

The Ahoy!

Atlantis Community Newsletter

August - September 2021

President's Message:

Greetings neighbors. Boy is the year flying by. Before we know it, fall will be here, the kids will be back in school, we'll be able to hear the Broadneck marching band play during football game days here in the neighborhood and Halloween will be just around the corner!

I'd like to thank all of the board members for their continued dedication to our neighborhood and commitment to improving our community.

We continue to address the bamboo along the nature trail leading up to the big park. We'd like to thank the Gazelles for their dedicated work that has resulted in a great upgrade to the main entrance, the tot lot, big park and the clearing of overgrowth around the pump house. The pump house project will be a phased project that will allow us to clear brush while replacing the existing ground cover with new trees and shrubs that will beautify the area as we work on upgrading the pier for kayakers and community use.

We'd also like to ask the community to refrain from driving gas powered dirt bikes and off road vehicles in the big park and tot lot. Those activities are strictly prohibited.

For any neighbors who would like to volunteer, we welcome all participation from a member at large to even volunteering with small projects. We will post these on the community website at atlantishoa.com We welcome all your contributions and involvement.

Thank you all for being great neighbors and as always, be well and do good!

Sincerely,

Blair Petersen



Approved HOA Board Meeting Minutes—July 8, 2021

Board members in attendance: Blair Petersen, Aaron Solar, Steve Gindes, Karen Gindes, Mark Sindt, Erik Kempton, (a quorum was met)

Committee members in attendance: Todd Gazelle (Landscaping)

Community members in attendance: Bethany Mann, Josh & Beth Smith, (and a resident from) 952 Marine Drive

The meeting was held virtually and was called to order at 7:01 pm.

Welcoming: Vice President Aaron Solar opened the meeting and welcomed the attendees, as HOA President Blair Petersen was delayed.

Financial Report: Steve Gindes gave the June financial report. 257 homes have paid. One account (from a prior year) has been previously sent to the lawyer. Expenses reflected a normal month with \$949 paid and \$112,868 in the Atlantis savings account.

Minutes: The June 3, 2021 minutes were received by the Board by email. A motion to approve the June 3, 2021 minutes was moved, seconded, and approved unanimously.

Landscaping: Todd Gazelle reported on the following issues:

Nature Trail - Richards Tree Service apologized for the delay in their service, due to recent storms. Today Richards widened the Nature Trail and spread wood chips from the swing set to the end of the trail (ART Landscaping services the beginning of the trail).

Pump House - No approval yet. We are still waiting for Anne Arundel County to respond.

Fence Encroachment - The attorney has not yet received two letters back from the resident in question. A depository was filed June 17, 2021 and then it will go into the HOA file for future reference.

Fallen Branch - The County cut and removed the large branch that fell last week by the Tot Lot. Richards Tree Service put in a bid for \$590 to remove and grind the branch. Steve Gindes noted that there is room in the budget for this maintenance. The Gazelles will contact Richards Tree Service to move forward with this.

Erik Kempton asked if water continues to pool in the Tot Lot since the recent regrading. Mr. Gazelle noted that one spot continues to be spongy, but overall the area is a lot better. Mr. Kempton suggested planting sea grasses to help with the drainage. The Board will look into this.

Bamboo: After a long discussion on how best to handle the bamboo in the Nature Trail, it was decided to get quotes and long-term plans from two landscaping vendors. The Board thanks Mark Sindt for his diligence on this project.

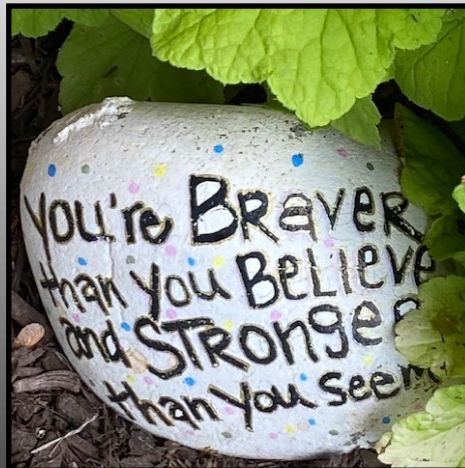
Community Safety: The Board discussed at length the best ways in which community members can contact law enforcement and legal representation when faced with adversity and harassment.

New Business: Bethany Mann asked the Board about a stain on the road on Marine/Mermaid. Mr. Petersen and Mr. Solar advised Ms. Mann to contact the County (via the County website) as the roads in Atlantis fall under the County's jurisdiction.

Another resident, from Marine Drive, said he will send the Board a question over the Atlantis gmail address.

Adjournment: A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting adjourned at 8:18 pm.

Respectfully Submitted,
Karen Gindes,
Atlantis HOA Board Secretary



Proposed HOA Board Meeting Minutes—August 5, 2021

Board members in attendance: Aaron Solar, Steve Gindes, Karen Gindes, Erik Kempton, Christy McDaniel (a quorum was met)

Community members in attendance: Bethany Mann, Teresa Anzalone, Mike Swartzell, Rick Golden

The meeting was held virtually and was called to order at 7:05 pm.

