

Hillsmere Shores Community Survey
Summer 2005

Dear Hillsmere Neighbor,

This is your chance to make your voice heard. We have put together a Community Survey so that we can better understand your desires for the future direction of our community. There are a lot of issues that affect our way of life. Many issues queried have to do with **your money and your home.** Your Hillsmere Shores Improvement Association (HSIA) is governed by the Board of Directors. We try to understand the will of the community through the General Meetings, emails, the Sea Breeze, and phone calls but sometimes we are not sure that we are reflecting the will of the majority. To better understand what is important to you, we are conducting this survey. We are looking for an 80+% survey return rate. If we fall below 50% return, the survey will be a failure as it will mean we are only hearing from a minority of the residents of the community. We know your time is valuable and we have worked to not waste it. There is only ONE survey per lot. The only exception to this is if the home is a rental home. We then would like a separate survey to be filled out by the resident (renter) as well as the homeowner.

The survey can be filled out on **the form provided** by your surveyor or on-line at www.hillsmershores.net We need for you to fill in your address on the survey. We will not be recording survey results by address except for issues like public water. If you own multiple lots, fill out a survey for each address or write in the multiple addresses. Fact Sheets will also be provided by your surveyor. Your surveyor will make an appointment with you to pick up your completed survey. If you choose to fill out your survey on-line or to send it in via mail (HSIA, PO Box 3485, Annapolis, MD 21403) we will verify with you that your survey was indeed filled out by you and not someone else pretending to be you. **All surveyors will have official HSIA badges made from our official car stickers, so if you do not know your surveyor, please ask to see their badge, before giving them your survey or letting them into your home.** Please welcome your surveyor, after all, he or she is one of your neighbors and is volunteering their time to help the community.

If you have questions as you fill out the survey, you can get quick answers by calling the survey line at HSIA administration at (410) 263-4456 survey "mailbox" or by submitting your question through the website (www.hillsmershores.net). We will also put the question and answer on the website so that others can benefit. We will share with you the full results of the survey and we will present the plans created to fulfill the desires of the community as expressed in the survey.

Thank you for participating in this very worthy project.

Bruce Walker & your
HSIA Board of Directors

Hillsmere Shores Community Survey 2005

I. General Information

Please answer for your household. Questions asked in the context of "you" are to include anyone in your household that is a resident of Hillsmere Shores. It is ok to leave a question blank if it does not apply to you or if you do not feel you are qualified to answer. Comments are always welcome.

1. Name (optional): _____
2. Address:
You must enter your Hillsmere address (number and street). **Surveys without addresses will be discarded.**

3. What is your status for the above property?
(Owners of multiple properties should either fill out a survey for each property or write multiple addresses in the previous question.)
(circle one) Owner Renter
4. Mailing Address (Rented properties only):
If you are an owner but do not live at the property address entered above, please enter your complete mailing address.
5. Do you use the community beach?
(circle one) Yes No
6. Are you a member of the Hillsmere swimming pool?
(circle one) Yes No
7. Do you use the sand spit (Land area by the marina)?
This includes walking, biking, crabbing, fishing, sitting on the beach, etc.
(circle one) Yes No
8. Are you a member of HSIA?
HSIA is the abbreviation for Hillsmere Shores Improvement Association.
Currently a little over 50% of Hillsmere residents are members.
(circle one) Yes No
9. Are you a slip holder in Hillsmere Shores?
Answer Yes if you rent a slip from HSIA at the community marina or any other community dock.
(circle one) Yes No
10. Do you use any of the following Piers & Harbors facilities?
(Check all that apply.)
 Boat Ramps Canoe Racks Dingy Racks Boat Park
11. Are you on the waiting list for any of the following?
(Check all that apply.)
 Boat Slip Canoe Rack Dingy Rack Boat Park

II. Hillsmere Shores Improvement Association (HSIA)

12. Should HSIA take an active role in welcoming new residents to Hillsmere Shores?
(circle one) Yes No No Opinion

- 13. Does HSIA provide enough opportunities to meet and mix with other members of the Community?
(circle one) Yes No No Opinion
- 14. HSIA is a community improvement association – not a homeowners’ association. Would you support changing HSIA to a homeowners association? **(Fact Sheet #1)**
(circle one) Yes No No Opinion
- 15. Should HSIA be more active in setting the direction for the Community?
(circle one) Yes No No Opinion
- 16. Does HSIA offer enough services?
(circle one) Yes No No Opinion
- 17. If you answered “No” to the previous question, what other services would you like to see HSIA provide?

- 18. For each of the following, please rate your ability to contact and get feedback from HSIA.
(Make one selection for each line)

	Very Difficult (1)	Difficult (2)	Average (3)	Easy (4)	Very Easy (5)	N/A (0)
Via Telephone	[]	[]	[]	[]	[]	[]
Via Mail	[]	[]	[]	[]	[]	[]
Via Email	[]	[]	[]	[]	[]	[]
Via Web Site Email	[]	[]	[]	[]	[]	[]

- 19. Do you find the HSIA web site satisfactory?
(circle one) Yes No No Opinion
- 20. Please list any suggestions or comments about the HSIA web site.

