



Newsletter

Volume 2, Issue 2

April 2004

COUNTY EXECUTIVE AND COUNCILMAN ADDRESS HCA ANNUAL MEETING

New Board Ratified, Southern HS Presents

The **Harwood Civic Association Annual Meeting** held on **February 4, 2003** in the Media Center at **Southern Senior High School** at **7:00 p.m.** featured a candid discussion with County Executive Janet Owens of the financial situation Anne Arundel County faces for the foreseeable future. Additionally Councilman Big Ed Reilly gave an overview of legislative activity for the County Council. A presentation about Southern High School was given by Southern High teacher and counselor Marilyn Harmon. Additionally, the HCA annual budget was approved and new board members elected.

County Executive Janet Owens shared the stark realities of budget shortfalls facing the county. "Most people will not notice great changes in services during 2004, but by 2005 we will all acutely feel the revenue shortfall unless something is done," she warned. With the aid of easily understood graphics, the County Executive explained the budget, pointing out areas that face significant cutbacks, and areas that require full funding to meet state and federal

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ZONING CHANGES AND FAMILY CONVEYANCE

By Joan Turek

Among the most difficult issues to be dealt with is the future of family conveyance. There are strong supporters of both keeping and abolishing this program. It was enacted in 1981 when South County was significantly down zoned for two stated purposes: to permit farmers to subdivide land for children who wanted to stay and help them farm; and, to compensate landowners who lost value when their land was down zoned.

The program has not worked as intended. It has been a major source of new development in South County—resulting in a density of one home per 6.34 acres rather than one home per 20 acres. Loopholes in the law have been used to create new developments that have been sold on the open market and not given to children (or other approved relatives) of the landowner. The county also says it has not been able to monitor the program and prevent abuses. For example, the county believes that while the law permits only one family conveyance per child or other approved relative, more than one conveyance has been done for the same person.

The county is proposing abolishing family conveyance and, instead, giving bonus lots to everyone with large acreage whether or not they have children. That is, current RA zoning permits *a density of one house per 20 acres*. The

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Letter from the President -

Greetings from your president and new board! We look forward to working with you this year and having the chance to get to know each of you better.

One of the most important activities in which your board plans to engage this year is monitoring county efforts to rewrite Zoning Code Regulations. For those who are interested, the draft report is available on

www.aacounty.org/PlanZone/ZoningOrdinance.cfm

At a meeting sponsored by the South County Exchange Inc., held at Southern High School on April 20th, issues regarding the proposed zoning changes were raised. Harwood Civic Association (HCA) was well represented. I chair the Exchange and Peter Perry, a member of HCA and former chair of the South County Small Area Planning Committee's Land Use Committee, is leading the effort to identify issues affecting South County for presentation to the County. Ed Reilly, our councilman, and senior county officials from Planning and Zoning were also available to discuss proposed changes with South County residents.

One of the most contentious issues is Family Conveyance. See the article elsewhere in this newsletter.

In other areas, Mike Stricker is making great progress in organizing HCA events for this year. If you would like to help, please call him on 410-867-0389. Due to the continuing cold and rain this Spring, we have rescheduled the yard sale. Check out the full story on page 5.

One last item: The Post Office is evaluating new sites, but has not picked a new location as yet. They can stay at the present site until at least June. We will continue monitoring their activities.

Don't hesitate to call any of the board members with your concerns during the year. Help keep Harwood beautiful and safe.

Joan Turek,
President
Harwood Civic Association

HCA SUPPORTS BUS SERVICE PLAN WITH CHANGES

The following Harwood Civic Association statement on planned bus service to South County was submitted to the County Government on March 31, 2004

The Harwood Civic Association commends Anne Arundel County and the City of Annapolis for their success in acquiring a Federal Rural Transit Grant in order to bring public bus service to the residents of southern Anne Arundel County.

We call upon the Transportation Division, Anne Arundel County Office of Planning and Zoning to include the nearly 10,000 South County residents and 3500 homes in the Harwood/Lothian area in the planned area of service.

Scheduled bus service would provide citizens with an alternative to private automobiles and contribute to the South County Small Area Plan of preserving the rural character of this area. We believe population concentrations in the Wayson's Corner area and in mobile home parks along Sands Rd. represent potential markets for scheduled service.

We look forward to supporting this valuable new service to all the residents of southern Anne Arundel County.

