



# Revell Downs Newsletter



hoa@revelldownshoa.org

Vol. 2, No. 1, January 2025

## MESSAGE FROM THE PRESIDENT

Hello Revell Downs Residents,

Happy New Year! I hope you all enjoyed the holiday season! Looking forward to 2025, we plan to create a focus group to assess our neighborhood and continue updating our HOA covenant. We will also outline a strategic plan to start shaping our community over the next three to five years and beyond.

One of the most significant changes to our community is the development of the Broadneck trail. While the trail provides greater accessibility and safer walking conditions along the service road, major concerns include the reduction of trees and the increased noise from Highway 50. We are looking at a three-year landscaping plan to replace missing trees, enhance the aesthetics of our community, and provide additional privacy and sound reduction from the trail and highway.

As we move into Spring, we have scheduled a community yard sale and are planning a dumpster weekend. Under our Reserve Fund Lifecycle Plan, aged TOT LOT equipment and community signs will be replaced.

I look forward to working with all of you this year.

Kind regards,  
Mike Jarjoura

## UPCOMING HOA MEETINGS

- January 21, 2025, 7 PM
- February 18, 2025, 7 PM
- March 18, 2025, 7 PM
- April 15, 2025, 7 PM
- May 20, 2025, 7 PM
- June 17, 2025, 7 PM
- July 15, 2025, 7 PM

All meetings are held at:

**Christ Our Anchor Presbyterian Church**  
1281 Green Holly Dr.  
Annapolis, MD 21409

## REVELL DOWNS BOARD OF DIRECTORS

### Officers

President: Mike Jarjoura  
Vice President: Demetria Hall  
Secretary: Cameron Nugent  
Treasurer: Ben Gittes

### Member(s) at Large

Ginger Davis  
Lacetta Bowman

### Contact the Board

[hoa@revelldownshoa.org](mailto:hoa@revelldownshoa.org)

### Property Management

Tidewater Management  
Christopher Ziesat  
[cziesat@tidewaterproperty.com](mailto:cziesat@tidewaterproperty.com)  
Chris Ziesat at 443-548-0191 x 169

## ARCHITECTURAL REVIEW COMMITTEE

Planning a renovation or home improvement to your home or property?

Submit all renovations and home improvements to the Architectural Review Committee to ensure they align with the community covenant guidelines. They'll assist you throughout the review.



[arc@revelldownshoa.org](mailto:arc@revelldownshoa.org)

## \*\*NEW\*\* REVELL DOWNS ASSOCIATION OFFICIAL WEBSITE

Check out our new community website for official documents, Tidewater portal links, renovation guidelines, HOA meeting information, community news and events, volunteer opportunities, and a contact form for any questions or concerns.

*Please bookmark and visit the site often!!*

[www.revelldownshoa.org](http://www.revelldownshoa.org)

## REVELL DOWNS NEWSLETTER

Published, distributed, and available to download from the Revell Downs website.



If you would like to volunteer to help distribute newsletters, please email [hoa@revelldownshoa.org](mailto:hoa@revelldownshoa.org)



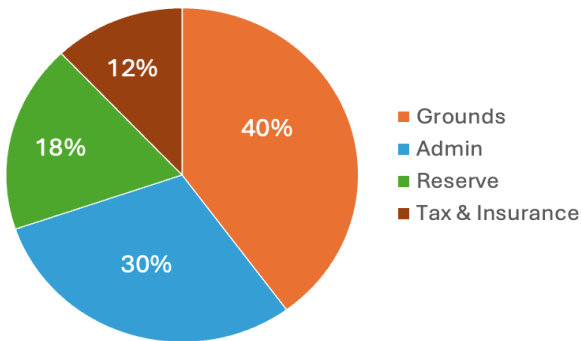
All homeowners are encouraged to create an account on Tidewater to make annual assessment payments and access community documents.

To register for an account, go to <https://tidewater.cincwebaxis.com>. In the right-hand corner are buttons to register or sign into your account.

The Tidewater account manager is:  
Chris Ziesat, Financial Association Manager  
[cziesat@tidewaterproperty.com](mailto:cziesat@tidewaterproperty.com)  
Phone: 443-548-0191 ext. 169

### ANNUAL ASSESSMENT

Annual assessments are due. This year's annual assessment is \$141.00. The chart below shows where funds are distributed. Log into your Tidewater Account under Community Info to access detailed Financial Reports for our community.



### ANNUAL COUNTY HOME ASSESSMENTS for VETERANS

Anne Arundel County offers military veterans, both retired and separated, discounts on their property taxes. Go to <https://www.aacounty.org/finance/tax-information/tax-credits-exemptions> to find the forms and instructions. For additional information, contact the Anne Arundel County Office of Finance at [taxcredits@aacounty.org](mailto:taxcredits@aacounty.org) or 410-222-1748.

The Maryland Homestead Property Tax Credit Program assists residents deal with large assessment increases on their principal residence. This program limits the increase in taxable assessments each year to a fixed percent.

To file your application, go to: <https://onestop.md.gov/>.

### AACO TREE TRIMMING/REMOVAL IN REVELL DOWNS

Over the weeks, you may have noticed AACO work trucks cleaning and clearing trees in our neighborhood.