- 21. Do you read the Sea Breeze?
(circle one) Yes No

- 22. For each of the following, please indicate your level of agreement.
(Make one selection for each line)

	Strongly Disagree (1)	Disagree (2)	No Opinion (3)	Agree (4)	Strongly Agree (5)
The Sea Breeze contains useful information.	[]	[]	[]	[]	[]
The length of the Sea Breeze is appropriate.	[]	[]	[]	[]	[]
The President's Message provides useful information about the community.	[]	[]	[]	[]	[]
A summary of each month's board meeting decisions should be included.	[]	[]	[]	[]	[]

23. What changes and/or additional information would you like to see in the Sea Breeze?

24. For each of the following, please indicate your level of agreement.

(Make one selection for each line)

	Strongly Disagree (1)	Disagree (2)	No Opinion (3)	Agree (4)	Strongly Agree (5)
The HSIA Board meets the needs of the Community.	[]	[]	[]	[]	[]
The HSIA Board is too intrusive.	[]	[]	[]	[]	[]
The HSIA Board is a good caretaker of Community assets (property & money).	[]	[]	[]	[]	[]
The HSIA Board does not have enough enforcement ability to help the community.	[]	[]	[]	[]	[]
The HSIA Board is responsive to ideas from the Community.	[]	[]	[]	[]	[]

25. How do you rate the overall performance of the HSIA Board?

(circle one) Very Poor Poor Average Good Excellent

26. Please list any comments about the performance of the HSIA Board.

27. Did you know that you can join HSIA at any time throughout the year?

(circle one) Yes No

28. If you are not a member of HSIA, why not?

(check all that apply)

[] No one asked me to join.

[] I am not interested in joining.

[] Come & Get-it day is a one day affair.

[] I am a resident and don't feel I should have to pay to join.

[] Other, please specify _____

29. I attend the bi-monthly HSIA General Meetings:

All residents of Hillsmere Shores are welcome to attend the General Meetings.

(check one)

[] Always

[] Occasionally

[] Just the annual meeting

[] Not in recent memory

30. I do not attend the General meetings because:

(check all that apply)

[] I am too busy.

[] I am not interested.

[] The meetings are tedious or too long.

[] The 7:00pm time for the meeting is not good for me.

[] Other, please specify _____

31. If you did **not** vote in the HSIA elections in the past two years, why not?
 (check all that apply)
 I am not a member of HSIA.
 I did not know about the elections.
 I did not know how to cast my vote.
 I am not interested in voting in HSIA elections.
 Other, please specify _____
32. HSIA is a volunteer organization serving the community. In the past five years have you or a member of your household performed volunteer work for HSIA?
 (circle one) Yes No
33. I do **not** volunteer to help HSIA because:
 (check all that apply)
 No one has asked me to help.
 I volunteer for a lot of other organizations.
 Too much politics.
 I did my part for HSIA in years past.
 Other, please specify _____

III. Taxes & Fees

Special Tax

Anne Arundel County designates Hillsmere Shores as a Special Tax District. Each January, HSIA submits a budget for the following fiscal year. The County accepts or changes the budget and levies the tax on the lot owners and gives the monies collected to HSIA. (**Fact Sheet #2**)

34. Do you know what your special tax was in fiscal year 2005 (the amount)?
 (circle one) Yes No
35. Do you know how your special tax is determined?
 (circle one) Yes No
36. Do you know how you pay your special tax?
 (circle one) Yes No
37. Do you know how the special tax funds are used?
 (circle one) Yes No
38. Are the following projects worth increasing your special tax?
 (Make one selection for each line)

	Yes	No
To build a community center.	<input type="checkbox"/>	<input type="checkbox"/>
To make improvements/repairs at the beach.	<input type="checkbox"/>	<input type="checkbox"/>
To build community tennis courts.	<input type="checkbox"/>	<input type="checkbox"/>
To build a community basketball court.	<input type="checkbox"/>	<input type="checkbox"/>

39. What other community facilities would you be interested in having?

40. What community facilities should we do without?

HSIA Membership Fee (Fact Sheet #2)

41. Is the \$10 HSIA membership fee reasonable?
(circle one) Yes No

42. If you feel the HSIA membership fee is too low or too high, how much do you think it should be?

Piers & Harbors Fees

P&H fees are only paid if you use the facilities (rent a slip, get a ramp key, etc.) Community funds are not used for the Piers & Harbors budget.

43. Do you know what the Piers & Harbors fees pay for?
(circle one) Yes No

44. For each of the following, please indicate your view of the current fee amounts?
(Make one selection for each line)

	Too High	Ok	Too Low
Boat slips (range \$125 to \$1660 per yr - average \$762/yr)	[]	[]	[]
Boat Park (\$65 per year)	[]	[]	[]
Dingy or Canoe Rack (\$30 per year)	[]	[]	[]
Ramp Keys (\$45 per year)	[]	[]	[]

45. If you think that Piers and Harbors fees are too high, what services or costs would you reduce so that fees could be lowered?

46. As a P&H user, would you be willing to pay increased fees to fund the following improvements in Piers and Harbors facilities?
(Make one selection for each line)

	Yes	No	No Opinion
Slip electricity at the Beach and Sunset ramps.	[]	[]	[]
Improvements to the marina.	[]	[]	[]
Additional dingy racks.	[]	[]	[]
Additional canoe racks.	[]	[]	[]
Additional boat storage facilities.	[]	[]	[]
Improvement to the ramps if/when needed.	[]	[]	[]

47. What other Piers & Harbors improvements (not listed above) would you be willing to pay increased fees to fund?

IV. Community Facilities & Services

48. **MAINTENANCE:** For each of the following areas, please indicate your level of satisfaction with the maintenance (including repairs, grass cutting, etc.):
 (Make one selection for each line)

