

**Hillsmere Shores Beach Committee's
Improvement and Maintenance
Five Year Plan
For the
Hillsmere Beach**

(Short Title: Beach 5-Year Plan)

December 18, 2018

**Beach Committee
Hillsmere Shores Improvement Association (HSIA)
Post Office Box 3485
Annapolis, Maryland 21403**

Hillsmere Shores Beach Committee's Improvement and Maintenance Five Year Plan

Section 1: Background: The Hillsmere Beach is community owned property for the use of lot owners, residents and guests. It is managed by a volunteer Beach Committee and funded from the Hillsmere Shores Special Community Benefit District which is authorized by the County Government to impose a tax on Hillsmere community lot owners. The funds collected under this district are managed by the Board of Directors of the Hillsmere Shores Improvement Association (HSIA). Part of the collected special tax funds are allocated for the maintenance and improvement of the community beach. On average over the years the Board of Directors have budgeted \$15,000 to \$30,000 a year for the beach, of those funds about one-half go to general maintenance and one-half to major improvements and equipment additions or replacements.

Section 2: Plan Objective: The objective of this plan six-fold, that is to:

- a. To define and establish the mission of the HSIA Beach Committee,
- b. To list the overarching goals that guide the work of the Beach Committee,
- c. To provide a listing of reoccurring Beach maintenance items funded outside of the Beach Budget,
- d. To provide a listing of reoccurring Beach maintenance items funded by the Beach Budget,
- e. To provide a listing of the Committee's proposed and planned improvement projects with an initial cost estimate for Association budgeting and planning purposes by Fiscal Year, and
- f. To provide a list of possible future beach projects under consideration and study.

Section 3: Beach Committee's Mission: The mission of the Beach Committee and the HSIA Board is preservation of the Beach as a place that may be enjoyed by Hillsmere owners, residents, and guests as a natural resource that contributes to the health of the South River and the surrounding ecosystems.

Section 4: Overarching Goals Guiding the Beach Committee's Work: The following are the overarching goals that guide the decisions of the Beach Committee:

- a. To maintain the existing beach protection structure,

- b. To maintain the pavilions, swim areas and playgrounds as safe areas,
- c. To preserve and improve the beach property according to best practices in environmental preservation,
- d. To preserve the existing open space and views, and
- e. To maintain the Beach as a place of natural beauty, for community gathering, and recreation and enjoyment for all owners, residents and guests.

Section 5: Annual Reoccurring Beach Maintenance Items Funded Outside of the Beach Budget: (It should be noted that the budget number listed for each project in Sections 5, 6 and 7 are preliminary fiscal year estimates and are included to help define the expected size of each project.)

<u>Project</u>	<u>Budget</u>
a. Beach Port-a-Potty	\$1,000
b. Beach Water Testing	\$500
c. Sea Nettle Net Replacement and Repair	\$800
d. Beach Trash Pick-up	\$2,000
e. Grass Cutting	\$3,000
f. Rain Garden Maintenance	\$4,000
g. General Maintenance	\$1,000
h. Beach Security	\$12,000
i. Maintaining the beach landscape (trees and brushes)	\$1,000

Section 6: Annual Reoccurring Beach Maintenance Items Funded in the Beach Budget:

<u>Project</u>	<u>Budget</u>
a. Playground equipment repair	\$800
b. Winterize the beach shower and wash area	\$600
c. Pavilion upkeep	\$1,000
d. Electrical and plumbing repairs	\$500
e. Locks and chains	\$500
f. Maintaining the volleyball court	\$300

Section 7: Planned Beach Improvement Projects: Below are listed those improvement projects that have sufficient Board, community and committee support that they have been planned for accomplishment in the fiscal years shown. It should be noted that neither final approval nor funding for these projects has been provided by the Board of Directors unless noted in the Budget column.

