

The Shoreline

Sylvan Shores Community News and Events



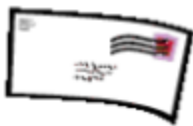
CALENDAR

Upcoming Board Meetings

Third Monday of the Month
November 20 ** Budget Vote!
December 18
January 15
7:00 PM @ the Clubhouse

Sylvan Shores 2017 Board of Directors

President: Tim Cook
timothycook@gmail.com
Vice President: Rachel Kline
rachel@brooks-ins.com
Treasurer: Cathy Izzi
gc.izzi@verizon.net
Secretary: LaShandra C. Oliver
lashandra.oliver@gmail.com
Stephen Bradley
stbradley202@yahoo.com
Judy Moody
yarydoom@comcast.net



people of our nation. I believe that it is our duty as civic leaders to counterbalance this negative trend through creating new and easing existing access to recreational opportunities within our community. Simply stated, it is our job to provide as many recreational opportunities to Sylvan Shores as possible. This means encouraging people out of their homes and into recreational spaces by providing the highest quality recreational space possible, and making our resources inviting and easy to use. We all know that the number one reason that people choose to reside in Sylvan Shores is our proximity to the South River. Boating, fishing, crabbing, swimming, and other outdoor water activities are the crown jewels of Sylvan Shores, and we are obligated to put our resources into making this available to ALL residents of Sylvan Shores. Therefore, in my decision making process, if making a decision opens up more recreational activity for an individual in our community, I am for it, and if it limits recreational access, I am opposed to it. Look forward to my thoughts on the environment and the heritage of Sylvan Shores in our next newsletter and please get in touch if you have any interest in joining our team.

FALL 2017

It's been a pretty busy couple of months since our last newsletter. We had several good pieces of work completed. Rachel Kline facilitated some clean up, clearing and divining at the stairs going to central park, the stairs going to main pier were power washed and cleaned with brush removal, the front entryway received some divining attention and they did some work with the walkway below Main Pier steps. The Buser Family volunteered their time to do some wonderful work at the ballfield, by clearing vines, replacing wood, and re-constructing the dugout roof. They also painted all of their construction work and the enhancements look great.

I have sent out a notice to the community at large, and the board, that we are actively seeking new volunteers and a chair for the grounds and parkways committee. There are many needs for this committee, and if anyone knows an interested party, please ask them to contact me.

I feel that it is worthwhile to put into writing some basic ideas that I have stated to people and that sometimes I take for granted in my head that people know and understand. Primarily, I would like to communicate the three guiding principles that form the basis for my decision making process as president: the environment, recreation, and preservation of the heritage of Sylvan Shores. I will continue this piece in our next newsletter, but in the spirit of Summer's end, I'd like to start with a focus on the recreation.

It is commonly known that the United States of America suffers from one of the worst epidemics of obesity and sedentary lifestyles that exists in the world today. The culture of fast food, junk food, poor diet, television, internet, smart phones, devices and the like has become a prison for the



FALL IS HERE

This season is arguably the most beautiful time of year in Sylvan Shores. Watching the leaves change, getting ready for the holidays, and cool air are all favorite parts of the fall. One important reminder: please be mindful of your leaves and yard waste this season. Wet leaves in the walkways and roadways can be dangerous and clog up our drains. Remember to bag up your leaves and put out for collection.

BACK TO SCHOOL

As always, please be mindful of the bus stops around our area and the children on the roads. Be especially careful around turns. Students and their parents gather in the mornings and afternoons, and it is the responsibility of us all to maintain a safe speed around the neighborhood.

Parents, please remember that younger children *need* to be supervised at the bus stop. If you're unable to watch your kids, please get together with a neighbor and work it out to have a responsible adult at the bus stop every morning and afternoon.

KUDOS!

Many thanks to Sylvan Shores Residents Kristin and Joe Buser, as well as Bill Buser and many neighbors and friends for undertaking a major cleanup and restoration of our community ballpark. While the community board provided limited funding for the project, they provided many, many volunteer hours of hard labor. **Thanks!!**

Kids are currently using the ball field to practice baseball and other sports with their parents. There will be neighborhood games of various types planned for the Fall, once summer winds down & neighbors are back from vacation. Get ready for a community kickball game this fall!

Here's some of what they did:

~Ordered and placed new bases

~Added a fresh coat of paint to the dugouts

~Cleared the vines / overgrowth around the dugouts, ball field, & bleachers

~Cleared a walkway behind the backstop

~Killed weeds/grass & cleaned up the diamond area

~Replaced the rotten wood on the backstop

~Replaced the roofing structure on the dugouts

~Fixed the seating area of the dugouts (as much as possible with available material)

~Ongoing weed-killing/maintaining the in-field

Go check it out... it looks sooo good. Even better.... use it and enjoy it yourself!