	Very Dissatisfied (1)	Somewhat Dissatisfied (2)	Neutral or No Opinion (3)	Satisfied (4)	Very Satisfied (5)
Beach	[]	[]	[]	[]	[]
Pool	[]	[]	[]	[]	[]
Marina	[]	[]	[]	[]	[]
Boat Park	[]	[]	[]	[]	[]
Boat Ramps	[]	[]	[]	[]	[]
Dingy Racks	[]	[]	[]	[]	[]
Hillsmere Entrance	[]	[]	[]	[]	[]
Islands on Hillsmere Drive	[]	[]	[]	[]	[]
Beach Drive Canoe Lot	[]	[]	[]	[]	[]
HSIA Rental Property	[]	[]	[]	[]	[]

49. Please list any specific concerns regarding maintenance:

50. **BEAUTIFICATION:** For each of the following areas, please indicate your level of satisfaction with beautification (landscaping, clean-up, and plantings projects):
 (Make one selection for each line)

	Very Dissatisfied (1)	Somewhat Dissatisfied (2)	Neutral or No Opinion (3)	Satisfied (4)	Very Satisfied (5)
Beach	[]	[]	[]	[]	[]
Marina	[]	[]	[]	[]	[]
Islands on Hillsmere Drive	[]	[]	[]	[]	[]
Hillsmere Entrance	[]	[]	[]	[]	[]

51. Please list any specific concerns regarding beautification:

52. **TRAFFIC:** Do you think that traffic related issues are a major problem in Hillsmere?
 (circle one) Yes No No Opinion

53. If you answered "Yes" to the previous question, what traffic issues are you concerned about?

54. How significant a problem is the Key School traffic for you personally?
 (circle one) Very Insignificant Insignificant Neutral Significant Very Significant

55. Please list any streets in Hillsmere that you feel are in need of additional safety measures (e.g., calming strips, additional speed signs, more patrols, etc.).

56. **SOCIAL EVENTS:** Have you participated in any HSIA-sponsored social events (past or present)?

(check all that apply)

- Ice Cream Social
- Easter Egg Hunt
- Yard Sales (at Beach)
- Community Picnics
- July 4th Parade
- Halloween Parade
- Christmas Caroling

57. HSIA spends roughly \$3000 per year on these social events. Should they be continued?

(circle one) Yes No No Opinion

58. If you answered "No" to the previous question, which events should be eliminated?

59. **DUMPSTER DAYS:** We participate in the county community dumpster program. The dumpsters are placed next to the pool property for residents to dispose of bulk trash items. Approximately 15 to 20 dumpsters are filled each year during the two day program. This costs HSIA approximately \$500 per year. Do you support the continuation of this activity?

(circle one) Yes No No Opinion

60. **SECURITY:** How safe do you feel in our community?

(circle one) Very Unsafe Somewhat Unsafe Neutral Fairly Safe Very Safe

61. Currently, we provide security patrols throughout Hillsmere, including the beach and marina. We also have a guard at the beach during the summer. For each of the following areas, please state whether you think the security is adequate.

(Make one selection for each line)

	Yes	No	No Opinion
Beach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marina	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sunset Drive Ramp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beach Drive Ramp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hillsmere Shores Streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

62. Are there any other community areas where security needs to be increased or decreased? Please describe.

63. Would you support increasing the Special Tax to cover increased security patrols such as more daytime patrols, having a guard at the beach on weekdays, etc?

(circle one) Yes No No Opinion

64. If you answered “Yes” or “No” to the previous question please list any comments or suggestions you have about this issue.

65. Currently approximately 25% of our security patrols are provided by off duty county police officers. The other 75% is provided by private security guards. The off duty police officers patrol in marked police cars, can make arrests, and write tickets. The private security guards can call the police when they see illegal activity. The private security guards cost approximately \$17/hr compared to \$31/hr for off duty police. HSIA spends approximately \$37,000 per year on security. Should the ratio of private security to off duty police hours be:
 (please check only one)
 Increased (more private security – lower cost)
 Stay the same
 Decreased (more off duty police – increase Special Tax to cover increased cost)

66. Should HSIA help the community start a neighborhood watch program?
 (circle one) Yes No No Opinion

67. **COMMUNITY BEACH:** Indicate if and how you use the community beach.
 (Make one selection for each line)

	Yes	No
Do you use the beach for swimming?	<input type="checkbox"/>	<input type="checkbox"/>
Do you use the playground equipment?	<input type="checkbox"/>	<input type="checkbox"/>
Do you use the beach to picnic or just to sit?	<input type="checkbox"/>	<input type="checkbox"/>

68. Are the beach equipment and facilities adequate?
 (Make one selection for each line)

	Yes	No	No Opinion
Playground equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enough picnic tables?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enough grills?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

69. The net to keep out jelly fish at the beach costs roughly \$3000 per year. Does it provide enough value to the beach and the Community to justify the expense?
 (circle one) Yes No No Opinion

70. Currently the beach is closed after sunset. Should residents be permitted to use the beach after sunset?
 (circle one) Yes No No Opinion

71. If you answered “Yes” to the previous question, what time should the beach be closed?

PIERS & HARBORS: The Community boating facilities include the marinas, the canoe lot/pier, the boat ramps, the dingy racks, and the boat park. These facilities are managed and maintained by HSIA. The HSIA appoints a Piers & Harbors Committee to run the facilities.

72. How satisfied are you with the way the HSIA Piers and Harbors Committee operates?
 (circle one) Very Dissatisfied Dissatisfied No Opinion Satisfied Very Satisfied

73. If you are not satisfied with the way the HSIA Piers and Harbors Committee operates, please explain why.
74. The budget for Piers & Harbors is approximately \$80,000, which is generated from slip, key, boat park, and dingy rack fees. Is the P&H budget adequately managed?
(circle one) Yes No No Opinion
75. Is the marina adequately managed?
(circle one) Yes No No Opinion
76. Do you think the management of the marina should be:
(check only one)
 A paid position (supported by slip fees)
 Run by an independent, outside agency? (supported by slip fees)
 Volunteer leaders (as currently run).
 No Opinion
77. Is the distribution of the slips fair?
(circle one) Yes No No Opinion
78. Is the lighting at the marina adequate?
(circle one) Yes No No Opinion
79. Have you reviewed the marina rules?
(circle one) Yes No
80. Please list any marina rules you disagree with along with your suggestion for change. Please include the rule number.

