

The Shoreline

Sylvan Shores Community News and Events



CALENDAR

Upcoming Board Meetings:

March 17

April 21

7:00 PM Clubhouse

SYLVAN SHORES SERVICES 2014 BOARD OF DIRECTORS

President: Cathy Izzi

410-279-3611 / gc.izzi@comcast.net

Vice President: Kim Cover

410-956-0105 / kcover123@gmail.com

Treasurer: Bryan Jackson

410-956-2454 / bryan@rivamarket.com

Secretary: Linda Barker

410-952-9696 / brkr linda@yahoo.com

Dan Anthony

410-956-3350 / dsa1944@aol.com

Marguerite Farnan

410-956-6968 / margefarnan@comcast.net

Robert Jorden

rnjorden@hotmail.com

Bill Buser

410-919-1533 / bbuser23@yahoo.com

Scott Fraser

frasersc@yahoo.com

Cathy Edwards

newyearbabie@gmail.com

OTHER CONTACTS

Billing

Tidewater Management, 443-548-0191

Waterfront & Boat Pier Slips

Bill Buser

410-353-1533 / bbuser23@yahoo.com

Grounds & Parkways

Kim Cover

410-956-0105 / kcover123@gmail.com

Clubhouse Rental & Boat Ramp Keys

Dan Anthony

410-956-3350 / dsa1944@aol.com

Newsletter

June Moriarty

junemoriarty@hotmail.com

Storm Water Management Liaison County Water & Sewer Project Liaison

Patrick Jameson

443-786-1774 / jp2468@comcast.net

or contact us through

www.sylvanshoresriva.com

March 2014

PRESIDENT'S MESSAGE

Welcome 2014! *And* the beginning of putting Sylvan Shores back together! Yes, we are still waiting and progress is slow, but there has been progress none-the-less. The weather has not been very friendly at the start, and many of us are already looking forward to spring and warmer weather. It will be exciting to see the areas affected by the construction put back together and improved throughout the year. It will take a lot of diligence by several folks to assure that this happens, and I thank them in advance for their attention.

I am pleased to have an awesome Board of Directors committed to the community of Sylvan Shores, one of the prime reasons why I chose to stay on the ballot. I have been told to delegate more, so I am challenging the 2014 committees to be proactive and establish objectives to increase the community focus. Having lived in Sylvan Shores for 30 years now, it is interesting and exciting to be a part of this historic transition, removing the private utility charter, installing an unprecedented storm water management system, and creating a community improvement culture. It requires hard work by several and patience by many.

The South River and surrounding coves offer much to our sylvan community. It is our responsibility, as members of the Board and the community, to be stewards for the health of our waterways and the value of our properties. I hope you will join me in supporting these efforts and taking care of our neighborhood.

2014 BOARD OF DIRECTORS

At the December 16, 2013, meeting, the Stockholders present elected the 2014 Board of Directors:

President	Cathy Izzi
Vice-President	Kim Cover
Treasurer	Bryan Jackson
Secretary	Linda Barker
Directors:	Dan Anthony, Bill Buser, Cathy Edwards, Marge Farnan, Scott Fraser, Robert Jorden

Thanks go to retiring directors Barbara Loya and Margaret Palyo. We hope to see them at future Board meetings. Please see the side bar for updates on committee chairs and other contacts.

PLEASE RETURN YOUR SPECIAL COMMUNITY BENEFIT PETITION TODAY!

(see insert for more information)



2014 COMMITTEES

The committees expect to be very active this year as the County project comes to an end. The following is an overview of active committees and responsibilities. Chairpersons will report more on activities and objectives for 2014 in an upcoming newsletter. In the interim, feel free to contact the chairperson or attend a Board meeting to learn about their activities.

