
edinberg.carpentry@gmail.com
MHIC 104481



Bob Reedy, AAMS®
Financial Advisor

608 Melvin Avenue
Suite 100
Annapolis, MD 21401
410-295-6511

Edward Jones®
MAKING SENSE OF INVESTING
edwardjones.com

Curious
about
your
home's
value?
Scan
below!



UNDER CONTRACT in 3 DAYS!
107 Sunset Drive ~ \$749,000

You will love this beautiful remodeled 5 BR/3.5 BA home in close proximity to the community amenities! Primary bedroom with gorgeous bath, hot tub, multiple decks, beautifully landscaped yard & much more! Visit <https://tour.TruPlace.com/property/170/115375/> for more photos & information!



OVER 20 YEARS EXPERIENCE
IN THE ANNAPOLIS MARKET
WWW.RACHELSHOMES.COM

EMAIL: RACHEL@LNF.COM
FACEBOOK: RACHELFRENTSOSHOMES

Rachel
FRENTSOS
ANNAPOLIS FINE HOMES

ANNAPOLIS FINE HOMES
OF LONG & FOSTER REALTORS
145 MAIN STREET
ANNAPOLIS, MD 21401
OFFICE: 410-263-3400
MOBILE: 410-271-6246



Motions from August 2022 Board meeting:

(complete minutes can be found on the Hillsmere website at www.hillsmreshores.org)

POOL: Mike Wurst moved the Board approve NTE \$3500 for catering for the Labor Day pool party on September 5. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

PIERS & HARBOR: Steve Vanderbosch moved the Board approve payment of an invoice from Leight Electric for services performed on August 8 and 9 2022, on a time and materials basis, to make repairs at the Marina and to relocate electrical connections and electronic controls from the lower portion of the Well House to the new, above-ground shed above the Well House, making the Marina infrastructure more resilient. Mike Wurst seconded the motion. Vote taken – unanimously approved.

PRESIDENT: Tom Anderson moved the Board approve NTE \$1500 to mail a letter from the HSIA Board of Directors to all property owners and renters. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

BEACH: Maureen Sherer moved the Board approve the acceptance of the proposal from Charles A. Pastrana & Sons, Inc. for the repair of the crack in the concrete bulkhead, as discussed at the July 2022 HSIA Board Meeting. Claire Corcoran seconded the motion. Vote taken – unanimously approved.



EVERYONE DESERVES GREAT WATER.

FREE WATER ANALYSIS
Call (410) 757-2992

HAGUE
Quality Water®
OF MARYLAND
A REFRESHING SOLUTION
HagueWaterofMD.com

WATER TREATMENT
PLUMBING
WATER COOLERS

HSIA Officer Elections

Candidates for HSIA Officers for the 2023-2025 Term

Election will be held this November for the four HSIA Officer positions—President, Vice President, Secretary, and Treasurer. All candidates are residents of the Hillsmere Shores Community and are confirmed to be in good standing and current in their HSIA membership. Ballots will be included in the November issue of the *Sea Breeze* and available on our website. Candidate Statements:

Candidate for President, Tom Anderson

Background

My name is Tom Anderson, and I am a candidate for the position of HSIA president. I am a Hillsmere resident and the acting/interim HSIA president.

Along with Ellen, we thoroughly enjoy this community and have come to know many of you since moving here in March of 2021. We have three grown children who visit us frequently and share many of our interests and passions. Ellen and I both enjoy boating, gardening and are musicians. In addition, I am a woodworker and have a small woodshop.

My career as a federal contractor has been focused on information technology, engineering and sciences supporting government missions. I am a native of this area and have lived locally in Maryland and Virginia and abroad. I attended high school in Kensington, Maryland, and college in Virginia. I have a Master of Science in Technology Management from George Mason University (GMU) and a Certificate from the Federal CIO Council. I have also served on numerous GMU Business School advisory boards since 2006 and in 2021, was named a senior fellow at GMU.

Professional Experience

I am the founder and Managing Partner of DataStrategi, LLC, a Management Consulting firm focused on strategic planning, business growth and creating operational efficiencies for federal focused companies. Prior to this, I worked in senior executive positions for SAIC, Wyle, CSC, Raytheon Company, Federal Data Corporation, and the Boeing Company. I have served on or led various Boards, most notably as the Public Sector Chairman of TechAmerica, a nonprofit trade organization bridging commercial industry and government supported by 400 member companies.

Goals and Vision for HSIA

My vision for our Hillsmere community is to foster its evolution through continued effective Board leadership and increased community involvement. I believe we have one of the most attractive, spacious, and green waterfront communities in Anne Arundel County.

That said, I believe we have numerous topics which need to be addressed as requested by the community and the HSIA Board. These need to be in line with the Covenants of the Hillsmere Association and support of the community fabric in Hillsmere. Generally speaking, I believe the Board has two broad primary responsibilities – one focuses on the effective maintenance of the community and the other on improvements to the community.

HSIA has an excellent Board of Directors that collectively bring years of experiences and knowledge needed for a community like ours. We need more volunteers to support our various initiatives and one of my goals is to see this increased substantially.

(Continued on page 8)

(Continued from page 7)

I really enjoy working with people and believe the best approach is to have consensus on issues, to discuss pros and cons and to support financial decisions with analysis. I have already initiated a process to identify and prioritize issues that need to be addressed. I believe in making sound decisions followed immediately by action. I believe in communicating frequently and effectively. My plan is to ensure this community knows what is happening and is actively engaged to enrich it. Also of importance, I believe we must maintain our excellent working relationships with Key School, Quiet Waters Park leadership and Anne Arundel County.

My number one goal is to make Hillsmere the most desirable community in Anne Arundel County to live in. I welcome your help to accomplish this and look forward to your involvement.

Candidate for Vice President, Claire Corcoran

It has been 6+ years since my move to Hillsmere Shores; my previous homes were located in Bowie, Frederick and Baltimore. Since 2018, I have been serving on the HSIA Board of Directors, Chaired the Security and Zoning Committees and most recently, served in the position of Vice President. Professionally, I hold Bachelor's and Master's degrees as well as Certification in Legal Studies (paralegal.) I am a veteran of the United States Marine Corps, where I served in a presidential support unit in Washington, DC; I've also worked in public education as well as real estate redevelopment with the National Trust for Historic Preservation. Currently, I am a US Sailing certified keelboat instructor as well as a volunteer with a sailing non-profit that serves veterans. In addition, I work with the Naval Academy Business Services Division at the USNA Visitors Center. As a Board member and volunteer in Hillsmere, my duties have included overseeing our security patrol and taking the lead on issues related to zoning, principally property use and maintenance, which has required my working with Anne Arundel permit and zoning inspectors, the Health Department, DPW, the county executive's office and the county council. My goals are to work towards preserving and enhancing the character of our neighborhood as a single family, residential community in which residents feel safe, neighbors take pride in their homes and property values remain strong. As such, my vision for Hillsmere is for the community to maintain and grow its standing as a safe, desirable and attractive neighborhood for homeowners and their families for many years to come.

(Continued on page 9)



BAY RIDGE
LAWN & LANDSCAPE

244 Old Mill Bottom Road, South
Annapolis, Maryland 21409

PAUL COLLINS, PRESIDENT 410.757.1381
www.BayRidgeLawnAndLandscape.com FAX 410.757.0055

DANIELLE FRANZ
Real Estate Advisor



- ☎ Cell: 410-703-4687
- ✉ Danielle.Franz@LNF.com
- 🌐 longandfoster.com/DanielleFranz

Annapolis Bestgate Office:
711 Bestgate Road, Annapolis, MD 21401
410-224-0400



(Continued from page 8)

Candidate for Secretary, Mike Wurst

My name is Mike Wurst and I have held the position of HSIA Secretary since June of 2017. My wife and I have lived in Hillsmere since 2007, and we have 4 young children, with 3 so far in Anne Arundel County Public Schools. We thoroughly enjoy what this community has to offer. I have decided to run for re-election to continue to help the community work together to maintain and improve our neighborhood. Most recently I help guide the board to obtain equipment to offer virtual meetings as an alternative for those who cannot attend in person. I hope to expand on this capability to allow more residents to participate going forward. I am always open to suggestions, ideas, and even general comments to improve on things. I thank you for your continued support.

Candidate for Treasurer, Gene Gross

I am seeking re-election to serve as Treasurer for the next term. I have been an HSIA member in good standing since moving to Hillsmere in 2001 and have served as Treasurer for the past five years. If re-elected, I will continue to ensure fiscal responsibility and support any initiatives that are supported by the residents of Hillsmere to improve our community.



*Local Experience
You Can Trust*

Our agency has been part of the Annapolis community for over 50 years. Our local agents understand the benefits and challenges of living in the area, and are dedicated to developing creative and personalized solutions to fit your home, auto, life, and business insurance needs.

As a personal and business insurance specialist, Jaime Cook has been advising families and businesses in the area for over 20 years. Jaime makes the insurance process simple and efficient by helping you to consider all the variables and presenting your options in a way that allows you to make the best choice for your needs and budget.

Ready to get started?
Contact our office for a free insurance review and quote.

JACK MARTIN
INSURANCE ADVISORS



JAIME COOK
Personal & Commercial Lines Agent

CONTACT US:

☎ (410)263-8000

📍 111 FORBES STREET
ANNAPOLIS, MD 21401

🌐 WWW.ASKJACK.CC

Beach Report

Maureen Sherer, HSIA Board Member & Beach Committee Chair



October brings welcoming, brisk breezes to our beach. It is a perfect month for playing, picnicking, ambling along the path while enjoying the view, or just sitting on a bench watching birds feasting on shoreline plants' seed pods.

Recently a pot hole appeared on the east parking lot near the pedestrian entrance to the playground. We are very grateful to Phil Jones for volunteering to research the best patch materials and skillfully patching the hole. Phil has also taken the lead coordinating the repair of the suspension bridge on the west playground. We are hopeful the playground equipment supplier will be able to ship the needed replacement parts soon. As you know, factory supply chains are still struggling to meet demands.

The permitting process for the sand replenishment (beach nourishment) along the protected swim area shoreline is progressing. A representative of the Maryland Department of the Environment (MDE) recently visited the site and verified the conditions presented in our application. While we have no control over how long the permitting process may take, we have been told the project is permissible.

The eastern riprap bulkhead requires some maintenance work, and we are obtaining proposals to do this work. Additionally, a contractor has been selected to repair a minor crack in the concrete bulkhead. MDE recommends property owners perform an annual inspection of their shoreline as shorelines are dynamic.

Soon the jellyfish nets will be brought in and stored, and the rinse station will be turned off and winterized. The station will require some maintenance work next spring. Additionally, the young trees will be caged to protect them from the approaching deer rut season and winter browsing.

While the eastern natural shoreline's native plants are rebounding beautifully, the phragmites invasion will still require a couple more cuttings before winter. Unfortunately, the infestation had many years to establish its rhizomes, so the restoration process will be ongoing.

Litter such as snack wrappers, plastic bottles, and the occasional glass bottle continues to appear. Please use trash containers, and do not bring glass containers to the beach.

Before summertime fades to a distant memory, I want to thank the members of the Beach Committee and other neighbors who generously volunteered their time and energy to maintain our Beach, on behalf of all of us. Together they spent untold hours carrying water to irrigate the young trees, repairing equipment, meeting contractors for bids, weeding, raking trash from the beach, cleaning ashes from the grills, opening and closing the gate, and other tasks. While we have paid services for mowing the grass and collecting the trash, our volunteers have saved the community a considerable amount, and they serve an outsize role in maintaining the beauty of our beach. Thank you to all of them!

As we look back over a delightful summer at the beach, it is a pleasure to look forward to autumn. Hope you have many opportunities to enjoy our beach.

Garden Club

Leigh Gruber, Administrative Assistant



At the first meeting of the club's fiscal year, members and guests used pressed flowers (the subject of a previous meeting) to make cards and artwork. A video slide presentation ran in the background, showcasing club activities from before the pandemic until this summer.

The next meeting will start with a social time at 12:30 on October 19th at the Eastport/Annapolis Neck Library. The meeting will feature a talk from Bud Reeves, the County Forester for AA County Department of Inspections & Permits. Mr. Reeves also teaches a class in Forest Conservation for AA Community College and will share some information on our local trees. Since we are blessed with a diverse abundance of trees in this part of the country, join us to learn their characteristics. You may well want to plant some "keystone" species.

Those with an interest in gardening-related subjects are invited to join the club, which meets September through May on the third Wednesday of each month.

Visitors are always welcome. For those wishing to join (Hillsmere residency is not required), annual dues for September through May are \$20. To receive the monthly "Buzz" newsletter or for more information about joining, please email the administrative assistant (asg.bulk@comcast.net).