V. Current Issues

81. Would you favor having (and financing) a community address and phone book?
(Note: You would have to give permission to use your name, address, and phone.)
(circle one) Yes No No Opinion
82. Would you support (e.g., volunteer or contribute funds) an HSIA outreach program to help Hillsmere Shores residents in emergencies (i.e. home fire, etc.)?
(circle one) Yes No No Opinion
83. How should HSIA proceed with the pool lease when it runs out in 2011?
(HSIA does not oversee the Pool Association. HSIA leases the land to the Pool Association)
(check only one)
 Renew the lease with the pool association.
 HSIA take over the pool operation.
 Discontinue the Community swimming pool.
 No opinion.

84. Do you support the following HSIA statement regarding annexations by the City of Annapolis?
(Fact Sheet #3)
 The Hillsmere Shores Improvement Association calls upon Anne Arundel County and the City of Annapolis officials to halt all annexing by the City of Annapolis along the Forest Drive corridor until the necessary improvement to road infrastructure are made to preserve or improve the quality of life for the current residents that are so adversely affected by the increased traffic.
 (circle one) Yes No No Opinion

85. HSIA is a member of the Annapolis Neck Peninsula Federation. HSIA has an active representative that attends ANPF meetings. ANPF fights for responsible development on the peninsula and is opposed to the current City of Annapolis policies on annexations along Forest Drive.
(Fact Sheet #3)
 (Make one selection for each line)

	Yes	No	No Opinion
Should HSIA contribute to and support ANPF?	[]	[]	[]
Do you support ANPF?	[]	[]	[]

86. Should Key School children be allowed, on a limited basis, to use Hillsmere Shores community facilities that are overseen by HSIA (i.e., beach, boat ramps, marina) if the use is educationally oriented and under teacher supervision?
 (circle one) Yes No No Opinion

87. Are you in favor of allowing the six homes on Hillsmere Court (just inside Hillsmere Shores entrance) to join Hillsmere Shores subdivision? **(Fact Sheet #4)**
 (circle one) Yes No No Opinion

88. If you answered "Yes" to the previous question, should the individual homes be charged a one time fee to pay for the additional value they receive by becoming a member of a water privileged community?
 (circle one) Yes No No Opinion

89. As electricity becomes deregulated this year in Anne Arundel County, would you be interested in having Hillsmere Shores band together to obtain lower rates than individuals might obtain?
 (circle one) Yes No No Opinion

ANNE ARUNDEL COUNTY SERVICES

90. Do we need more sidewalks in Hillsmere?
 (circle one) Yes No No Opinion

91. If you answered "Yes" to the previous question then please list any areas in need of sidewalks.

92. Are you satisfied with the storm water management in Hillsmere?
 (circle one) Yes No No Opinion

93. If you answered "No" to the previous question then please list any areas in need of additional storm water management.

94. Are there enough storm water drains in Hillsmere?
 (circle one) Yes No No Opinion

95. If you answered "No" to the previous question then please list areas in need of additional drains.

96. Do you want to bring County public water into your home? (**Fact Sheet #5**)
 Cost is approximately \$8,155 per lot with four different payment options.
 If you say "Yes" and a majority of lot owners say "Yes", we will come back to your address with the official County petition.
 (circle one) Yes No

97. Are you in favor of spraying our community for mosquitoes?
 (circle one) Yes No No Opinion

HSIA BUILDING PERMITS: Hillsmere Shores requires it's own building permits to enforce the covenants as required by lot deeds. The primary issues considered are setbacks and building height.

98. For each of the following statements, please indicate your level of agreement:
 (Make one selection for each line)

	Strongly Disagree (1)	Disagree (2)	No Opinion (3)	Agree (4)	Strongly Agree (5)
The current fee of \$5.00 is appropriate.	[]	[]	[]	[]	[]
Requiring residents to obtain an HSIA building permit is reasonable.	[]	[]	[]	[]	[]
HISA should take action against residents that move forward with construction without obtaining the required HSIA permit.	[]	[]	[]	[]	[]

VI. Covenants, Bylaws, & Community Rules

First, what's the difference and how are they established and changed:

Hillsmere Shores Covenants are restrictions on how **your** lot in Hillsmere Shores may be altered or used. The Covenants were set up by Hillsmere Estates Inc. (the developer). The Deed of Covenants, Restrictions, and Conditions for Hillsmere Estates, aka Hillsmere Shores was established January 13, 1955 and recorded in the Land Records of Anne Arundel County on February 3, 1955. Covenants convey with the land. (Note: some lots established prior to 1955 are not affected by the Covenants.) The Covenants are enforceable by County authorities and the Courts. Any change to the Hillsmere Shores Covenants, must be approved by more than 50% of the lot owners.

HSIA (Hillsmere Shores Improvement Association) Bylaws: HSIA is a corporation formed by the residents of Hillsmere Shores. The By-laws govern how the Corporation operates and governs itself and interacts with the Community. Any change to HSIA Bylaws must be approved by two thirds (2/3) of HSIA members present at a General Meeting. A quorum (5% of the Corporation's members) must be present at the beginning of the meeting. Advance notice must be given of the meeting stating clearly that a vote on Bylaws changes will take place.