By-Laws/SOP/Rules & Regulations: Recommends or reviews Board recommendations for changes to corporate documents and drafts changes for approval; provides clarification of contents of such documents; provides comments on proposals/bids/contracts for goods and services. Chair, Marge Farnan, margefarnan@comcast.net

Clubhouse & Recreation: Arranges for maintenance and improvement of Clubhouse and recreation facilities including playground equipment; administers rental agreements for the clubhouse; works with Grounds & Parkways committee for maintenance of green areas. Chair, Dan Anthony, dsa1944@aol.com

Finance: Concerned with financial management of Sylvan Shores Services, including preparation of budgets and recommendations for assessments; oversees replacement reserve fund; assures the collection policy is implemented (where applicable); and performs audit review. Chair, Bryan Jackson, bryan@rivamarket.com

Grounds & Parkways: Arranges for overall maintenance and improvement of the physical appearance of the community including all parkways and other green spaces, South entrance area, and clubhouse grounds. Works with Waterfront Committee to coordinate grounds maintenance for waterfront park areas; arranges for County dumpster and mosquito spraying for community. Chair Kim Cover, kcover123@gmail.com

Roads & Drainage: Although most roads will now be County Roads, the Board will monitor and report/follow-up on issues to the County. Monitors repaving of roads in conjunction with County water & sewer project and storm water management project.

Waterfront: Arranges for maintenance and improvement of beach areas, boat and swim piers, and stairways to waterfront areas; administers boat slip and other light craft lease agreements. Chair, Bill Buser, bbuser23@yahoo.com

Special committees are also assigned for a specific period of time in order to complete a specific task, such as a Nominating or Audit Committee.

SYLVAN SHORES SERVICES DECOMMISSIONS PUMPHOUSE & WELLS

In February, the wells which serviced the community in past years were filled and capped per state and local requirements. In addition, the holdings tanks were removed from the pump house, and the pump house was demolished.

Additional grading and beautification of the parkway will be performed later in the spring and summer as the Storm Water Management project progresses.



One of the water holding tanks from the pump house.

COUNTY WATER & SEWER PROJECT UPDATE

We have confirmation from the County that the water & sewer construction and capital connection charges will not be billed to homeowners until January 2015. Before that time, we will remind you about any deferrals you may be eligible for because of age or income level. A deferment application is required and can be found on the Sylvan Shores website or by contacting Leslie Campbell, A.A. County Office of Finance at 410-222-7519. This application is updated every July, so be sure the one you use is for the current year.

There are still 15 properties to be connected to sewer. The weather and other challenges have delayed these connections.

Road paving will be done in conjunction with completion of storm water management areas. **As the roads are scheduled to be paved, residents will be informed and Patrick Jameson will be available to discuss specific grading needs for the roads.** This will be a lengthy and involved process, and your cooperation and patience is greatly appreciated.

PETITIONS, PLEASE!

SPECIAL COMMUNITY BENEFIT DISTRICT UPDATE

In late December, the Special Community Benefit District petition, cover letter and proposed budget was mailed to owners. If you have not yet voted, please complete the petition and return it to Sylvan Shores Services as soon as possible. If you have misplaced your petition and cover letter/budget, or have any further questions, also feel free to reach out to Cathy Izzi or Marge Farnan (see page 1 for contact information).

Of course, the Board encourages your YES vote. We know that many of you have voted YES, but many of you continue to have concerns and questions. Members of the Board will be attempting to contact many of you to encourage your vote and answer any questions you might have.

Why You Should *VOTE YES*

- Assure collection of funds to meet financial obligations to maintain an attractive community. Maintain and improve amenities and access to amenities for the use and enjoyment of all residents and guests.
- Improve the value of your property, your community, and your quality of life – everyone shares in the value of the benefits of a viable community
- Keep annual assessments as low as possible by assuring 100% participation.

What You Need to Know Once the District is Approved

- Once the district is approved, the current community maintenance assessment will no longer be requested. Any overpayments of this assessment will be reimbursed at that time.
- An SCBD assessment will be a line item on your annual County property tax bill. As with any non-payment of taxes, there are consequences. Visit the County website on Tax Sale Information to learn more about what happens when real property taxes are not paid.
- Once a SCBD budget is established by legislation for a fiscal year, the Board cannot increase or impose an additional assessment during that fiscal year.

Most Frequently Asked Questions

Will the Board consider a cap on assessments?

The Board continues to consider whether a future cap on assessments would be appropriate. The By-laws/SOP Committee continues to look into what this might mean for future boards and whether there are other mechanisms in place to hold the Board responsible for establishing a responsible and conservative budget and involving the district owners more in the process. Owners within a district or proposed district also have the right and responsibility to comment on a budget when presented by the Board (mailed to owners on 12/26) and during the legislative process.