Jean Koehler plans her next design which includes cicada wings.



Maureen Steinhilber Hayes takes a completed card to let it dry.

More than
a School.

#1 Private School in Anne Arundel County
#5 K-12 Private School in Maryland

Key is renowned for its rigorous academic program, which emphasizes inquiry-based learning, interdisciplinary studies, and produces unparalleled student outcomes.

But Key is more than just a school.

It's a diverse community where students are transformed through authentic connections with their teachers and peers. It's a training ground for winning athletic teams and talented artists. It's a safe space where students take risks, self-advocate, and grow into ethical citizens and exceptional leaders.

Key School is one of the most sought-after college preparatory programs in Maryland because we are more than a school.

Experience the Key difference for yourself! RSVP for Key's Fall Open Houses today at keyschool.org.

KEY'S FALL OPEN HOUSES

	OCTOBER 15 10 a.m - 12 p.m.	NOVEMBER 5 10 a.m - 12:30 p.m.
	FIRST & LOWER SCHOOL 2.5 yrs - Grade 4	MIDDLE & UPPER SCHOOL Grades 5 - 12



Community Events

Helene Raven, Entertainment Chairperson



Saturday, October 1—Fall Equinox Pizza (& Ice Cream!) Party

Autumn officially starts on September 22 this year. The first day of Autumn varies each year, and is based on the Fall Equinox, or the day that the sun crosses the equator. On September 22 the day-light hours and nightlight hours will be equal.

So, on October 1, we'll celebrate the Fall Equinox with a Pizza + Ice Cream Party at the Beach. The party starts at 4:30 PM and runs until 6:30 PM. Please bring salads or snacks to compliment the pizza, or toppings for the ice cream. As usual, volunteers needed.

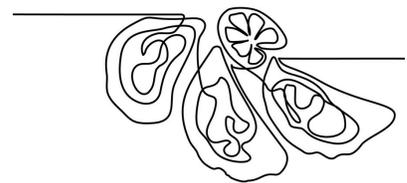


Sunday, October 30 @ 1 PM—Halloween Parade

Volunteers needed to assist with the parade. The Halloween Parade is scheduled for Sunday, October 30, starting at 1 PM. Please contact Helene Raven through the HSIA administrator, admin@hillsmershores.org, or call 410-263-4456 if you are available to assist.

Annual Oyster Feast @ Hillsmere Beach

Don't get caught saying, "awe shucks, I missed the oyster feast"! Take an afternoon away from election robo-calls and slurp some oysters with your neighbors at the Hillsmere Oyster Feast. Three bushels of oysters will be served raw on the half shell and roasted, featuring some world-famous Maple Drive delicacies (Flamin' Joes, Crazy Claires. and Fiery Freds).



Toppings and fixin's for the oysters will be provided. Bring a side dish to share with your neighbors, anything will do just pick your favorite thing to share. Hot dogs will be provided for kids and the non-believers. BYOB and bring a beer for the shuckers! Please do not bring glass bottles or serving dishes to the beach.

Join us at the beach, Saturday, November 5, from 2pm-5pm(ish). Rain or shine, we hope to see you all there!

Sincerely,
Maple Drive



Local Annapolitan
Over 60 Years
On Staff Designers, Sales,
Installers, & Repair Techs
(no third party people
in your home)

Carpet ■ Hardwood ■ Tile ■ Vinyl
Laminate ■ Sanding & Refinishing
& Custom Window Treatments

MHIC# 50685

Family Owned & Operated • Lifetime Warranty on all Installations

WWW.FOXWELLFLOORS.COM

1977 WEST STREET, ANNAPOLIS MD

410.224.7010 OR INFO@FOXWELLFLOORS.COM



Hillsmere Real Estate is on 

Are you receiving your **free** Monthly Market Report emailed to you?



Contact Susan.Reinhart@cbmove.com to receive your Hillsmere Report



C: 410-456-1943
Susan.Reinhart@cbmove.com
www.TRGSellsMaryland.com



3 Church Circle
Annapolis, MD 21401
410-263-8686



HSIA Building Permits

Tom Anderson, Permit Committee Chair



A HSIA Building Permit is required every time an Anne Arundel County Building Permit is issued for any work done at your property? The responsibility of obtaining an HSIA Building Permit falls on the owner, not the contractor.