HSIA Rules: HSIA rules are created by the Board of Directors on behalf of all the residents of Hillsmere Shores to govern how the community properties and facilities may be used. The deed transfer to HSIA from the developer empowers HSIA to work for the betterment of the Community on behalf of the lot owners and to govern the community properties. Any change or addition to HSIA Rules must be approved by a majority of the Board of Directors of HSIA. A quorum (simple majority of Board members) must be present at the beginning of the board meeting.

HSIA COVENANTS: You should have received a copy of the Hillsmere Shores Covenants with the survey Fact Sheet. If not, you may view them online at www.hillsmershores.net or call the HSIA Administrator (Jean Somers) at 410-263-4456 (24 hour voice mail) and request a copy.

Changes to the covenants are very serious and deserve careful consideration. In answering the following questions please consider how you will feel if the proposed changes were applied to you personally, how difficult the changes would be to enforce, and how additional restrictions would change the character of our community. HSIA will help facilitate changes that it feels are appropriate and in the best interest of the entire community.

99. Please list any current covenants you disagree with along with your suggestion for change. (Please include the covenant number)

100. Residents have offered proposals regarding additional covenants. Do you support making the following additions to our covenants?

(Make one selection for each line)

	Yes	No
1. Residents may not use their property to park or store: (a) any inoperable, wrecked, or partially dismantled, or destroyed watercraft; (b) any watercraft that is subject to the registration requirements of Maryland that does not display current registration.	[]	[]
2. Residents may not use their property to store more than two operable watercraft.	[]	[]
3. All watercraft must be stored in one of the following areas: primary driveway, side yard or rear yard (as viewed from the street).	[]	[]
4. Residents are not permitted to erect canopies or tents to be used as carports or storage facilities.	[]	[]
5. Vehicles should not be parked in front or side yards (as viewed from the street) unless parked in driveways or garages.	[]	[]
6. Residents may not use their property to park or store more than three trailers of any type on their property.	[]	[]
7. Residents may not use their property to park or store more than one RV.	[]	[]
8. Residents must ensure grass (or weeds) on their property does not exceed twelve inches at any point in time.	[]	[]
9. Residents may not park or store commercial vehicles or vehicles used for commercial purposes on their property unless (a) providing temporary service; (b) the vehicle is an automobile, pickup truck, or van having a manufacturer's rating capacity of not more than three-fourths ton and the vehicles is used as transportation to and from a place of employment, provided that in such cases only one vehicle may be so parked in connection with any one lot.(This is County Code.) *	[]	[]
10. Temporary storage units (e.g. "Pods") are not permitted for more than a six month period in any calendar year.	[]	[]
11. Unless a permit for a rooming house has been granted by the Department of Inspections and Permits, residences are only permitted one family plus two unrelated occupants to the family in a dwelling unit. (This was a County Zoning Code until this year's revision)*	[]	[]

*You might ask why include county code items. The reason is that the county changes it's code as it did this year. It dropped the code on how many families can occupy a residence. Therefore for important issues, Hillsmere may want to include them as covenants.

101. Are there any other new covenants that you think should be added?

HSIA RULES: You should have received a copy of the Hillsmere Shores Rules with the survey Fact Sheet. If not, you may view them online at www.hillsmershores.net or call the HSIA Administrator (Jean Somers) at 410-263-4456 (24 hour voice mail) and request a copy.

102. Please list any current rules you disagree with along with your suggestion for change.
(Please include the rule category and number (i.e. General Rule #3))

103. Residents have suggested the following new rules. Do you support adding them to our current rules?
(Make one selection for each line)

	Yes	No
All dogs must be leashed or contained at all times.	[]	[]
Residents are required to remove dog waste.	[]	[]

104. Are there any other new rules that you think should be added?

ENFORCEMENT OF HSIA COVENANTS & RULES AND A.A. COUNTY ZONING CODES

105. Do you know how to file a complaint:
(Make one selection for each line)

	Yes	No
With the HSIA Zoning and Covenants Committee?	[]	[]
With the Anne Arundel County Zoning Enforcement Office?	[]	[]

106. The current level of enforcement of the HSIA covenants and rules is:
(circle one) Insufficient Appropriate Too Aggressive

107. The HSIA Board is considering restricting the usage of Hillsmere facilities for those residents in clear violation of HSIA covenants and/or rules or Anne Arundel County Zoning codes. Such restrictions could include the following: the loss of a slip (if held), loss of dingy rack use, loss of canoe rack use, loss of voting rights, etc. Do you agree with such restrictions?
(circle one) Strongly Disagree Disagree No Opinion Agree Strongly Agree

HSIA BYLAWS: The bylaws are currently under their first major re-write in years. We hope to bring them to the membership for approval this fall. Your input will be valued. You may view them online at www.hillsmershores.net or call the HSIA Administrator (Jean Somers) at 410-263-4456 (24 hour voice mail) and request a copy.

108. Have you reviewed the current HSIA Bylaws?
(circle one) Yes No

109. Please list any specific bylaws you disagree with along with your suggestions for changes.

VII. Finally.. The End!

110. Are there any other Community issues of great interest to you that we have not covered? Do you have any additional comments you'd like to make?

Thank you for taking the time to give your input on this very important survey. The results will be published for everyone to see. We sincerely value your opinions on these important community issues.

Your HSIA Board of Directors
Summer of 2005

Subjects Intentionally Not Covered:

Dredging of Duval Creek: The State of MD has no money for dredging and, though Duval Creek is on the list, they will not give a year when it might be dredged.

Natural Gas: BGE says for existing communities that do not have gas, it is not worth their while as most homeowners do not want to change their furnaces.