HSIA Fiscal Year 2018 – 2019

<u>Project</u>	<u>Budget</u>
a. Purchase climbing structure	Under Contract
b. Install climbing structure	Under Contract
c. Replace 2-5 Tot playground perimeter add 3 benches	Under Contract
d. Repair swim area step rail	\$300
e. Replace sections of the rope in the rope fence	\$600
f. Trim the trees along the west side beach fence	\$500
g. Weed and thin the east side beach garden	\$1,000
h. Install a 4" x 30" long drainage line from the large pavilion to the open area drainage ditch	\$250

HSIA Fiscal Year 2019 – 2020

<u>Project</u>	<u>Budget</u>
a. Correct the beach erosion near tree on west side	\$15,000
b. Extend the swim area steps into the sand	\$2,000
c. Add additional beach steps rails	\$800
d. Replace sections of the rope in the rope fence	\$300
e. Repair the seawall/wooden bulkhead sink hole	\$1,000

HSIA Fiscal Year 2020 – 2021

<u>Project</u>	<u>Budget</u>
a. Repair/Replace the west side border fence	\$4,000
b. Chinking repairs to the rip-rap	\$3,500
c. Install a drainage system for the shower station	\$1,500
d. Create a raised area for the large pavilion BBQ grill	\$500
f. Add gravel to the west end of the parking lot	\$500

HSIA Fiscal Year 2021 – 2022

<u>Project</u>	<u>Budget</u>
a. Replace the sea nettle net	\$3,000
b. Add asphalt to west gate area, to stabilize surface	\$20,000

HSIA Fiscal Year 2022 – 2023

<u>Project</u>	<u>Budget</u>
a. Replace asphalt walkway from bridge to street	\$30,000

Section 8: Possible future beach projects under consideration and study: This section contains possible projects that require more study before they can be proposed for accomplishment. These possible future projects have been suggested by committee members, Board members and the community at-large but to-date have not received sufficient support or study to schedule them in the Beach Committee’s 5- Year Plan. These possible projects are presented below in no particular order:

- a. Add a portable hand washing station
- b. Install pressure treated wooden steps from the east wooden bulkhead to the sand beach
- c. Install security cameras at the beach
- d. Widen the beach by adding county provided “clean” dredged sand
- e. Investigate the use of alternative materials for play equipment “fall” areas
- f. Install a three-foot fence with two gates around the 2 to 5 year old tot play area
- g. Address the loss of sand in the west end of the protected swim area near the sea wall
- h. Reduce the speed of the storm water run-off down Hillsmere Drive into the beach
- i. Identify county resources available for Conowingo Dam release trash clean-up
- j. Explore options for reducing the rain flooding in both pavilions
- k. Explore the idea of a carry-in, carry-out policy and removal of trash cans
- l. Explore the installation of an automatic gate opening & closing system similar to the system at the sand spit

Attachment A

Attachment A provides pictures of the areas where some of the Beach Committee's future projects are planned for installation and/or accomplishment. Also included in this attachment is a beach drawing showing the general location of each of these projects.

Projects with locations and pictures are:

<u>Location Number</u>	<u>Project Short Title</u>
1.	Install climbing structure
2.	Replace Tot playground perimeter
3.	Reinstall swim area step rail
4.	Trim west side beach fence trees
5.	Correct the beach erosion near tree on the beach west side
6.	Extend the swim area steps into the sand
7.	Repair the seawall/wooden bulkhead sink hole
8.	Repair/Replace the west side border fence
9.	Weed and thin the east side beach garden



1. Install area for climbing structure



2. Replace Tot playground perimeter



3. Reinstall swim area step rail



4. Trim west side beach fence trees



5. Correct beach erosion near west end tree



5. Correct beach erosion near west end tree (continued)



6. Extend swim steps into the sand

7. Repair the seawall/bulkhead sinkhole



8. Replace/Repair west side border fence

9. Weed and thin the east side beach garden

Beach Drawing showing project locations utilizing the project numbers shown on page 6:

