



Revell Downs Community Association

January 2006

www.revelldowns.com ~ revelldowns2@yahoo.com ~ 443-782-0533



ELECTION UPDATE

On December 7, the new Community Association Board was unanimously voted in. Congratulations to:

President: Weny DelRosario
 Vice President: Dawn Maltese
 Treasurer: None
 Secretary: Tiffany Granberg

We are in need of a Treasurer. Please help us fill this position so that we can continue to operate in the best interest of the Community.



Many homes decked the halls to participate in our holiday house decorating contest. Congratulations to the following addresses for WOWing the community.

1st place: 526 Little Current
 2nd place: 529 Majestic Prince
 3rd place: 1672 Secretariat

Honorable Mentions

401 Master Derby
 478 Ruffian
 1645 Foolish Pleasure
 1623 Revell Downs
 448 Delso
 1643 Cananaro

It's not too early to start thinking about decorations for next year.

FEB 1 ~ 7 PM Meeting

Page 1

What Does Your Association Do For You?

Current Duties:

- * Address community concerns
- * Maintain common grounds repair/replace/buy
- * Request and review contracts
- * Enforce Bylaws and community violations
 - * Retain lawyer
 - * Pay BGE for lighting
 - * Pay bookkeeper for billing
- * Provide new home packages to sellers
 - * Provide seller debts to title companies
- * Insurance for ground and Board
 - * Pay property taxes
 - * Maintain website
- * Maintain fax and mainline number
 - * Sponsor community activities
 - * Hold monthly meetings

Future:

- * Replace playground equipment
 - * Lighting common ground
 - * Speed hump study
 - * Easter egg hunt
 - * Oktoberfest
- * Community yard sale and cleanup
 - * Community Service Directory
 - * Bylaw Review and Update
 - * Representation on Lower Broadneck Association

2004-2005 Accomplishments:

- * Put lights in tot lot
- * Enforced covenants
- * Increased receivable
 - * Hired lawyer
 - * Setup phone line
 - * Setup website
- * Decreased maintenance costs
- * Held Easter egg hunt for the first time in 3 years
- * Held first community yard sale in 3 years.
 - * More frequent newsletter communication

The Board of Directors are volunteers. They are here to assist in making the Community a better place, but need the help of all homeowners to accomplish the goals of our Community. We need you! Be part of the solution!

FYI



February 1 ~ Association Meeting,
Broadneck HS ~ 7 p.m... Win a gift
certificate by submitting your email
address for newsgroup.

March 1 ~ Association Meeting,
Broadneck HS ~ 7 p.m...

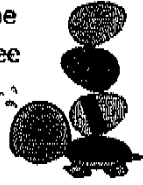
To Be Announced ~ Community
Easter Egg Hunt (we need committee)

April 29 ~ Community Yard Sale
(raindate May 6)

TBA ~ Community Spruce Up and
Dumpster Day

EASTER EGG HUNT

Unless someone comes forward this
month to oversee the Easter Egg Hunt,
we will not be able to plan this fun
family and community event.
Get together with your neighbors
and share the load. Call or email if you are
interested in participating in any way.



Thank you to the Broadneck Grill for generously
donating a \$25 gift certificate, which was raffled at our
December meeting. We also wish to thank
Whimsicality, Red Hot and Blue, and Pizza Hut for their
donation of prizes for the holiday decorating contest.

WANTED

Family day care for my twin boys age 2, one
day a week. Call Lisa White 410-349-0799

Families interested in starting a babysitting
co-op. Call 443-951-4321

FOR SALE

Little Tikes blue racecar toddler bed w/
mattress - \$55. Teletubbies toddler bed
sheet set w/ comforter - \$10, Call 443-
951-4321

Nordica 600 women's ski boots for sale.
Size 25.5 = 8.5. \$20.00, 410-349-0799

AUTO REPAIR and DETAILING


Tim, 443-871-3748

Did you know that our streets are named after
winning horses? Here are some facts:

Kentucky Derby Winners: Tim Tam (58), Carry
Back (61), Majestic Prince (69), Secretariat (73),
Cannonade (74), Foolish Pleasure (75).

Treasurer's Report

Checking Balance 12/31 - \$12,914.47



EMAIL CONTEST

Don't miss all of the most timely information
about our Community. Give us your email and
be entered into raffle to win a gift certificate to
a local business. One email address will be
randomly drawn at the February 1 meeting.



Champion Realty, Inc.