Loose Leaf Pick-up at street edge: We could not find a contractor who could provide this service and the City of Annapolis, who does their streets, will not do outside the City.

Community Survey Fact Sheet #1
Home Owners Association vs Home Improvement Association

Home Improvement Association

Hillsmere Shores has a Community Improvement Association that was formed on August 17, 1956 and is incorporated according to the laws of the State of Maryland. The Articles of Incorporation state “The purpose for which the Corporation is formed is:

To organize and operate an association exclusively for civic purposes ... the Corporation shall have the following powers and purposes:

- (1) To promote, foster and maintain civic betterment, community improvement and social welfare and recreation in and for the community known as “Hillsmere Shores” in the Second Election District of Anne Arundel County, Maryland,
- (2) To make contracts, incur liabilities and borrow money for its corporate purposes secured or unsecured, and to pledge its assets as security.
- (3) To acquire and hold, buy and sell, and encumber and pledge real or personal property of any kind wheresoever situated.
- (4) To do all and singular such matters and things as may be necessary to carry out the purposes and objects of the Corporation, and to have and enjoy all the powers granted to the Corporation of this character by the laws of the State of Maryland consistent therewith.

.... The membership of the Corporation shall include all persons who have qualified for membership under the provisions of its By-Laws,”

On July 9, 1965, the developer, Hillmere Estates, Inc., deeded the community properties to Hillsmere Shores Improvement Association, Incorporated documenting the deed transfer and the conditions of the transfer recorded in Anne Arundel County Book 1915 pages 286 to 293. The deed transfer also gives instruction and certain powers to HSIA. For example, on page 290, HSIA “... will enforce, administer, protect and defend the uses and purposes for which this grant is made ...and would do any and all things which may be calculated to improve and to further the improvement of said property hereby conveyed ...”. “That nothing herein contained shall be construed as to prohibit” HSIA “from making such reasonable and proper charges, to be determined by the lot owners in Hillsmere Estates for the use of the property hereby conveyed...”

HSIA is a corporation governed by the its By-Laws which were approved by the member lot owners of Hillsmere Shores. As such, HSIA governs the community properties and works to enforce the Covenants of Hillsmere Shores and to fulfill the purposes for which HSIA was formed. HSIA does not have powers beyond what is stated in its By-Laws and Deeds. The Covenants of Hillsmere Shores do not have anything specifically to do with HSIA. However, the Covenants outline that “a committee of the owners shall approve the exterior plan and construction or any other alterations of any building and the position of the building on the lot...” That committee resides within HSIA This is the basis for HSIA’s requirements that lot owners obtain a building permit from HSIA for building projects affecting the exterior of their home. HSIA can also enforce the Covenants through the courts just as any HS lot owner may do. Anne Arundel County does recognize Hillsmere Estates, aka Hillsmere Shores, as a Special Community Benefit

District. The Community Benefit District was created by Anne Arundel County and not by Hillsmere Estates, Inc., the developer. Payment of assessment can not be enforced by the Hillsmere Shores Improvement Association, Inc. but is enforced by the County through procedures for collection of taxes. HSIA does not set the assessment, it does not collect the special assessment, and it can be removed by the County simply by appointing another non-profit, non-stock community association to administer the Special Community Benefit District. Thus the Special Community Benefit District does not make HSIA into a Homeowners Association and does not require HSIA to meet the requirement of such an entity.

Homeowners Association:

Homeowner Association is defined in Title 11B Sections 102-114 of the Real Property Article of the Annotated Code of Maryland.

A homeowners association (incorporated or unincorporated) has the authority to enforce the provisions of a declaration. "Declaration" means an instrument recorded among the land records of the county that creates the authority for a homeowners association to impose on lots, or on the owners or occupant of lots, ... any mandatory fee in connection with the provision of services or otherwise for the benefit of some or all of the lots...

HSIA met this requirement when all of the streets in Hillsmere Shores were owned by the community. However, one legal opinion offered to the Board suggests that the right for HSIA to levy a mandatory fee ended when the County took over all of the streets in 1975.

A homeowners association is also governed by its by-laws. However, it is given rights over the lots of the community through the lot deeds. If given the power by the lot owners, a homeowners association can levy fines on lot owners who violate community covenants. The homeowners association can place a lien on lots who fall behind on payments. A homeowners association can set standards for buildings and properties of lot owners (subject to approval by the membership).

Considerations:

HSIA Board of Directors is less encumbered by the State rules applicable to HOA's HSIA meetings do not have to be open to all (dependent on the By-Laws of the Association)

Because the breadth of powers is limited, issues needing to be addressed by HSIA are limited.

Approved motions at a General Meeting are not binding on the Board (dependent on the By-laws of the Association)

HSIA is less intrusive to lot owners than a HOA could be.

HSIA has difficulty enforcing rules for the community properties.

HSIA has difficulty enforcing standards for lot owners.

To change HSIA from its present form to a Home Owners Association (HOA), it would require approval by 100% of the lot owners of Hillsmere Shores and all lot deeds in Hillsmere Shores would have to be revised to embrace the powers given to the HOA.

Hillsmere Shores Taxes & HSIA Fees (Fact Sheet #2)

The **Hillsmere Shores Improvement Association** collects two fees from Hillsmere Shores property owners and residents: a **Special Community Benefit District (SCBD) tax** and a voluntary **HSIA membership fee**.

