

The Shoreline

Sylvan Shores Community News and Events

Summer 2021



UPCOMING BOARD MEETINGS

- August 16th – 7:00 p.m.
- September 20th – 7:00 p.m.
- October 18th – 7:00 p.m.

At the Clubhouse, open to all!

BOARD OF DIRECTORS

Officers

President: Kim Hewitt

Vice President: Rachel Kline

Secretary: Liz Stark

Treasurer: Cathy Izzi

Directors

Kristin Buser

Chris Mocella

Judy Moody

Justin Novak

Larisa Santis

Liz Stark

Stephen Winter

PRESIDENT'S REPORT for SUMMER 2021

Hello Sylvan Shores, I hope this message finds everyone well and you're enjoying the summer so far. I would like to take a moment to thank the Board of Directors for all of their hard work. It has been an extremely difficult year in the so many ways, however, I believe that each member has done an outstanding job of managing the business of the community while managing their own lives in the midst of the chaos in the world.

As things begin to slowly reopen, we have begun in-person board meetings at the clubhouse in July, and are keeping watch to continue them safely into August and beyond. I know I am really looking forward to getting back to the face-to-face meetings.

In looking back over the past year, some really great things have happened:

- The **little lending library** was built and installed by community volunteers and is being used daily (we could use a few more small children's books if you have a few you could donate);
- The Sylvan Shores **Facebook Page** continues to be a success and a great way to get out information quickly;

- The **South River boat ramp replacement and shoreline restoration** project was completed and the ramp is being used almost every day and I hope those users are enjoying it;
- **New kayak racks** were built by community volunteers on both the South River and Hardestys Cove;
- The **Unity Garden** at Central Park was organized and planted by community volunteers and continues to grow;
- The **amenities and walking map** was created and posted on the Sylvan Shores webpage;
- At the **Clubhouse**: the doors, foundation and railings were painted; the drop ceiling inside was repaired and the kitchen cabinets were cleaned out and organized;
- The old picnic tables at the Club House and Forest Park fell into disrepair, but **brand-new picnic tables** were donated by community members;
- The Board approved contracting with **Arundel River Federation** to test the bacteria levels at both South River and Hardestys Cove locations weekly, which is being posted to our Facebook;
- Beginning in July, members can now sign up for **Sunrise Yoga at the swim pier** to be taught by a community member, contact <https://www.yogadivino.info/> for more information; and
- Last, but certain not least, the **FY22 budget** was approved...

(continued)

(continued) **BUT**.....everything was not all roses:

In March 2020, as we are all more than aware, Maryland basically shut down and was placed under a State of Emergency. We all learned very quickly what COVID-19 was. At that time, the Board had to quickly get creative:

- We had **Zoom calls** when it was possible;
- There were **no elections** last year but I was so grateful that everyone on the Board agreed to stick with it;
- LaShandra, the Board's secretary stepped down, who gets a pass because she had a **beautiful baby girl!** We will miss her for sure!
- There were **no Clubhouse rentals** to adhere to the Maryland orders and safety concerns; and
- No **South River Swim Club** Sunday morning swims.
- But worst of all was there was **collapse of Parkway E water outflow**. A longer explanation follows in this newsletter. This was, and is, a very complicated problem and the amount of time it has taken several Board members, including myself, almost every single day for months has been nothing less than exhausting. I give special kudos to Rachel Klein, Cathy Izzi and Stephen Winter for all of their tireless work on this project. At this time, the current fix is holding and we feel really good about it, but there will be more to come.

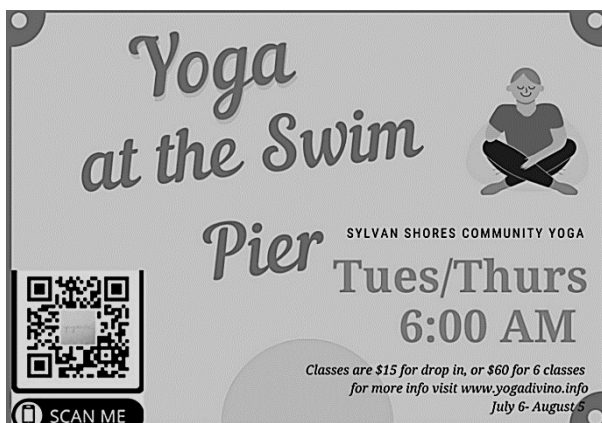
HOWEVER, there is a little good news in all of this: because of the extreme complications of the Parkway E situation, Sylvan Shores needed legal advice. We have engaged with the law firm of Vinson & Elkins on a pro bono (that is: free!) basis and they are reviewing all of our documents at this time and will work with us as we move forward. So even though it may have felt like we were disconnected, this Board worked incredibly hard and we had many successes.

So: I say to the Board members, congratulate yourselves for a job well done and I thank and appreciate each and every one of you. I would also like to thank the members of Sylvan Shores community for your support and patience as we muddled through the past year.