Play catch or frisbee with your kids... or your dog ...

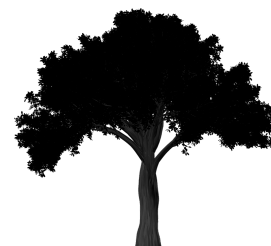
Wide-open spaces are in short-supply and Sylvan Shores is lucky to have this park area.



CHECK YOUR TREES

Every year, SSSC has a forester check the condition of trees on its properties. The forester provides fertilization as needed, and recommends trimming or removal of trees.

The Board is asking all owners to check the health of their trees and take action to prevent damage to your own home, as well as your neighbors' homes. A noticeable condition which can be easily handled is the English ivy growing on many trees in the community. English ivy strangles trees, deprives the tree's bark of normal contact with air and microorganisms and competes with the tree for nutrients and water. Go to Treestewards.org for helpful suggestions to remove ivy from your trees.



CALLING ALL RESIDENTS

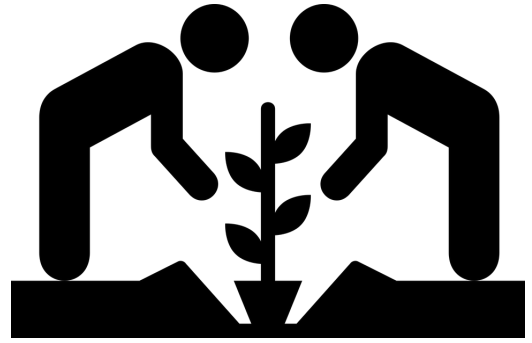
The Board of Directors has more work to do. We are motivated and excited to do the work, but can't do it alone. We are interested in finding those of you out there also motivated and excited to make a difference in the community. We seek all skill sets and there is opportunity for physical work, leadership, project management, finances, communication, security, gardening, and more. Do you have other ideas? Bring it on! Please reach out to us or (even better!) attend a Board meeting and introduce yourself. We look forward to running with the best and seeing the community become all it can be. Board Meetings are every third Monday of the month.

With all of the maintenance and improvements we hope to make as your Board of Directors, we often have jobs here in the community that require licensed and insured contractors (construction, electricians, plumbers, painters, etc.). Jobs range from little things around the area to larger projects which would benefit the community as a whole. We would love to know of residents who are interested and fit the bill whom we might hire down the road for jobs or who may be willing to volunteer their time. Please contact a member of the Board if this sounds like you.

CAN YOU? HELP

There will certainly be more to come in other areas, but for now, we are looking for a Grounds & Parkways chair. Duties/needs include the following:

- Coordinate and lead monthly meeting (outside of board meeting).
- Meeting contractors around Sylvan Shores to facilitate projects, keeping track of bids, monitor work being done.
- Coordinate with contractors for rain garden maintenance, Shorewalk Rd maintenance, vine clearing and pulling, an Arborist for tree care, and clearing out of parkways.
- Keeping spreadsheet of maintenance schedule
- Project management for Ballfield rehabilitation including reforestation grant, vine clearing, ballfield infrastructure maintenance
- Assist with planning "Volunteer Days" in the neighborhood, to include community clean-up, kickball game, cookout, etc.



PLANNING A PARTY?

Rent our Clubhouse!

Did you know we have an great clubhouse available to Sylvan Shores residents? You can host your next kid's birthday party, family reunion, wedding shower, or retirement party right in our neighborhood! The Clubhouse features a large party room with wood floors (no need to rent a dance floor!) and plenty of folding tables and chairs (you provide the ribbons and decór). We have a large kitchen with fridge, range, and microwave for your use. In addition, we feature our brand-new playground outside for your kids to entertain themselves while the grown-ups relax.

Price is just \$100 for 4 hour rental.

Must be Sylvan Shores resident, and renter is responsible for cleanup.

Interested? Please contact Dan Anthony at dsa1944@aol.com or 410-956-3350.





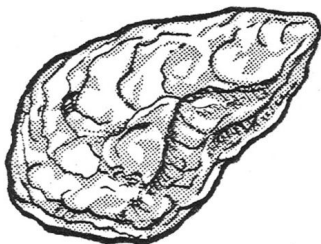
STORMWATER MANAGEMENT PROJECT

Have you been down to the boat ramp area lately? You may have noticed a bit of construction. This was all part of a grant-funded project with the South River Federation to reduce contaminated stormwater runoff and improve the quality of our water. This leg of the project (known as System H) has been complete, thanks to the hard work and constant attention of your Board and their partnership with the South River Federation.

While this project caused some temporary disruption in parking by the boat ramp, the completed project does leave room for at least 3 *thoughtfully* parked trucks and trailers. Additional parking is available at the Clubhouse and near the ballfield on Meadow Road.