Special tax rate for Hillsmere Estates/Shores:

Hillsmere Shores (aka Hillsmere Estates) is granted and recognized by Anne Arundel County as a Special Community Benefit District (SCBD). This means that:

- HSIA can request the County to levy a tax on Hillsmere Shores residents for spending on activities, improvements, maintenance, security, etc. that benefit the entire community.
- County law regulates what the money raised from the SCBD tax can be spent on.
- SCBD tax money can not be spent on items that benefit only part of the community. For example, no Special Tax monies can be spent for Piers and Harbor boat slips or boat ramps or to build canoe racks or dingy racks.
- HSIA does not levy the tax. HSIA is not empowered by the residents of Hillsmere Shores to levy a tax. If HSIA was a true Homeowners Association, it could do that.
- Anne Arundel County levies the tax. Once HSIA requests the County to impose the tax, the County can change the amount or not levy the tax at all.
- The tax is levied per property unless for some reason, the property is tax exempt.
- The tax is mandatory.
- The tax is paid by the property owners at the time they pay their normal property tax.

SCBD for Financial Year 2005 (2005FY) (July 1, 2004 to June 30, 2005)

The tax levied for 2005FY was \$124,048.

The largest 2005FY recurring costs for SCBD Tax monies are

- **Security \$37,000**
- **Loan repayments \$30,000** (10 year loan for the new sandspit bulkhead)
- **SeaBreeze \$20,527**
- **Maintenance \$18,565**
- **Administration \$16,923** (includes \$4000 for an outside auditor mandated by the County and \$2000 County fee they charge us to collect the Special Tax monies)

These listed expenses total \$123,015 of the total \$124,048 tax levied.

The remainder of the tax after these expenses is \$1,033.

For 2004FY and 2005FY improvements made were paid for by spending down the previous surplus.

Hillsmere Shores Historical SCBD tax rates

Financial Year	Rate per property	Total Tax
2000FY:	\$84	\$105,000
2001FY:	\$60	\$75,000
2002FY:	\$69	\$88,000
2004FY:	\$76	\$94,354
2005FY:	\$100	\$124,048
2006FY:	\$140	\$173,810

2004FY and 2005FY Spending

In 2004 and 2005 the two biggest SCBD tax projects were

- **Bulk heading of the sandspit**
 - A loan was taken out by HSIA for **\$300,000** to pay for the work.
 - \$212,000 of the loan was assigned to Special Tax because the sandspit benefits everyone in the Community
 - \$88,000 was assigned to Piers & Harbors to pay out of their fees
- **Roughly \$45,000 for replacement of Beach playground equipment and the grounds work under the equipment.**

The Beach improvement project was really paid from surpluses. The previous surplus also has been used for paying for the legal fees (roughly \$12,000) to represent Hillsmere Shores in fighting an adverse possession of the beach strip along E. Bay View (between the marina and the community beach) by 3 homeowners. FYI, the 2005 expansion of the marina by 26 slips was entirely self-financed by the new 26 slip holders.

2006FY Tax Rate and Spending

For 2006FY (which begins July 1, 2005), as of January 2005 when the budget was set, there was no projected surplus from previous years.

HSIA increased the rate requested to raise an additional \$45,000 to repair the bulkhead at the Community Beach which is developing many holes in it. This was discussed at the November General Meeting with Community residents and they voted almost unanimously that we increase the rate to do this.

HSIA membership fee:

- \$10 annually per resident over 18 or per property owner.
- Voluntary
- This rate has been in effect for more than 40 years.

The fee is used to pay for community social events and for a portion of HSIA administrative costs (including Hillsmere stickers, HSIA website, committee expenses, etc.).

HSIA Contact Information If you wish to get more fee information, please submit your question to our HSIA Administrator via our website (www.hillsmershores.net) or through the HSIA phone at (410)263-4456.

Community Survey Fact Sheet #3 Annexations by the City of Annapolis

As most of you know, Hillsmere Shores is not part of the City of Annapolis. For a long time, Forest Drive has been one of the major dividing lines between the City and non-City. The City of Annapolis has, usually in response to developer's requests, annexed properties into the City. Often, property owners/developers request annexation to get water and sewage and increased density permission (more houses and smaller lots). The City has annexed 18 communities as of February 2005 (492 acres), 262 of those acres since 1991. There are four current proposals (as of April 11, 2005), if approved would annex an additional 271 acres. Additionally, annexation proposals may be filed for four more communities (28 acres). These cases all impact the Annapolis Neck. The peninsula has only one main traffic artery, Forest Drive. The Capital published a map of Annapolis annexations April 10, 2005.

Current proposals include a request for 66 acres slated for single-family homes off Neck Road near Quiet Waters Park. Another is for a 180 acre equestrian property at Forest Drive and Spa Road.

Annexation opponents say Forest Drive traffic flow already is too constricted, especially for emergency vehicles. Others feel landowners should be free to develop their land unencumbered.

Newspapers have reported competing visions for the City of Annapolis: Should the city be an urban pedestrian-friendly city or a suburban, SUV-friendly place? Some think the city should not expand at all. The current major, Ellen O. Moyer believes that annexations should conform to the urban "mixed-use" character of the city, a contrast to general development patterns in years. "We are an urban city, an urban community, not a suburban complex," she said. "Those are two different paradigms." (Baltimore Sun published April 3, 2005.)

The Annapolis Neck Peninsula Federation has opposed much of the development including the past annexation that went from the Safeway and the new CVS complex on Forest Drive all the way to the South River. The ANPF has 34 member communities including Hillsmere Shores. The ANPF was founded "to educate and fight for responsible development, enhance the general quality of life, and the aesthetic nature of the area, but especially to protect the fragile environment of the area and the ecology of the Bay and its tributaries, and the ground water supply." The ANPF points out the following points:

1. County residents, who do not live in the City of Annapolis, have no say in the annexations.
2. Anne Arundel County has no say in the annexations nor is it even required that the County approve annexations by the City.
3. Annexations provide the City with a larger tax base.
4. The environmental impacts can be substantial with increased density, especially during construction.