Why will we need a management company if the County is collecting the assessment?

Perhaps the term “management company” was not the best descriptive word on the SCBD budget, but it, in fact, captures overall administrative services that are required, including accounting and financial reporting services. The cost for such services will likely be in line with our current expense, and the Board continues to research options.

I heard that SSSC has funds they’ve collected and haven’t spent. Why don’t they use that money instead of assessing us further?

SSSC holds a replacement reserve fund specifically earmarked for the future replacement of assets, such as Clubhouse roof, piers or decking, etc. These monies are not to be used for general maintenance or administrative costs (see the Reserve Fund article below). Sylvan Shores also maintains an operating reserve to accommodate any emergency maintenance situations and to assure that money is available to cover its financial obligations when community maintenance fees are not paid.

How will the district moneys and existing funds be handled?

Funds received via assessments and spent for the SCBD will need to be kept separate from current funds (i.e., replacement reserve funds collected in prior assessments). Monies received from the tax district will only be spent for purposes of the district as budgeted and presented to the owners and approved by legislation.

Most Frequent, continued

I don't want any more government control over my property.

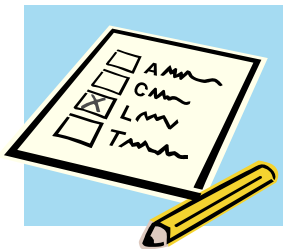
I don't think any of us do. Unfortunately, the SCBD is the only option available to this community to assure that funds are available to maintain and improve it. Current receipts (maintenance fees) are not reliable or adequate to sustain required operations in future years. It is rare that there is a community or subdivision that is not an HOA or a Special Tax District within the County.

Why am I having to pay the County to collect my assessment.

The County requires an administrative fee to collect and distribute assessments. This is, in fact, included in the budget.

We will keep the petition process open until the required number of YES petitions is received. However, we do ask that if your intention is to vote YES, please do so as soon as possible. Don't think that others will vote for you – it doesn't work like that. We need your YES vote to proceed in the best interest of the community as soon as possible.

Thank you!



PETITION REMINDERS

- Please be sure to PRINT, SIGN, and DATE the petition.
- PRINT and SIGN your name as it appears on your deed. If you are in doubt, print and sign your full first, middle and last name.
- All owners of record must sign.
- Be sure to include a DATE. There is not a lot of space on the line, so use any space near your signature to include a date.

Several petitions are missing some of this and Board members will follow-up with you. Thank you for your cooperation in advance.

ON REPLACEMENT RESERVES

In 2011, a Replacement Reserve Study was completed and the Board of Directors voted to establish a **Replacement Reserve Fund** to implement the recommendations of the study. In this study, a listing of capital assets was created; an assessment of their current condition was made; and, based on the remaining life span of the asset and replacement cost, a schedule was created to collect sufficient funds for repair or replacement.

How is it funded?

The annual contribution recommended in the schedule is included in the expense budget and collected via the community assessments. In the proposed SCBD budget, this amount is noted as "Funds for Future Use." In the current budget, it is noted as "Depreciation (Replacement Reserves)" since technically it is a depreciation expense (as assets depreciate with age and must be repaired or replaced).

What assets are covered?

Currently, the schedule includes pier structures and pilings, boat ramp (South River), Clubhouse (roof, siding, flooring, etc.), playground, concrete and wooden stairways, and basketball court (planned to be re-established after the construction).

Would the schedule change?

The schedule is dynamic and is affected by repair/replacement of an asset, by creating, adding or removing assets, or by a shortfall of contributions to the fund (in 2012 the contribution was reduced in order to keep assessments from increasing). The date at which an asset may be moved up because of storm damage or estimated life span will also affect the annual contribution rate.

How are the monies tracked?

Funds are kept in a separate account from the operating account and are invested in Certificates of Deposits.

The basic premise of this Replacement Reserve Fund is to plan for future repairs/replacement without having to create an emergency special assessment or having to significantly increase an assessment. It does not include regular maintenance or usage maintenance (i.e., utilities, paint). It is important that future boards recognize the value of this fund and keep it in place for future generations.