HELP THE RIVER, ONE OYSTER AT A TIME

Our river has historically been home to oysters, but the Chesapeake Bay has hit record lows compared to what once lived in the water. *Marylanders Grow Oysters* is a project through the Maryland Department of Natural Resources to help protect millions of young oysters through their first year of life until they can be transported to further mature. The ultimate goal is oyster restoration to help improve the health of the Chesapeake Bay and its tributaries. Our very own swim pier is home to an oyster restoration project. Any resident with a pier is welcome to join and participate in this project with a cage on their own pier. Contact Nancy Merrill Sullivan with the South River Federation for more information on how to join this project: 410-224-3802.



A NEW CHARTER AND BYLAWS FOR SSSC

Major changes have taken place in Sylvan Shores over the past several years, including replacing the water and sewer utility and establishing the Special Community Benefit District (SCBD). Because of these changes, the Charter and Bylaws of Sylvan Shores Services Company, Inc. (SSSC) were out of date and needed to be changed.

Earlier this year, the stockholders approved the SSSC Articles of Amendment and Restatement (“Charter”) and at a special stockholders meeting in April, Revised Bylaws were approved. The Charter was filed with the State Department of Assessments & Taxation and both documents are effective as of April 18, 2017.

Below is a summary of the major changes to the Charter and Bylaws:

Charter:

- Removes all utility, stock and stockholder language. There are no longer any “stockholders.”
- Provides that the corporation has no authority to issue capital stock.
- Provides that the corporation will have no fewer than 5 nor more than 14 directors.
- States that the corporate operations are on a non-profit basis (as amended in the current Charter in 1978).
- States that the corporation will use its funds only to accomplish the purposes set forth in the Charter, and provides for distribution of assets upon dissolutions as required by tax law of nonprofit corporations.
- Provides that the corporation is composed of members who are lot owners.

Bylaws:

- Provides that a member is a lot owner and each tax account is a Member, without membership fee, and with voting rights on budgets, elections and Bylaws amendments.
- Reflects the SCBD.
- Changes how the board of directors is elected. Directors and officers must have a majority vote.
- Adds a Reserve Fund article to assure this fund is maintained and used appropriately.
- Provides for 2 membership meetings/year. May for elections and other business; November for budgets and other business.
- Adds a Budget/Funding article to manage SCBD budget and SSSC budget and the budget voting process.
- Lists types of transactions related to real property which require vote by Members.
- Removes prior Article XVI, Annual Assessment, which provided a cap of 15% on assessments. Members will vote on budgets and therefore control any increases/decreases themselves.

In the motion to adopt the Bylaws, it was approved that the first the first Board elections will be made in May 2018. The current Board has agreed to serve until May 2018. The first membership meeting will be held in November for budget presentation and vote. The Charter and Bylaws documents will be mailed to all owners once updated Rules & Regulations are approved by the Board. In the meantime, they are available on the website, www.sylvanshoresriva.com.

It's important to note that SSSC is not a homeowners association! It is a Maryland non-profit corporation which owns and maintains properties deeded to it, including the parks, parkways, piers, beaches and riparian rights, clubhouse, and roads (Apple, Butternut, Tulip and Shore Walk), for the benefit of the Sylvan Shores community. By the establishment of the SCBD, SSSC is able to obtain funds for maintaining these properties for the benefit of the members of the district.

For more information about the SSSC and the SCBD, visit our website.



Finance and Budget

SSSC operates under two budgets: SCBD and a Non-SCBD (SSSC) budget. The SCBD budget is funded by tax assessments for established purposes; the SSSC budget is funded by fees from amenity rentals/leases for those expenses not allowed to be paid from tax assessments (such as tax preparation and audits, some legal expenses).

The 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. (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. Administrative expenses.

Below you can see how we did with the 2017 Fiscal Year for the SCBD, which ended June 30th:

	Budget	Actual
General maintenance /improvement	33,890.00	31,706.37
Replacement Reserves	12,969.86	12,969.84
Recreation events and gathering	0	0
Community-wide insect/pest control.	0	0
Security	0	0
Administrative expenses	26,800.00	24,151.18
County Administrative Fee	2,000.00	2,000.00
Total	75,659.86	70,827.39

Any surplus will be applied toward the 2019 Fiscal year budget.

Here are our the budget(s) for the current 2018 Fiscal Year (July 1, 2017 to June 30, 2018):

SCBD (Special Community Benefit District) FY2018

General maintenance and improvement	37,000.00
Replacement Reserves	13,677.00
Recreation events and gathering	0
Community-wide insect and pest control.	0
Security	0
Administrative expenses	25,701.00
County Administrative Fee	2,000.00
Total	78,378.00

Tax Assessment = 283.22 per tax ID

SSSC (non-SCBD budget) FY2018

Legal	3,000.00
Tax Preparation/Audit/Filing Fees	4,000.00
Donations (RVFD)	50.00

Members will receive Fiscal Year 2019 (July 1, 2018 to June 30, 2019) budgets for their vote. This is the first year that all owners in SSSC will have a vote on the budget. The Board is excited to have this input. Members may vote by ballot, or attend the November 20th Membership Meeting to cast their votes. Please address any questions to sylvanshoresbod@gmail.com.