A new Board has been elected/re-elected with two new members, Larisa Santis and Elizabeth ("Liz") Stark. I welcome you both with open arms and I welcome anyone wishes to volunteer to work on a committee or has thoughts and ideas to better the community as we move into this year and coming years. Extra thanks to Liz for taking on the role of Secretary for your Board of Directors!

I have said it before, but this is great little community we live in and we all volunteer our time to make sure it continues to be just that. Have a wonderful summer everyone and I hope to see you around the neighborhood.

Respectfully submitted, *Kim Hewitt*



The poster features the title "Yoga at the Swim Pier" in a large, stylized font. Below the title, it says "SYLVAN SHORES COMMUNITY YOGA" and "Tues/Thurs 6:00 AM". A QR code is located in the bottom left corner, with a "SCAN ME" button below it. A small illustration of a person in a yoga pose is in the top right corner. At the bottom, it says "Classes are \$15 for drop in, or \$60 for 6 classes for more info visit www.yogadivino.info July 6- August 5".

Yoga at the Swim Pier

Christella, a Registered Yoga Teacher (RYT), is offering Yoga at the Swim Pier on Tuesdays and Thursdays at 6:00 a.m., now extended into September! This will be for residents and guests of Sylvan Shores (not open the general public). Cristella currently teaches all levels of yoga classes and also leads local yoga retreats and an annual retreat to Italy. She has lived in Sylvan Shores with her family for the past 11 years and is excited to bring yoga to the community on the swim pier. Scan the QR code to the left or visit <https://www.yogadivino.info/>



PARKWAY E SLOPE: HISTORY AND STATUS

-September 2017: The outflow system on the Parkway E hillside that drains into the South River through a steep slope was completed. The system captures storm water from three county roads and three community parkways.

-Dec 2018-Jan 2019: Three months after the end of the warranty, the pipe blew out and separated from the manhole after heavy rainfall, with significant damage to the hillside and neighboring properties. The County was engaged due to water from County roads but would not take responsibility citing pipe condition. The hillside continued to erode.

-Jan-Apr 2019: Only two contractors out of 20 engaged bid on the repair project, with the bid ultimately selected approved by the County's engineers.

-Sep 2019: Pipe/connection was repaired and hillside graded and planted, with \$50,000 paid by Sylvan Shores Services Company.

-Jun 2020: Hillside settling was repaired under warranty.

-Nov-Dec 2020: Two months after the end of the warranty, the pipe blew out from the manhole under heavy rain with a 6-inch gap between the pipe and manhole.

-Jan 2021: The contractor, engineer, and County inspected the hillside and found the pipe fitting was not sufficient for the project.

-Feb 2021: Contracted engineers recommended a temporary fix to stabilize the hillside, along

with more permanent fixes estimated in the \$100-300,000 range.

-Apr 2021: A new contractor implements the temporary fix of repairing the existing pipe, anchoring the pipe to the slope, fortifying the couplings, planting temporary grasses to stabilize the hillside, and inspecting the work four times.

-Summer 2021: With the ultimate goal of Anne Arundel County taking over the property and management (since 80% of the water comes from county roads), Sylvan Shores has engaged with County representatives and now pro bono legal counsel to assist in the project. The temporary fix is (as of this newsletter) holding for the time being. Native plants will be planted to further stabilize the hillside.

WATER QUALITY MONITORING

Sylvan Shores is working with the Arundel Rivers Federation (<https://arundelrivers.org/>) to perform weekly tests on our waters at both the South River (swim pier) and Hardestys Cove (boat pier) sites. The samples are collected on Wednesday and usually reported on Friday, and will typically be posted to the Sylvan Shores Facebook page. The testing looks for levels of *Enterococci* bacteria, which "are often indicative of other microorganism present in the water and could cause illness." Swim safe!

2021-22 PROJECT PLANNING

- Management and resolution of the Parkway E slope erosion issue;
- Forest Pier - add water utility and improve boat ramp with new gravel/grading;
- Improve Ballfield/Back 40 area and determine repair or disposal options for old sheds;
- Complete the grant process to install a living shoreline on the South River to stop erosion loss.
- Install solar lighting for safety at the piers.

FINANCE and BUDGET

The Sylvan Shores Services Company (SSSC) operates under two budgets: SCBD (Special Community Benefit District) and a Non-SCBD (SSSC) budget. Our SCBD budget is funded by our tax assessments for established purposes, and the SSSC budget is funded by fees from amenity rentals/leases (such as the Clubhouse or slip fees) for those expenses not allowed to be paid from tax assessments (such as tax preparation and audits, as well as some legal expenses).