HCA Annual Financial Report for 2003

Beginning Balance \$ 1,986.87

Income

Dues \$ 1,250.00
Sponsorships \$ 420.00

Expenses

Postage \$ 1,002.04
Printing \$ 264.99
Office Supplies \$ 37.12
Food and Supplies \$ 205.95
Donations and Fees \$ 49.00
Miscellaneous \$ 43.55

Year End Balance \$ 2,054.22

Current Year (First Quarter 2004)

Beginning Balance \$ 2,054.22

Income \$ 1,330.00

Expenses \$ 211.73

Current Balance \$ 3,172.49

SOUTHERN HIGH SCHOOL NEEDS YOUR HELP

Variety of Programs to Help Local Youth Depend Upon Caring Citizens

Southern High School, sitting in the heart of Harwood, defines the community in many people's minds. Its prominence on Route 2, its size, the availability of its different facilities, and its connection to so many families in Southern Anne Arundel County make it the center of community life for more than just the 1200 students who attend classes there.

The Harwood Civic Association encourages its members to become involved with the school, whether one has children enrolled there or not. HCA Vice-president James R. Fitzpatrick says "Investing an hour or two a week in the life of a future citizen is the best way to ensure our community has a new generation of upstanding members and leaders. Everyone, from the most successful businessman to the most humble worker, has important knowledge about life to share with our young people." Fitzpatrick has begun a new effort on behalf of the HCA to find new ways for interaction and mutual support between the two organizations.

Career Guidance Counselor Marilyn Harmon welcomes the assistance from the community, "Our students pursue diplomas that demand an awful lot of them. They must earn twenty-two credits (soon to be twenty four). They also must fulfill a variety of requirements from community service activities to "completer" programs. And all of this must be done with shrinking resources from the federal, state, and county governments. The members of the Harwood Civic Association can make a strong difference in the lives and prospects for success for these students."

To prove her point, Harmon points to seven programs that rely on direct involvement members of the community:

Ladies of Southern – Consider inviting 12 young women who are learning social skills and etiquette for the workplace to your business and explaining what is required in order to have effective business relationships in your field. Contact Patricia Lawlor at (410) 867-7100, extension 257.

AVID (Achievement via Individual Determination) – Participate in this nurturing program that encourages

average students to try higher level courses by tutoring a student (There is a great need for tutors who can give even one hour per week!), provide a small denomination of cash for workbooks not provided by the school system, even share in a discussion about your field and what it takes to succeed there. Contact Kathy Lawson at (410) 867-7100, extension 257.

Pups 2 Dawgs – Younger students often have trouble shifting gears from middle school behaviors and mentality to successful high school mode. Coach a student towards maturity and steer him/her towards success. Call (410) 867-7100 asking for Sheila Savannah at extension 223 or Marilyn Harmon at extension 265.

AFG (Accreditation for Growth) – AFG is the acronym for the various sub-committees that guide the school in on-going improvement. Community input is urgently needed and desired at monthly meetings of these groups. Call Principal Carol Thornburg to discuss what sub-committee would best benefit from your skills and experience. (410) 867-7100, extension 203.

Business Advisory Board – Comprised of local business people who sponsor programs or events supporting student achievement, the BAB meets the fourth Thursday of each month from 8:00 to 9:15 a.m. Contact David Reilly at (410) 535 2955.

Professional Internship Program – Students intern with a business for up to 18 weeks and 98 hours per semester. They earn one credit, their mentors receive free labor, and both grow together as the student learns new skills. Call Marilyn Harmon (410) 867-7100, extension 265.

Diversified Occupations – The Work/Study program at Southern provides students to fill entry-level paying positions for businesses during the school day. Contact Debbie Poole (410) 867-7100, extension 244.

The HCA thanks Marilyn Harmon, career Counselor at Southern High School for providing this information to its membership. – The Editors

CLAIRE O'NEIL PRIOR: Champion Agent and Harwood Champion

When the Harwood Post Office announced it was intending to close Harwood Civic Association member Claire O'Neil-Prior immediately jumped in and found several properties the USPS could consider for relocation within the 20776 zip code. Taking decisive actions is a hallmark of the style Ms. O'Neil-Prior displays. The night Sally Ride road into space, Ms. O'Neil-Prior became the only woman to ever make up the front page of the awarding-winning Washington Post. Now she is one of the most successful real-estate agents in the area with a Senior Real Estate Specialist Designation and "e-PRO" status as an expert in internet practices for purchasing real estate. (See her listing for Annapolis Area Properties in the corporate members section.) Additionally, she is a fine musician who can be heard regularly playing the fiddle with Shannon's Saturday Night Pickers at Shannon's on Snug Harbor Road in Shady Side from 6 to 9:30 each Saturday. We caught up with Claire the other day and asked her about her business and involvement with the community.

How did you get your first listing?