2017 BOARD OF DIRECTORS

President Tim Cook
Vice-President Rachel Kline
Treasurer Cathy Izzi
Secretary LaShandra C. Oliver
Directors: Steven Bradley, Judy Moody

2017 COMMITTEES

The committees expect to be very active this year. The following is an overview of active committees and responsibilities. Chairpersons will report more on activities and objectives for 2017 in an upcoming newsletter. In the interim, please use the "Contact Us" link at www.sylvanshoresriva.com 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 : Cathy Izzi, gc.izzi@verizon.net

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.

Roads & Drainage: Although most roads will now be County Roads, this committee 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, Rachel Kline rachel@brooks-ins.com.

Communications: Manages Sylvan Shores digital and communicative presence, such as Facebook, website, and newsletter. Members of this group will work to share information on the happenings of Sylvan Shores and coordinate communication between the community and other committees. Chair, LaShandra C. Oliver, LaShandra.Oliver@gmail.com.

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



WATERCRAFT STORAGE

Boat Slips: Several slips are available on the South River boat pier and one shallow slip on the Forest Side boat pier. Please email the Board with requests to rent a slip.

Light Crafts (canoes, kayaks): The community has kayak racks on both sides of the neighborhood. Registration is required to use the racks. This year, a \$20 storage fee will apply. The fee covers April 1st through March 31st 2018.

Boat Ramp Keys: Available to residents in good standing (no outstanding service or community maintenance fees). The fee for a new key is \$25 for one year. Boat registration information is required and you must turn in all old keys. Boat ramp keys open gates on both the main and Forest side of Sylvan Shores.

Contact Bill Buser at 410-919-7931 or bbuser23@yahoo.com.



HOUSEKEEPING

Trash and recycling should be put out by 6:30am Thursday morning. Mark yard waste with an "X" and keep next to trash and recycling. Please keep all trash and trash cans off the curb if not Wednesday evening or Thursday morning. Do NOT store your trash by the road outside of these times, as it becomes an eyesore and an attraction for animals.

Remember to please hide your property and secure all of your vehicles and house locks everyday and every time! Your neighbors would much rather you double check your locks with your keyfob before going to bed instead of seeing police cars in the community investigating a crime!

Please be vigilant in our community. Drive slowly as you enter and exit our community to observe anything illegal or suspicious. Please watch out for your neighbors' homes and our community property. If you see anything suspicious, please call 911 and report it. You do not have to identify yourself but please give a description of what you saw including a tag number or description of the suspects. Call 410-222-8610 or 911.

PARKING REMINDER

Please be thoughtful when parking in the community.. You should limit your parking to your own property, driveways, and garages. The streets of Sylvan Shores are too narrow to allow for parking on the street in most places. This allows fire trucks and other emergency vehicles to get around the small streets when they need to. At the entrance to the Forest Side there should be no parking at the top of the hill on the curb.

*Thank
you*

BIG thank you to Michael Day and Bayview Construction Management, who donated a gently used range to replace the nonfunctioning oven in our clubhouse.

Thanks again to the Buser family for all of their hard work cleaning up the ballfield.

As always, the Board of Directors would like to thank HighStarr Copy & Print Services for working with us to produce this newsletter. Their customer service is unbeatable and their finished products are spectacular. Thanks HighStarr!

Anyone with interest in helping with future newsletters or anyone with information they would like to include in future issues, please send an email to LaShandra.Oliver@gmail.com.

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

COUNTY CONTACTS TO NOTE

Emergency 911

South County Roads District

410-222-1933 or 410-222-1276

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 – John Bassford : 410-222-7569

pwbass12@aacounty.org

Finances – Leslie Campbell - 410-222-7519

Gail Rash - pwrash23@aacounty.org

Find us online! See our NEW website at

www.sylvanshoresriva.com

SSSC Bylaws and Rules & Regulations

Clubhouse Rental Contact Information

Neighborhood Watch Information

AA County Water & Sewer Project Information

The Shoreline Newsletters

Plus many other useful links!

Contact us through our website with change of address,
questions, comments, suggestions....



<https://www.facebook.com/SylvanShoresRiva/>

<https://sylvanshoresriva.com/>

GoogleVoice Mailbox : [443-906-0227](tel:443-906-0227)

MOSQUITO SPRAYING

We will be participating in the 2017 Maryland Department of Agriculture Mosquito Control program.

The purpose of the program is to prevent mosquito-borne diseases in humans, pets and domestic livestock. Spraying day in our area is Monday.