Why does HSIA require and issue building permits? Per [HSIA Covenants & Deed Restrictions](#), HSIA's sideline setbacks (15') are different from the County (7'). *We encourage anyone having work done at their property to reach out to the HSIA Building Permit Chair before designing your structure or applying to the County.* Failure to obtain a HSIA Building Permit prior to the start of construction will result in a stop work order.

The fee for an HSIA Building Permit is \$25. The following items are required to obtain a HSIA Building Permit:

- 1. A copy of the Anne Arundel County Building Permit.***
- 2. A TO SCALE copy of the site plan.***
- 3. A copy of the plans and elevations, TO SCALE, of the structure. ***
- 4. Cash or check in the amount of \$25., made payable to HSIA**
- 5. Mail all required items & payment to HSIA, PO BOX 3485, Annapolis MD 21403**
- 6. Provide current mailing address, as your HSIA Building Permit will be mailed via USPS**

**AN EMAILED PDF OF THE COUNTY PERMIT AND THE TO-SCALE SITE and/or STRUCTURE PLAN IS PREFERRED AND MAY EXPEDITE THE PROCESS OF OBTAINING A HSIA BUILDING PERMIT.*

[HSIA Covenants & Deed Restrictions](#), recorded among the Land Record of Anne Arundel County, Maryland in Liber 900, Folio 334, are binding as a matter of law and are for the benefit of all other lot owners in Hillsmere.

[Anne Arundel County Code, 2005, Article 18, Zoning, Title 2, General Provisions, Subtitle 3, Setbacks](#)

For permit approval, please allow 10 working days to receive your permit in order to allow time to make sure all of your documents are legible (do not take photos of documents and email them), review it, verify your request meets HSIA Covenants and setbacks, and contact you for any questions on the submission. Please provide your current mailing address if it is different than the address on the AA County Building Permit. Your permit will also be mailed, via USPS, which takes several days.

If you have any questions on the setbacks feel free to ask before you go to the trouble of getting a County permit and find you cannot get an HSIA permit. When in doubt, or, if you have any questions, contact HSIA Building Permit Chairman via email, permits@hillsmershores.org, or voice mail, 410-263-4456.



Piers & Harbors News

Steve Vanderbosch, HSIA Board Member and P&H Chair



Living Shoreline at the Sand Spit

We are looking forward to progress resuming on the Sand Spit Living Shoreline Project after a summer hiatus while our short-staffed project partner Arundel Rivers Federation has been busy managing some \$4 million in other conservation projects in the South and West River watersheds.

Just to recap, included in the State's 2022 Capital Budget was \$109,000 in grant funds to the Federation for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a marsh and oyster habitat at Hillsmere Shores. The HSIA Board approved the selection of ESA for full design of the project, and has budgeted \$70,000 in matching funds for the overall project.

The Federation has been working on lining up Anne Arundel County and DNR support for project construction, including a meeting held with DNR on September 9th and trying to arrange site visits for State and County officials.

Financial Report

For the fiscal year ended June 30, 2022, Piers and Harbor generated income of \$170,425, and after expenses of \$56,991, contributed \$113,434 to Reserves and Contingency (all figures are unaudited). This amount is above the reserve contribution of \$87,5000 recommended by the Reserve Study, and results in an unaudited year-end cash balance of \$628,060.

The P&H Committee has recommended to the HSIA Board that P&H Fees (slips, ramp keys, kayak racks, late fees) for CY2023, remain unchanged.

As a reminder, late submission of slip fees and required documentation are:

- Slip fee and documentation not received by March 1: \$100 late fee
- Slip fee and documentation not received by April 1: \$200 late fee
- Slip fee and documentation not received by May 1: Loss of slip

A Draft P&H Budget for FY2024, including the above fee recommendations, will be presented to the HSIA Budget Committee and the HSIA Board. The Draft FY2024 Budget projects P&H Income of \$158,000, Expenses of \$77,000, and a Reserve & Contingency contribution of \$81,000.

Slip Assignments

One reason for the excellent financial results in FY22 has been the diligent work of Bill Barker and the Slips Committee in keeping all slips assigned and the Marina full. Virtually everyone on the Slips Wait List who expressed an interest in a slip this year has been offered a slip, with 9 declining an offer, 3 more not yet having a boat, 2 not responding, and 2 with large boats that cannot be accommodated at this time.

Winter Preparations

We have enjoyed a relatively mild and storm-free summer season all the way through September. With luck, the stretch of seasonably pleasant weather will continue throughout the Fall.

(Continued on page 16)

(Continued from page 15)

Colder weather will be here before you know it, though, and the Marina will transition to winter operations, including:

- (1) removing the porta-potty;
- (2) turning off the water and pump out systems at the main Marina as soon as a hard freeze is forecast (maybe as early as Halloween);
- (3) accommodating slip holders who are leaving their boats in the water with temporary assignment to more protected Winter Slips behind the bulkhead;
- (4) ensuring boats staying in the water over the winter are properly secured, with extra lines as necessary; and
- (5) installing ice-eaters throughout the Marina in early December to prevent ice buildup.

Winter Slips

As usual, slip holders are requested to notify the Slips Committee about plans for your boats this fall/winter. This will help determine ice-eater locations, and which bulkhead slips may be available to A and C Dock slip holders remaining in the Marina for the winter. If you will be hauling your boat for the winter, please email the Slips Committee at marinaslips@hillsmereshores.org. Please include your name, slip number, approximate date hauling out, and approximate date returning.

For A Dock and C Dock slip holders remaining in the Marina for the winter, you may request a bulk-

(Continued on page 17)



Contact me to Discuss Today's Real Estate Market!

Even with Rates Rising, it's Still a Good Time for Sellers to Sell and Buyers to Buy

Why it's a Good Time to Buy

After several years of a hot seller's market, conditions are shifting to a more balanced market.

Mortgage Rates Rise, But Still Historically Low.

Although interest rates have risen to over 5.5%, they're still at historic lows. Mortgage demand has dipped, causing fewer buyers than we've seen recently, reducing competition for homes...and homes are still selling!

Your Neighbor on Huse Drive



TERESA DENNISON

REALTOR® and Certified Negotiation Expert

C: 443.223.1364 | O: 410.263.3400 | E: TDennison@LNF.com

W: www.GoAnnapolis.com

A: 145 Main Street | Annapolis, MD 21401



LONG & FOSTER
REAL ESTATE

Forbes
GLOBAL PROPERTIES



Information deemed reliable, but not guaranteed. If your property is listed with another broker, this is not intended as a solicitation of that listing.



(Continued from page 16)

head Winter Slip by emailing the Slips Committee at marinaslips@hillsmereshores.org. If you are a current bulkhead slip holder and will remain in the Marina, you need not do anything. You will keep your slip as assigned.

Winter Slip assignments are temporary, and *Winter Slips must be vacated by March 15, 2023*, or sooner if requested by the permanent slip holder. Failure to remove your boat from a temporary Winter Slip assignment may result in transient charges of \$1/foot/day.

Slip Cleanup

When you haul your boat out for the season, please remove all mooring lines, shore power cords, and hoses. In addition, if your slip has any “dead” lines hanging off the pilings from previous tenants, please remove them, too. Let’s keep the Marina looking good!

New Boat Lifts Recommendation

The P&H Committee has recommended to the HSIA Board that eight (8) new boat lifts be approved for installation at the Marina.

The existing 8 boat lifts on C Dock were installed in the Spring of 2019 and have proven to be very popular, remaining fully rented, with a Lift Waiting List of 14 residents.

After months of discussion and consideration, the consensus of the P&H Committee is that the installation of 8 additional lifts would create a better balance between “wet” and “lift” slips, preserve the remaining small wet slips on C Dock, help meet the expressed desires of residents for more lift slips, be an overall benefit to the Marina, and provide environmental benefits as well.

The proposed location of the lifts are Slips #A2, A3, A4, A5, A22, A23, A24 and A25, at the head of A Dock, on the outside (East side) and inside (West side) of the Dock. These slips are generally 30’x 12’ in size and can accommodate 13,000 lb. Hybrid Galvanized lifts with Remote controls and stops (C Dock presently has comparable 10,000 lb. lifts).

The current estimate of costs is approximately \$100,000 for the 8 lifts, up to \$10,000 for ten additional pilings that would be required, and up to \$15,000 for required electrical work, for a total budget of \$125,000. The piling and electrical work would be competitively bid out. All work would be funded by the Piers & Harbor Fund. As with the lifts on C Dock, it is anticipated the costs of the new lifts would be recouped over a period of 10-15 years by increased lift slip fees for these lifts.