The county's plan is to trim branches that hang over the roadway, trim dead branches, and cut down diseased trees. Trees marked with a "Blue X" will be cut down. Trees marked with a "Blue Dot" will be trimmed. If you see AACO trucks out working, please move your vehicles into your driveway or another area so they can access trees. The on-site supervisor explained their goal is to cover the entire neighborhood during their slower work period.

Stumps with red markings await Miss Utility's approval before the County can grind and remove stumps. AACO will collect the wood piles remaining from the cut-down trees.

In upcoming meetings, the HOA will discuss the planting of new replacement trees that are best suited for our neighborhood.

If you have any additional questions or concerns, please email [hoa@revelldownshoa.org](mailto:hoa@revelldownshoa.org).



## BROADNECK TRAIL COMMUNITY IMPACT

The construction phase of the trail alongside our community is near completion, with the next phase cleaning up the construction debris. According to the county's landscaping plan, the planting of trees will then follow. In addition to the county's landscaping plan, Revell Downs will plant supplemental trees and shrubs to enhance the aesthetics of our community further and provide additional privacy from the trail and highway.

Community resident **Jeff Popp**, director of the restoration of AACO Watershed Stewards Academy, has designed a landscaping plan incorporating native Maryland trees and shrubs, which will fill in open spaces along East College Parkway and Revell Downs Open Space areas and along exposed fence areas behind Foolish Pleasure Court. This proposal has been presented to the HOA board and will be reviewed in upcoming meetings.



*Loblolly Pines planted in the South Commons perimeter*

Community resident **Jaime Krabbendam** chairs this subcommittee. To serve on the committee or have questions or concerns, please contact her at [ba\\_trail@revelldownshoa.org](mailto:ba_trail@revelldownshoa.org). She is the point of contact for addressing HOA and county/state-related inquiries for the trail.

## TRASH COLLECTION SCHEDULE

Anne Arundel Co Dept of Public Works Holiday Schedule and Hazardous Waste Drop-Off Days, and how to order a new recycling bin, follow this link:

<https://www.aacounty.org/departments/public-works/waste-management/>



## SPRING DUMPSTER PLANNING

Planning is underway for a pair of dumpsters to be placed in the NORTH Commons in early May. Vehicle access to the NORTH Commons entrance is located between 1664 and 1666 Secretariat Dr.

Stay tuned; we'll post updated information on our website, <https://revelldownshoa.org>.



## SPRING COMMUNITY YARD SALE

Looking to clean out closets and drawers this Spring? If so, this is perfect time to participate in our community yard sale. Display items you'd like to sell in your yard/driveway or team up with a neighbor.

Date: **April 26<sup>th</sup>, 2025**

Time: **8 AM - 2 PM**

Rain Alternate date: **MAY 3<sup>rd</sup>, 2025**

Time: **8 AM - 2 PM**



## FOOD TRUCKS

Looking for delicious food and time out of the kitchen? Come out and support local food trucks, coordinated by resident, **Dawn Maltese**. For more food truck dates, please visit our website, [www.revelldownshoa.org](http://www.revelldownshoa.org)

**Wednesday, January 22, 2025, 4-7:30 PM**

2 Bold Chefs and a Mediterranean  
Revell Downs and Secretariat

**Thursday, January 30, 2025, 4-7 PM**

Achiote  
Revell Downs and Secretariat

**Wednesday, February 12, 2025, 4-7 PM**

Chevys  
Revell Downs and Secretariat

**Wednesday, March 12, 2025, 4-7 PM**

Chevys  
Revell Downs and Secretariat



## SPEEDS IN REVELL DOWNS & BAY HEAD ROAD

An ADA ramp has been constructed on the west side of Bay Head Road. AACO will be installing two speed humps on Bay Head Road on each side of the entrance to Bay Head Park. The installation of these speed humps will assist in calming traffic nearing the park. "Kids at Play" safety signs are also planned for installation along Bay Head Road.

We are still working with the county to test the speed and amount of traffic on Secretariat Dr. for potential speed calming.

**David Stansbury**, a resident of Revell Downs, is working with Eric Tabacek on the Bay Head traffic calming and is leading a committee to address speeding and safety concerns in our neighborhood. If you want to join this committee or have questions or concerns, please email him at [speed@revelldownshoa.org](mailto:speed@revelldownshoa.org).



## BE SMART. STAY SAFE. TAKE, REMOVE & LOCK

Revell Downs residents have reported suspicious persons late night hours and early morning. As a friendly reminder, always lock your vehicle and never leave valuables in it, but if you must, lock them up and keep them out of sight.

This is a reminder to lock your car doors and remove valuables EVERY night!



## SNOW REMOVAL

The Anne Arundel County Department of Public Works Bureau of Highways is responsible for Snow and ice Control on all County-maintained roadways. Our community snow removal is through AACO.

The Bureau of Highways provides 24/7 service to our communities during inclement weather. They execute winter operation activities on more than 6,700 County-maintained roads and streets.

For more information on snow removal maps and levels of service assigned to your street, go to <https://www.aacounty.org/public-works/highways/snow-removal>



## ADOPT-A-HIGHWAY

Revell Downs Community is part of the Adopt-A-Highway Program, specifically responsible for area number 908, which is along the service road area adjacent to our community. This program organizes a team of ten (10) volunteers to conduct clean-up activities in the designated area four times a year.

In March, we will be looking for community volunteers to participate in the cleanup. Trash bags, orange safety signs, and safety vests will be provided. If interested, please email [hoa@revelldownshoa.org](mailto:hoa@revelldownshoa.org).