Our SCBD budget is broken down by its purposes as established by law. They are:

1. Acquiring, maintaining, improving, and operating **real property**, facilities, and personal property owned or to owned by SSSC for the common use and enjoyment of the owners and residents of the community, to include general maintenance and improvements;
2. **Recreation** events and gathering;
3. Community-wide insect and **pest control**;
4. **Security for protection** of real property, facilities, personal property owned or to be owned by SSSC for common use and enjoyment of owners and residents of the community. (Note that this does *not* include security police, which is not allowed in the SCBD);
5. Other **administrative** expenses.

Below you can see how we did with the 2021 Fiscal Year for the SCBD, which ended June 30, 2021:

SCBD Fiscal Year 2021 (ended 6/30/2021)	Budget	Actual
General maintenance and improvement*	96,010.80	96,029.42
Administrative expenses (incl. County Admin Fee)	25,800.00	23,205.70
Replacement Reserves (for future use)	27,039.00	27,039.00
Capital Reserves (for future use)	5,000.00	4,999.92
Total	153,849.80	153,274.04

*Includes \$36,800 funded from replacement reserves

Here are the budgets for the current 2022 (FY2022 July 1, 2021 to June 30, 2022), approved by the Board and community in December 2020.

SCBD Fiscal Year 2022	Budget
General maintenance and improvement*	76,020.80
Administrative expenses (Incl. County Admin Fee)	25,800.00
Replacement Reserves (for future use)	30,074.00
Capital Reserves (for future use)	7,500.00
Total	139,394.80

*includes \$12,810 funded from replacement reserves

→Our 2022 Tax Assessment = **\$477.68 per tax ID**, which will be billed by Anne Arundel County.



Thank You to Doug for expanding the Forest Park kayak and canoe rack! Extra space was added to allow for more watercraft storage. Please check out Doug's construction and roofing company at <https://www.rivaroofting.com>

Thank You to Todd for expanding the Central Park kayak and canoe rack! The rack was expanded and moved to a safer location. Please check out Todd's personal training page at <https://evolutionsannapolis.com/trainer/todd-pekeli/>



→Want to be added to the list for a kayak/canoe rack spot? Email SylvanShoresBOD@gmail.com

BOAT USE and WATERFRONT ACCESS: RULES and COMMON COURTESY

- Central and Forest Park are **open dawn-dusk**, closed to access and use at all other times for safety.
- Boat Ramp keys/use are for Sylvan Shores **members only** and should not be given to non-members; members may assist friends and family with boat launching, but must be with the boat at all times.
- Please be considerate with where you leave your **boat trailer** after launching in case others want to use the ramp area; boat trailers cannot be left in the park areas overnight.
- Boats should not be tied to the **floating dock** on the South River for anything other than loading/unloading.
- Please do not bring boats anywhere near the **large swim pier**, which is intended for swimming and recreation only; this is a critical safety issue.
- For all **Rules & Regulations**, please visit <https://sylvanshoresriva.com/important-documents/>



HARDESTY'S VIEW

Hello Sylvan Shores! My name is Hardesty, I am the local Great Blue Heron, making my home along Beards Creek near Forest Park. We heron are a type of egret (Or maybe egrets are a type of heron? Taxonomy can be confusing...). We are *different* from cranes: a whole other type of avian. The sandhill cranes have that fancy red hat that they wear and get together in big groups near the beach. I like to live solitary most of the year, just enjoying the water and the skies and contemplating the many mysteries and joys of this world. Cranes stay together and hang out and party (a group of cranes is called a "dance" to really make the point...). Being in a big group like that would make me anxious I think, and I bet cranes would be sad if they were solitary like me. Sometimes we are heron, other times we want to be cranes, and all of that is just fine. ~Hardesty

Contact Sylvan Shores

for questions, comments, suggestions, and other community or membership needs:

- <http://SylvanShoresRiva.com>
- <https://www.facebook.com/SylvanShoresRiva>
- SylvanShoresBOD@gmail.com
- Google Voice Mailbox: 443-906-0227
- Mail: P.O. Box 208, Riva, MD 21140

COUNTY CONTACT INFORMATION:

Emergency: 9-1-1

Non-Emergency Police: 410-222-8610

Animal Control: 410-222-8900

Government Services: 3-1-1

Non-Profit/Human Services: 2-1-1

<https://aacounty.org/>

Sylvan Shores Services Company, Inc. (SSSC) is a Maryland Corporation operating as a non-profit, which owns and maintains amenities for the benefit of the owners and residents of the Sylvan Shores community. SSSC also administers the Sylvan Shores Special Community Benefit District (SCBD), an Anne Arundel County special taxing district. SSSC is managed by a volunteer Board of Directors who are community members.

The Shoreline is the periodic publication sent to all Sylvan Shores owners and residents for the good and the benefit of the community. The Shoreline is written by community members and edited by the Communications Committee. For questions, comments, or to add content to The Shoreline, please contact us at SylvanShoresBOD@gmail.com. We welcome your thoughts and input!

Sylvan Shores Services Company

P.O. Box 208

Riva, MD 21140