Anne Arundel County has approved a general permit for lift slip construction at the Marina. A similar general permit is awaiting approval by MDE.

Your comments, questions and feedback are invited and welcomed at marina@hillsmereshores.org. No decision has been made by the HSIA Board, nor will any decision be made until there has been adequate notice to and opportunity for comment and discussion by the Hillsmere Community.

Marina Operations

If you see something that needs attention, please contact marina@hillsmereshores.org. Routine maintenance over the last month or so has included replacing or re-screwing loose dock boards, re-securing three emergency ladders at the ends of A Dock, C Dock and the Pump Out Dock, replac-

(Continued on page 18)

(Continued from page 17)

ing a fire extinguisher box, the removal of a diseased mulberry tree and planting of four new trees at the Beach Drive Kayak Ramp, and the replacement of several locks that rusted out.

Marina Slip Improvements

Progress has continued slowly on the do-it-ourselves Marina Slip Improvements, by replacing damaged/missing piling caps, adding wooden line hangers on the outer pilings of the slips, stringing or restringing guide lines between slips, and removing nails and other safety hazards as well as old decayed mooring lines from Slips #1 to #64.

There will be calls for additional small Work Parties in October to continue making these improvements on A Dock and C Dock.

Kayak Racks

The Kayak Racks are still all assigned, and there is still a Waiting List. All rack space holders should be routinely checking on their canoes/kayaks/SUPs to make sure they are secure, especially before and after storms! Locking is recommended! And please ensure your vessels are turned upside down so mosquito-breeding water is not collecting inside.

Boat Park

There continues to be a temporary hold on adding new tenants to the Boat Park until we see how the currently assigned boats and trailers fit the available spaces. As space holders haul their boats for winter storage, it is very important to follow the parking scheme: empty trailers and small boats in the rear of the lot (preserving neighbors' viewshed), large, two-axle trailers on the left (South) side and on the right (North) side along the fence, and single-axle trailers on the right (North) side and the front of the lot, **angled parking for all**, and **everyone parked close together**. If you lock your trailer, the P&H Chair needs a copy of the key or the lock combination in case we have to reposition your trailer!

P&H Committee Meetings Time and Place

P&H Committee Meetings have resumed at the Key School "Barn" Building. The next P&H Committee Meeting will be Tuesday October 25, 2022 at 7 pm (note different date!).

Everyone is invited to attend. In the interim, please direct your questions, issues, concerns, and comments to marina@hillsmershores.org and be on the lookout for Special P&H Notices. All Slip Holders, Ramp Key Holders, Wait Listers, Kayakers, Boat Parkers, etc. are invited to attend. Volunteers are always needed and welcomed!



Connie Golihew
Masters Club
REALTOR®, DSAC, CLHMS
Coldwell Banker Owned & Operated by NRT LLC

c. 443.871.6021
o. 410.224.2200
Connie@MarylandLuxuryHomes.org

COLDWELL BANKER
RESIDENTIAL BROKERAGE

REALTOR®
EQUAL HOUSING OPPORTUNITY

The business card features a portrait of Connie Golihew on the left. To the right of the portrait is a gold bee logo. The card includes contact information: cell phone 443.871.6021, office phone 410.224.2200, and email Connie@MarylandLuxuryHomes.org. Logos for Coldwell Banker Residential Brokerage and Equal Housing Opportunity are also present.



the SEA BREEZE

Published by: the Hillsmere Shores Improvement Association (HSIA)
P.O. Box 3485, Annapolis, MD 21403

www.hillsmereshores.org

Editor: Kelly Ann Pavkov [seabreeze@hillsmereshores.org]

Administrator: Jean Somers [admin@hillsmereshores.org]

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

**Babysitter/Mother's Helper
(Verified JUNE2022 listed in bold type)**

Bella	Age 15	443-534-7918
Caitlyn	Age 18	443-875-9043
Ella	Age 16	443-223-0572
Ella	Age 19	410-533-8442
Hailey	Age 17	410-292-3599
Hannah	Age 15	405-926-6159
Lauren	Age 18	443-750-1228
Maggie	Age 16	443-900-5511
Léana	Age 15	301-793-0032
Mia	Age 16	410-507-3628
Nora	Age 14	443-458-8633
Sara	Age 16	443-569-1722
Shanley	Age 15	443-569-9764
Sky	Age 13	410-562-3409
Taylor	Age 15	410-991-7498
Tessa	Age 13	443-905-6017
Linda	Adult	443-822-7956