814 E. College Parkway, Annapolis, Maryland 21409
(410) 974-4200



Thank you for copying our newsletter



**Call 410-222-6100 to schedule bulk trash pickup
Trash on Wednesday and Saturday - Recycling on Wednesday**

Animal Control Laws

reprinted from <http://www.aacounty.org/AnimalControl/laws.cfm>



Article 12, Title 4, Subtitle 9-903 Public Nuisance

The owner of an animal may not permit the animal to be a public nuisance or to cause a public nuisance condition. Public nuisance includes the following acts by an animal:

Molesting pedestrians, Chasing vehicles, Damaging property of someone other than the owner of the animal

Article 12, Title 4, Subtitle 9-904 Animal Disturbance Prohibited

It is unlawful for a person who owns, keeps, or has possession of an animal to permit the animal to disturb the quiet of a person or neighborhood.

Article 12, Title 4, Subtitle 9-905 Running at Large

"At-Large" means off the property of an animal's owner and not leashed and not under the control of a responsible person.

Article 12, Title 4, Subtitle 9-909 Removal of Animal Excreta

The owner of any animal shall be responsible for the removal of any excreta deposited by his or her animal on public walks, recreation areas, or private property other than his own.

Article 12, Title 4, Subtitle 10-1001 Penalty

Anyone violating Title 4, Subtitle s of Article 12 may be subject to a fine not less than \$50.00 and up to \$500.00.



AREA SPORTS LEAGUES



Visit www.teamsportsinfo.com for information about sporting leagues in the area. Here are a few:

BAYS (Broadneck Area Youth Sports): basketball, soccer

CSCRC (Cape St. Claire): basketball, baseball, soccer cheerleading, softball, tennis, wrestling, rugby

Mago Vista Athletics: www.aacounty.org

Broadneck Little League: [http:](http://)

eteamz.activ.com/broadnecklitleague

Broadneck field hockey

Broadneck Lacrosse Club

St. Mary's/Annapolis Girls Lacrosse Lacrosse

North Annapolis Sports.org Girls Lacrosse (begins Pre-K)



Sharing the Road - Safely!



Bicycles

Wear a helmet

Ride on the right side of the road

Yield to Pedestrians

If you must ride at night, wear reflective clothing

Pedestrians

Walk on the left side of the street

Wear reflective clothing

Motorists

Obey the speed limit

Allow plenty of time and space to pass cyclists

Yield to pedestrians

Everyone

Be predictable, obey traffic laws

Make eye contact with others

Be alert of the unexpected

Limit alcohol consumption

COMMUNITY DUES

Invoices for Community dues will be going out on February 1 and will be due in 30 days. A \$25 late fee on unpaid dues will be assessed.

Unpaid past dues will also be included in this billing and all bills not paid within 60 days will be rebilled and then sent to the attorney for legal action.

Homeowners will be responsible for all legal fees incurred to collect unpaid dues. Do the right thing, pay your dues so that the Community can continue to function in your best interest.

Modifications NOT requiring submission for approval:

1. Plants, shrubs, and flowers (corner lot planting may not exceed three (3) feet in height so as not to obstruct visibility.
2. Picnic tables in side or rear yards only
3. Decorative flower bed or garden borders in the following styles:
 - (a) white picket or wire fence not to exceed twelve (12) inches in height and less than five (5) feet from the front or side of the house.
 - (b) natural, white or green brick not to exceed six (6) inches in height.
 - (c) railroad or landscaping ties which must be chemically or pressure treated and not exceed twelve (12) inches in height.
 - (d) natural stone.
4. Deadbolt locks, door knockers and door knobs.
5. Holiday decorations may be displayed on one's property but should be removed within fifteen (15) days after the holiday has passed.

PROPERTY/REAL ESTATE

Currently there are two detached homes on the market for \$349,900, and \$350,000. There are two duplex homes on the market for \$289,900 and \$289,000, plus one under contract listed for \$224,900.

Two detached homes sold and settled within the last 6 months for \$345,000 and \$260,000. Eleven duplex homes sold and settled in the last 6 months with an average sales price of \$266,236. (Highest price \$289,900, Lowest price \$200,000)

* does not reflect any closing help provided by seller
information provided by Champion Realty

IMPROVEMENT UPDATE

The architectural review application will soon be available on the Community Website www.revell Downs.com. Check out the new website!



A NOTE ABOUT TOT LOT ABUSE

Unseasonably warm weather has given us a great opportunity to enjoy the outdoors. On a recent visit to the tot lot, this resident was extremely disappointed to have to clean up 6 beer bottles, 4 beer cans, 8 soda bottle, 3 packs of cigarettes and various other litter around the picnic tables. There was also animal waste throughout the playground area. Be respectful of our community and please speak to your children and teens about cleaning up after themselves. The picnic table is less than 30 feet from the trash can, this disrespect for the Community is inexcusable.

Heartfelt thanks to:

- * Block captains for timely delivering Association communications.
- * Residents that attend monthly community meetings.
- * Residents that take pride in our community!!