As a new agent, I had plenty of people calling me to help them find houses, but no one choosing me as the listing agent. I noticed a sign on a house that said "For Sale by Owner", and I made an appointment for one of my clients to see it. Inside the house I realized that the owner had a lot of interest in music and I mentioned to him that I had recently taken up the fiddle. It turned out that the home-owner was accomplished musician and we had a lot in common. He liked my style and decided that it would be better to work with an agent and gave me my first listing.

What is the secret to your success in life?

"I LIKE PEOPLE - and that's the bottom line necessary for good service. The human factor is the essential one. Establishing a down to earth business relationship with my clients is my chief desire. I know as a consumer that I don't want to be talked into buying something that I don't have full knowledge about. I try to extend that concept to my clients and give them a full and clear picture of the property they find interesting and what it will take to purchase it. I want them to be totally comfortable with me and the choice they are making.

How long have you been a resident of Harwood?

Since 1985. I had always wanted to live out in the country. When a woman my husband and I worked with needed to move, she sold us her home in Harwood. It was in a secluded and beautiful area. Since we moved here, fourteen nearby homes have now been built and surround us.

As a real estate agent, development is your bread and butter. How do you view the concept of slow growth in South County?

I've been asking myself that same question. I care deeply about our farmland on many levels. If we eliminate local farms, where will our groceries be coming from; places where care is given to the land or places where bad practices yield huge crops and harm the environment? I care about the environment and believe in green building and smart growth plans. As a result, re-sales are a large part of my business. I worry about subdivisions that do not use the best materials for both the home owner and the environment.

What is next for you?

I want to be involved with the decision making in our county, that's why I appreciate the opportunities the HCA offers its members. Being able to speak directly with Janet Owens or Big Ed Reilly at HCA events is a such a benefit to members!

Any closing thoughts for our readers?

A well-lived life finds balance in everything.

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GREAT HARWOOD YARD SALE DATE CHANGED

The Harwood Civic Association announces that the date for the Great Harwood Yard Sale has been moved to June 12, 2004. "Due to weather and some pre-event logistical concerns, we believe that the June date offers a better chance of success to our yard sale participants," explained event organizer and HCA Board Member Mike Stricker.

All Harwood area residents are encouraged to hold yard sales or garage sales at their homes on Saturday, June 12 from 8:00 a.m. until noon, rain or shine. By doing so, they will participate in an area wide event called The Great Harwood Yard Sale. Sponsored by The Harwood Civic Association, the event is free of charge and the HCA will publish a brochure listing the addresses of any yard sale registered with the organization. Members of the HCA will distribute the brochure at a display stand at Southern High School that same morning.

This year's event will be held rain or shine and a couple of new enhancements have been planned to make the event even more successful. Coffee and donuts will be available at the Harwood Civic Association tent at Southern High School on the morning of the sale. Residents who wish to assist should call Harwood Civic Association Board Member Mike Stricker at (410) 867 - 0389

Last year's event was somewhat dampened by rain, but over 25 sales were still held that day and bargains galore were to be had. The HCA has a goal of seeing fifty or more yard sales occurring in Harwood this year. Harwood businesses and social groups are encouraged to join the event with their own sales or fund raising efforts. Corporate members of the Harwood Civic Association will be featured on the brochure given to bargain hunters. Other sponsorship

opportunities exist for businesses which have yet to join the association.

HCA President Joan Turek explains, "In addition to our work in preserving the charm and beauty of Harwood, the HCA looks to promote civic awareness and pride. The Great Harwood Yard Sale enables us to go beyond the range of our membership in providing a benefit to the community."

To register as a listed participant in the Great Harwood Yard Sale, simply provide the Harwood Civic Association your address and an indication that you wish to have it listed in the promotions for The Great Harwood Yard Sale. If you have specific types of goods you will be offering, please include that as well. Send your information via e-mail addressed to Harwoodcivic@aol.com or via post to The Harwood Civic Association, P.O. Box 162, Harwood, MD 20776. The deadline for registering to be in the promotional piece is June 5, 2004. However, it is not necessary to register in order to participate. For corporate participation, please contact Mike Stricker at (410) 867-0389 or HCA President Joan Turek at (410) 867-0715.

Harwood Post Office Update

Samuel G. Spicknall of the United States Post Office has informed the Harwood Civic Association that the search for a new site for the Harwood Post Office has been narrowed to two locations. "A decision will be forthcoming within the next few of weeks," he said. Service at the current Post Office location will continue into June as development plans for the site continue to be refined. Upon successful negotiation of a new Post Office site, the USPS hopes to provide service from temporary quarters while a new permanent facility is constructed.