Community Survey Fact Sheet #4

Adding Hillsmere Court to Hillsmere Shores and to the Hillsmere Estates Special Community Benefit District

Introduction:

Hillsmere Court is the first street on the left as you enter our community (just behind the library). There are six houses on the street. Since they did not exist when Hillsmere Shores (Hillsmere Estates) was subdivided, they were not included in the legal description of our subdivision. Since they are physically part of our community a case can be made to formally include them. They are currently not permitted to join HSIA, get HSIA stickers, use our beach, join the Pool Association, get a slip in the marina, or use any community facilities. The earliest this process could probably be completed is July 1, 2007.

Process:

The steps required to make Hillsmere Court part of our subdivision are as follows:

1. The community association, HSIA, must formally endorse having them added to the Special Community Benefit District.
2. All property owners in the current subdivision, plus the owners of the six properties in Hillsmere Court, must be given the opportunity to sign a petition requesting the change.
3. More than 50% of the property owners given the petition must sign approving the change.
4. Once the required number of signatures have been validated, the Special Taxing District Coordinator prepares a request for legislation. The County Executive sends the proposed legislation to the County Council for action.
5. The County Council holds a hearing on the proposed legislation. The legislation must be passed by the County Council and signed by the County Executive.

Considerations:

1. The six homes are physically located in our community.
2. The six homes would share the Special Tax burden by having the Special Tax added to their real estate tax bill annually.
3. HSIA would, potentially, get \$60 per year in additional revenue from memberships plus additional revenue from ramp keys, etc.
4. The property value of the six homes would likely immediately increase as they become part of a water-privileged community.
5. There would be six additional families that could use our community facilities, such as the beach. There would potentially be more people using the facilities.

Additional Note:

The Hillsmere Court residents would need to pay for any costs associated with their annexation. The Hillsmere Court street is privately owned and maintained by the six homes. The HSIA board would likely only approve Hillsmere Court joining the subdivision if the county took over the ownership of the road or the Hillsmere Court homes continued to be responsible for it's maintenance. If HSIA became responsible for road maintenance then this could be a significant financial burden.

Community Survey Fact Sheet #5

County Public Water

Process Overview:

1. If a majority of property owners are in favor of having the County provide public water to Hillsmere, HSIA would facilitate the petitioning of the county to do this.
2. County validates petition and runs feasibility and cost analysis studies
3. The County would arrange a public meeting to discuss the project.
4. Water petition projects are paid for by the property owner charges and fees.
5. County runs water to the neighborhood and to each property line.
6. Homeowners arrange with plumbers to hook the water line up to their houses

Charges and Fees

Description of Charge or Fee	Cost	Notes
Infrastructure water mains: 30 year Front Footage Charge	range from \$1.93 to \$6.33/foot per year (So a 100 ft lot might run ~ \$400 per year for 30 years)	This finances the water mains. The amount is determined by the county. The county office of finance decides the interest rate of 2% or less. It is assessed on average width of properties. This assessment is place on the property for a period of thirty (30) years and transfers with the property.
Capital Facility Connection Charge	\$4,500	Lot owners have 6 months to connect to system. Only lot owners with dwellings on said property can finance cost. This charge does not transfer with the sale of the home or lot.
User Connection Charge	\$2,100	This brings the water lines to edge of property. Your own plumber needs to connect to house. This charge does not transfer with the sale of the home or lot.
Connection Permit Fee	\$55	This charge does not transfer with the sale of the home or lot.
Line hook-up at house	Cost determined by plumber	Homeowner is responsible for making arrangements. A 50 foot run not crossing any sidewalks or driveways would cost in the ball park of \$1500
Quarterly water use fees	Roughly \$30 per quarter for 19000 gallons per qtr.	This is in addition to the sewer charge.

PLEASE SEE REVERSE SIDE FOR PAYMENT OPTIONS

Four Payment options

The County offers four payment options for the Capital Facility Connection Charge, the User Connection Charge, and Connection Permit Fee. The total of these fees is \$6,655.

Option 1. Full payment of \$6,655

Option 2. Partial payment of \$3655 plus finance \$3000 at 8% for 30 years.

Annual payment of \$266.

Option 3. Pay permit fee \$55 plus finance \$3,600 for 5 years and finance \$3,000 for 30 years

- Finance \$3,600 for 5 years at 1.92% with a monthly payment of \$63 or an annual payment of \$763
- Finance \$3,000 at 8% for 30 years with an annual payment of \$266

Option 4. Pay permit fee \$55 and defer payment of charges until ownership of property transfers but then is due in full. This option is available to the handicapped, surviving spouses and senior citizens who meet specific age and income requirements. For example, a qualifying person based on being handicapped or surviving spouse, or senior citizen (over age 60) and the total household income is < \$38,000 then the person qualifies for the deferment. If two people, then the total household income must be < \$43,900; etc.

Options 2, 3, 4 include interest and must be paid in full when property transfers.

Summary: total cost per lot owner (excluding interest if that is the option you choose), is in the ballpark of \$8,155.00 per lot plus roughly \$400 per year for 30 years. If you answer yes on the community survey and a majority of Hillsmere lot owners say yes, we will be back to your address with the official Anne Arundel County petition.

Pros

Fire Hydrants will be installed
H.S. power failure would not affect water
Possibly better quality water
Water is fluoridated which helps with dental care
Won't have to have home water treatment equipment
Public water may enhance value of your home

Cons

Cost
You won't have control of quality
Water conservation may be issue
Wells must be capped

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