



# Revell Downs Community Association

## Revelations

October 2009

- There is proposed commercial development on College Parkway at the dirt bike racetrack location on left approaching Bay Dale Drive? Stay tuned through the Broadneck Federation and other watch groups in the area!
- Got stuff?? “Advertise” in the community website virtual Yard sale! See [revelldowns.com](http://revelldowns.com) and click Yard sale link to view items for sale or submit items and contact information for posting to [president@revelldowns.com](mailto:president@revelldowns.com).
- Go to website [crimereports.com](http://crimereports.com) for the latest information on reported criminal activity for our zip code area.
- So, what do YOU know that others may need or want to know??? Forward your suggestions to [president@revelldowns.com](mailto:president@revelldowns.com), or call and leave a message at #443-378-7451 or post a public message on our Yahoo Bulletin Board at [revelldowns2@yahoo.com](mailto:revelldowns2@yahoo.com).

HOA Meetings are at Broadneck High School on the first Wednesday of each month at 7pm. Annual Meeting is October 7<sup>th</sup>. Come and vote, Come and meet your neighbors.

Find Your Place in the Revell Downs Community

*What are your fellow community members asking for NOW?*

- Annual/Biannual Yard Sale Coordinator
- HOA Secretary
- Newsletter Help/Editor
- Architectural Committee/ By Law Enforcement
- Gardener for Memory Garden (located by Tot Lot)

Send questions, communication and ideas to  
[vicepresident@revell Downs.com](mailto:vicepresident@revell Downs.com)

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Please watch your speed!!!!!!!!!!!!

**TRAFFIC UPDATE:**

"No Parking" signs are scheduled for some intersections in Revell Downs. The location is currently marked with a white flag. The sign is intended to help visibility at the corner by making it illegal to park close to the intersection. The signs will be installed in phases so everyone will have sufficient warning that the signs are going up. This work is being performed by the County and does not cost the HOA.

Furthermore, a white square has been painted on each street of the Revell Downs/Secretariat intersection. These will be the future locations of temporary islands. If the islands prove useful for directing traffic, permanent ones will be installed AT NO COST TO THE HOA.

**Note from Revell Downs Management Company**

Sari McLeod and Edithann Schaffer are the management team from Complete Management Services, Inc. hired to assist in the management of your community. We began representing your community in January of this year. Complete Management was hired to provide assistance and give professional advise to the Board of Directors. The assessments collected are used to maintain the expansive general common areas, tennis and basketball courts, as well as the Association's effort to create a "neighborhood" in Revell Downs.

During this year, our primary goal was to collect unpaid assessments due to the Association. When one member doesn't pay their fair share of the expenses, all of the other homeowners have to pitch in for those who do not. In this case rather than one, 58 owners had not paid their assessments for current and previous years. As of this date more than half of those accounts are now paid in full. It was unfortunate that 22 delinquent accounts were turned over to the Association's attorney for further collection. Two of those are in the process of having liens placed on their home. There are currently 11 owners past due for payments not made in 2009, nine of those are with the attorney.

We are really pleased to be working with your community. You have a dedicated Board of Directors who give their time voluntarily, to initiate projects, monitor expenses, plan and prepare for meetings, and work to protect your community and its assets. By doing so, the Board protects the property values and the interests of its homeowners. Kudos to them for the time they give as volunteers.

Sari McLeod, PCAM®

Edithann Schaffer, AMS®

September 23, 2009

### **Your surrounding community (Broadneck Community Council)**

**A fellow resident attended the most recent meeting on the general development plan for the Broadneck area. Here is what he has to report:**

I made it to the meeting. It was interesting. As noted in the announcement, the issues were what is happening on the Broadneck Peninsula now and the General Development Plan, GDP, and process. I'll limit my comments to those that impact us. The Arnold Preservation Council, APC, does not appear to be happy with development in general, unless it makes sense in their view. There is a development planned by Koch on Bellerive Dr. It will sit on 45 acres bordering Deep Creek. The majority of the property is in the critical area with steep slopes. Originally, the plan was for 108 total units with a mix of single family and assisted living facilities. Gary Koch told APC that he could not make money at this level of development so he asked planning and zoning for a special exception to the zoning to build 308 units, and he got it.

He still doesn't have site approval and he won't get it; Kathy Vitale said he won't get the approval and will be held to the original plan which prevents him from building in the resource conservation area.

Under Maryland law, a general development plan must be done. This is a land use plan and not zoning, meaning will the land be used for farming, houses, some commercial use, etc. Comprehensive zoning comes after this which in itself is interesting as zoning does not carry the weight of law.

*Continued on next page ...*

There have been some comments about the GDP already added to the plan; However, BCC is going to have some sessions to go over the GDP in depth and make additional substantive comments. Kathy Vitale gave the news that a mile of the Broadneck Trail has been approved after ten years and work will begin in the spring. She pointed to a number of properties on the peninsula in the 25, 40, and 100 acres range and a few others, and she said that these need to be protected. She said that the character of our area is different than that of Severna Park and other areas of the county and that the area should maintain its character. We have less hustle and bustle than does Annapolis or Severna Park. The County Council will begin hearings on the GDP, land use, August 17.

The circuit court has ruled that the county zoning appeal board can not overrule the intent of the county council as it is assumed by the court that the council really does know what it is doing. What this means is that if you go in for a rezone and lose, going to an appeal by the county zoning board may not change the zoning in your favor. This will make more difficult for developers. The county has all of the small area development plans, GDP, and zoning on line at:

<http://www.aacounty.org/PlanZone/index.cfm> There is a GDP list server that e-mails out development news. I don't have that URL.

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**Revell Downs Association's Management Company**  
Revell Downs Association, Inc  
Complete Management Services, INC  
P.O. Box 882  
Pasadena, MD 21223

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Revell Downs Association, Inc  
1290 Bay Dale Drive, #322  
Arnold, MD 21012  
443.782.0533

## Proxy Vote

I/We, the undersigned, who are the owner(s) of a certain lot in the Community known as Revell Downs, which property address is:

Hereby grant to : \_\_\_\_\_

(or if an individual is not named as holder of this proxy, to the then President of the Association at the time any such vote is taken)

The right to cast the vote appurtenant to my/our lot in my/our place and stead. The holder of this proxy is directed to vote for the following named individuals as Directors:

(If no individuals are named, the holder of the proxy is authorized to vote for the Directors at the Holder's discretion)

- Randy Moy – Randy has been serving as our fearless treasurer.
- Debbie Doss – Debbie has been filling the position of “Board Member at Large”
- \_\_\_\_\_ Write-in Candidate

This proxy shall be good at any annual meeting or special meeting so long as it is not revoked by me in writing, or shall be good for a period of 90 days from the date of its making, whichever comes first.

This proxy shall only be used to vote for Directors at the annual meeting.

Homeowner Signature: \_\_\_\_\_

Homeowner Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Sign and mail to above address upon receipt.