ANNUAL MEETING *(continued from page 1)*

requirements. With education accounting for the most significant expenditures, some HCA members asked about the possibility of reducing those budget line items. Ms. Owens explained that teachers in Anne Arundel County are paid less than in some neighboring counties as it is and further reductions would imperil the quality of education available to Anne Arundel County students. She asked for citizens to make her office aware of their preferences for how to deal with the budget shortfall. One suggestion was to raise the piggyback tax added to Maryland state income tax in order to bring the county into parity with other Maryland counties. Another person suggested that programs like the snow removal video were unnecessary. Ms. Owens pointed out that the fat had been trimmed from the budget and now hard choices were going to occur. Again, she stressed the need for citizens to contact their council members and the County Executive's office with their concerns, so priorities could be set appropriate to citizens' concerns.

In other business at the meeting, the HCA budget report was given and a new budget approved. The election of board members was held with Thomas Harley being welcomed as a new member of the board. Reports from Councilman Big Ed Reilly and Marilyn Harmon of Southern High School were given at the meeting and key points from those presentations are included in stories appearing elsewhere in this newsletter.

FAMILY CONVEYANCE *(continued from page 1)*

county is also proposing landowners get an additional lot for every 50 acres owned. Thus, someone who owns 100 acres would get 12 lots. Lots for homes could be 2 acres leaving 76 acres intact. This land could not be further subdivided.

Some landowners, who would not have enough land for each of their children, and also in *many* cases grandchildren, are opposed to these changes. Other landowners, some without children, believe the proposed changes make the system more equitable. If landowners with small holdings subdivide for many children, then South County loses its rural character.

Currently, 57+ acres on Grey's road are for sale. We understand that this land is currently zoned RA with significant Open Space and an easement for BGE power lines. The headwaters of Tracy's Creek are also involved. It is currently being perced for 11 or 12 lots. We also understand it is under contract to the owner of a major homebuilding firm. The only way 11 or 12 lots can be gotten from this land is using the current family conveyance law. Would this developer's family actually reside there—or would it be eventually sold on the open market? The propose changes in the law would permit 3 homes to be built. Local residents are worried about the traffic that would be generated by the larger development.

COUNCILMAN REILLY REPORTS ON FIRST YEAR

Councilman Big Ed Reilly has kept a busy schedule this year, meeting with communities in his district on a variety of issues. Here are some highlights of his first year's accomplishments:

1. **Winery Bill:** passes allowing growing, processing and selling of products on property. This is not limited to grapes but includes other fruits for fermentation and production of wines and products.
2. **Waterman's Bill:** passes allowing for legalization sales from home based businesses for waterman.
3. **Water Resources and Adequacy of Public Facilities with regards to wells:** The Governor has a task force studying the issue. The Health Department is looking at adding wells to their emergency Grants Program which currently only includes septic. These grants would be available to low-income households.
4. **Traffic Issues:**
 - Bob Costa is working on trying to obtain traffic circles for 2 southern county roads and Rt. 2 intersections.
 - Southern High School Traffic Study completed and indicates no changes needed for this part of Rt. 2.
 - Rt. 2 and Brick Church Road upgrades
5. **Family Conveyance:** The removal of family conveyance is currently being discussed.

HCA CALENDAR OF EVENTS

THE GREAT HARWOOD YARD SALE

SATURDAY, JUNE 12, 2004, ALL DAY

We encourage all residents of Harwood to hold yard and garage sales on this particular day. The HCA will promote the sales and distribute maps showing the locations of sales on that day

HARWOOD HISTORY EVENT

SUNDAY JULY 18, 2004 3:00 P.M.

CHRIST CHURCH PARISH HALL, OWENSVILLE ROAD

Guest Speaker Ms. Donna Dudley, Executive Director, Heritage Area Project will talk about the Heritage Area Project Travelogue Tour of South County and discuss several points of historic interest in Harwood. Refreshments will be served. Free to Members. \$15 for non-members.

HARWOOD HARVEST

NOVEMBER 7, 2004 1- 4 P.M.

12TH PRECINCT PISTOL AND ARCHERY CLUB, 450 HARWOOD ROAD

Our annual member social event includes a great pot luck dinner, interesting guests and the opportunity to meet your neighbors in a friendly and relaxed environment. There is no charge for members, but bring a dish to share with your neighbors.

THE HARWOOD CIVIC ASSOCIATION NEWSLETTER

Published quarterly by **The Harwood Civic Association**
P.O. Box 162, Harwood, MD 20776.
e-mail: **HarwoodCivic @ aol.com**
Letters and submissions published as space allows.

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