Pet Sitter/Dog Walker

Linda	Adult	443-822-7956
Shondra	Adult	240-578-9221
Earl	Adult	410-570-1894
Mary Ellen	Adult	410-212-5744
Hannah	Adult	410-980-6189
Cheryl	Adult	410-353-2066
Elaine	Adult	443-822-6035
Alexis	Age 14	443-388-6611
Sky	Age 13	410-562-3409
Maggie	Age 16	443-900-5511
Elias	Age 16	443-462-7270
Shanley	Age 15	443-569-9764
Emily	Age 14	410-570-9127
Sean	Age 16	443-481-9401
Mia	Age 16	410-507-3628
Lauren	Age 18	443-750-1228
Eliza	Age 16	443-822-4995

HSIA OFFICERS 2021-2022

President	Tom Anderson	410-263-4456
Vice President	Claire Corcoran	410-263-4456
Secretary	Mike Wurst	410-263-4456
Treasurer	Gene Gross	410-263-4456

BOARD of DIRECTORS 2022-2023

Adam Blugis	410-263-4456
Timothy Cantor	410-263-4456
Christian Elkington	443-263-4456
Kevin Green	410-263-4456
Maureen Sherer	410-263-4456
Ray Sullivan	410-263-4456
Steve Vanderbosch	410-263-4456

COMMITTEE CHAIRPERSONS

Beach	Maureen Sherer	410-263-4456
Building Permits	Tom Anderson	410-263-4456
Budget	Gene Gross	410-263-4456
Bylaws	Mike Wurst	410-263-4456
Communication	K. Pavkov & M. Wurst	410-263-4456
Community House	Tom Schwallenberg	410-263-4456
Entertainment	Helene Raven	410-263-4456
Environmental	Kevin Green	410-263-4456
Historian	Julie Crudele	410-263-4456
Membership	Jean Somers	410-263-4456
Nominations	Mike Wurst	410-263-4456
Piers & Harbors	Steve Vanderbosch	410-263-4456
Pool	Danielle Franz	410-263-4456
Security	Claire Corcoran	410-263-4456
Shoreline Protection	Kevin Green	410-263-4456
Traffic	Matt Franz	410-263-4456
Web Master	Kelly Ann Pavkov	410-263-4456
Welcoming	VACANT	410-263-4456
Zoning & Covenants	Claire Corcoran	410-263-4456
Key School Liaison	Kate Austin	443-321-7811
ANPF Representative	Ray Sullivan	410-263-4456

COMMUNITY FACILITIES and LOCAL CONTACT INFORMATION

Beach Picnic Area Reservations	410-263-4456
Boat Ramp Keys & Boat Slip Assignments	410-263-4456
Guest Parking Passes	410-263-4456
Hillsmere Car & Boat Trailer Stickers	410-263-4456
Hillsmere Garden Club	410-268-7175
Hillsmere Hammerheads Swim Team	443-336-8432
County Community Services Specialist	410-222-1242
Animal Control	410-222-8900
Recycling Information & Bulk Trash Pick Up	410-222-6100
Community Cat Program - Carolyn Kilborn, jckilborn@yahoo.com	

2022 BOARD MEETINGS

Jan 27	April 28	July 28	Oct 27
Feb 24	May 26	Aug 25	Nov 17
Mar 31	June 30	Sep 29	Dec 15

2022 GENERAL MEMBERSHIP MEETINGS

July 14 Sep 8 Nov 10

Note: All HSIA meetings begin at 7pm in the Barn Commons on Key School campus.



October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Pizza Party @ Beach (see p12)
2	3	4	5	6	7	8
9	10	11 Meet the Candidates @ 7pm (see p3)	12	13	14	15
16 Flu Clinic @ Beach	17	18	19 Garden Club @ 1230p	20	21	22
23	24	25 P&H Committee Meeting @ 7p	26	27 HSIA Board Meeting @ 7pm	28	29
30 Halloween Parade @ 1pm	31 Halloween					



Hillsmere Shores Improvement Association
 P.O. Box 3485, Annapolis, MD 21403
www.hillsmereshores.org

**PRESORTED STANDARD
 U.S. POSTAGE PAID
 MILLERSVILLE, MD
 PERMIT NUMBER 141**