STORM WATER MANAGEMENT GRANT PROJECT UPDATE

As of this writing, we are awaiting the final approval by the State. Patrick Jameson (jp2468@comcast.net) will be working to finalize required agreements and the construction contract for review and sign-off by the Board. We are confident that the first section of work will begin as soon as the weather thaws (assuming no further complications by authorities), and we continue to request your patience as we progress. Please refer to the December 2013 newsletter, which outlines the project areas. **As this work proceeds, so will paving - Amen to that!**

CLUBHOUSE RENTALS

Birthdays, Anniversaries, Graduations,
Other Special Events

* * New Kitchen Upgrades * *

Reserve your date today! \$75 per rental.
Contact Dan Anthony at 410-956-3350 or
dsa1944@aol.com

SYLVAN SHORES KIDS CLUB

Activities for all ages

The Kids Club has had some fun events and more are planned for the future. The Board provides free Clubhouse rental, promotion, and limited supplies. Get involved and support Kids Club – donations of food and other supplies are always needed.

Contact Jenn Rossback, 443-203-6319, to find out how you can make this a successful creative outlet for our youth!

BOAT & CANOE/KAYAK STORAGE

Boat Slips: Several slips are available on the South River boat pier and one shallow slip on the Forest boat pier.

Light Craft (canoes, kayaks): Last year, two new racks were installed for light craft. Registration is required to use the racks. This year, a \$20 storage fee will apply. The fee covers April 1-March 31. Owners of crafts not registered and paid by March 15th will be contacted to remove their craft.

Contact Bill Buser at 410-919-7931 to reserve space for your water craft.

BOAT RAMP KEYS

New boat ramp keys will be available to residents in good standing (no outstanding service or community maintenance fees) after April 1. The fee is \$25 for unlimited use for one year. Boat registration information is required and you must turn in all old keys.

Contact: Dan Anthony at 410-956-3350, or
dsa1944@aol.com.

NEIGHBORHOOD WATCH



This year began with an unfortunate string of burglaries. As soon as we became aware, we attempted to inform as many folks as possible through email, and kept

in touch with South County Police.

If you wish to be included in emails like this, or receive other Sylvan Shores updates, including the Shoreline newsletter, please send me your email address (gc.izzi@comcast.net).

Anyone interested in revisiting efforts for Neighborhood Watch are encouraged to review the brochure on the website. A certain percentage of participation is required for signs, and other suggestions for improving this effort are encouraged.

CALLING ALL RESIDENT CONTRACTORS

We often have small to medium jobs here in the community and would love to know of residents that are licensed and insurance contractors (construction, electricians, plumbers, painters, etc.) whom we might hire for jobs or who may want to volunteer their time. Please contact any member of the Board (see page 1 for a listing).

HOUSE NUMBERS

Many houses in the neighborhood do not have house numbers. Please be sure that your house number is clearly visible for emergency services.



Sylvan Shores Services Company
P.O. Box 208
Riva, MD 21140

COUNTY NUMBERS TO NOTE

Emergency 911

South County Roads District
410-222-1933 or 410-222-1276

Snow Removal – 410-222-4040

(for snow over 4", otherwise contact Roads District)

Pothole Hotline – 410-222-7045

Animal Control – 410-222-8900

Dept. of Aging Transportation – 410-222-4826

For more contact numbers, go to

www.aacounty.org

Sylvan Shores Water & Sewer Capital Project

Inspector – Jim Higgins 443-988-8560

Finances – Leslie Campbell 410-222-7519

HOW TO PAY YOUR MONTHLY FEE

Monthly payments should be made to:

Sylvan Shores Services Company

and mailed to

PMB/Box #134

211 E. Lombard Street

Baltimore, MD 21202-6102

For electronic bill payers, have your account number and property address referenced on your payment. For automated bill payments, visit www.tidewaterproperty.com to download the application or contact Tidewater directly at 443-548-0191.

www.sylvanshoresriva.com

SSSC Bylaws and Rules & Regulations

Clubhouse Rental Contact Information

Neighborhood Watch Information

AA County Water & Sewer Project Information

The Shoreline Newsletters

Contact us through www.sylvanshoresriva.com with change of address, questions, comments, suggestions, complaints ...

plus many other useful links.

TRASH, RECYCLING & YARD WASTE PICK-UP

Thursday Mornings Only

Mark your bags with an "X" for yard waste and put out with recycling and trash Wednesday evenings or before 6:30 AM Thursday mornings