Welcoming: Vice President Aaron Solar opened the meeting and welcomed the attendees.

Minutes: The July 8, 2021 minutes were received by the Board by email. A motion to approve the July 8, 2021 minutes was moved, seconded, and approved unanimously.

Financials: Steve Gindes provided the July financials. He stated that it was a normal month for expenses and that all dues have been collected for this year. One account (from a previous year) is being handled by the law office.

Landscaping: The Board discussed the information received by email from Landscaping Chair Yvonne Gazelle (who was unable to attend this meeting).

Discussed was the following...

Nature Trail - Steve Gindes gave a short summary of issues with the Nature Trail. Mark Sindt (who was unable to attend this meeting) will be contacted for more information.

Pump House - Steve Gindes will contact Yvonne Gazelle to get clarification on the memo, specifically, what is required by the County.

Bamboo: Resident Teresa Anzalone offered suggestions on how to manage the bamboo. Mr. Gindes will check with Ms. Gazelle and Mr. Sindt regarding the bamboo plan. Erik Kempton suggested we have a plan in place by the next Board meeting.

New Business: Steve Gindes mentioned that three Board positions are up for reelection this year. They are President, Secretary, and one At-Large position. Mr. Gindes noted that the terms are related to positions, not individual members.

Adjournment: A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting adjourned at 7:27 pm.

Respectfully Submitted,
Karen Gindes,
Atlantis HOA Board Secretary

Atlantis Homeowners Association Board of Directors

President: Blair Petersen **Secretary:** Karen Gindes
Vice President: Aaron Solar **Treasurer:** Stephen Gindes

Members At Large: Conor McManus, Christy McDaniel, Mark Murray, Mark Sindt, Eric Kempton

Committees:

Landscaping - Yvonne Gazelle; Welcoming - Sarah Dabney;
Yard of the Month - Christy & Maggie McDaniel; Website - Aaron Solar
Ahoy Editor - Karen Gindes

Atlantis Real Estate Wrap Up

By Diane Donnelly, President, Keller Williams Flagship of Maryland (and Atlantis resident)

After a year like 2020 that seemed to go on forever, it's hard to believe the first half of 2021 is already behind us.

As much heartache and challenge the pandemic brought us, the real estate market remained strong.

Let's take a look at the market in Atlantis from Jan - June 2021:

Address	Beds	Baths	Close Price↓	Total Finished SQFT↓	DOM
1170 Neptune Pl	3	3	\$475,000.00	1,560	3
1156 Neptune Pl	3	2	\$458,500.00	1,646	4
945 Aqua Ct	3	2/1	\$462,500.00	1,870	5
1102 Mermaid Dr	4	3/1	\$530,000.00	2,244	2
960 Seahorse Ct	4	2/1	\$538,000.00	2,352	28
951 Seahorse Ct	4	3	\$570,000.00	2,474	3
1135 Mermaid Dr	4	2	\$545,000.00	2,567	5
952 Barracuda Cove Ct	3	3/1	\$1,090,000.0	3,964	3

Simply put, the average number of days to sell a home in Atlantis (Days on Market - DOM) was 7 days. The average non-waterfront sales price was \$511,286 and the waterfront sales price was \$1,090,000 (only one waterfront sale).

The market is still heavily in favor of sellers due to the record low inventory of homes on the market. The low interest rates have increased demand while the supply of homes remained extremely low. The perfect storm for sellers!



Good Neighbor Note:

Lets keep Atlantis safe!
If you see something, say something.
Call **911** for police assistance.

Atlantis Yard of the Month

Editors Note: The Atlantis Yard of the Month program is now being led by the McDaniel Family. Nine-year-old Maggie McDaniel, along with her mom, Christy McDaniel, will be interviewing winners and writing the Ahoy articles. We thank the McDaniels for their efforts!

July Yard of the Month

Hi, this is Maggie McDaniel! I am the resident who goes around and picks out yards that I think are perfect for the months. This month of July I picked the Mahoney's yard at 1109 Neptune Place. I live really close to them and I can see that Mr. Tim Mahoney works really hard on his yard. I know there are lots of you who work non-stop on your yards, too. Mr. and Mrs. Mahoney have lived here since 2003, which means they have lived here for 18 years. Super cool! I interviewed Amy Mahoney and their youngest daughter, Sophie Mahoney. Sophie is a friend of mine and we have known each other since we were babies (we were born just hours apart!). Amy Mahoney told me her favorite part about their yard is the plants. Sophie Mahoney told me her favorite part about her yard is the flowers. My favorite part about their yard is this stepping stone that has a turtle riding a bike. Amy Mahoney said that her favorite plant and or flower is hydrangeas. Sophie told me her favorite plant and or flower are the pink flowers in her yard. So, I hope you check out their yard. On that note, this concludes my

article for yard of the month July edition. You might be next! Keep on the lookout for that sign!

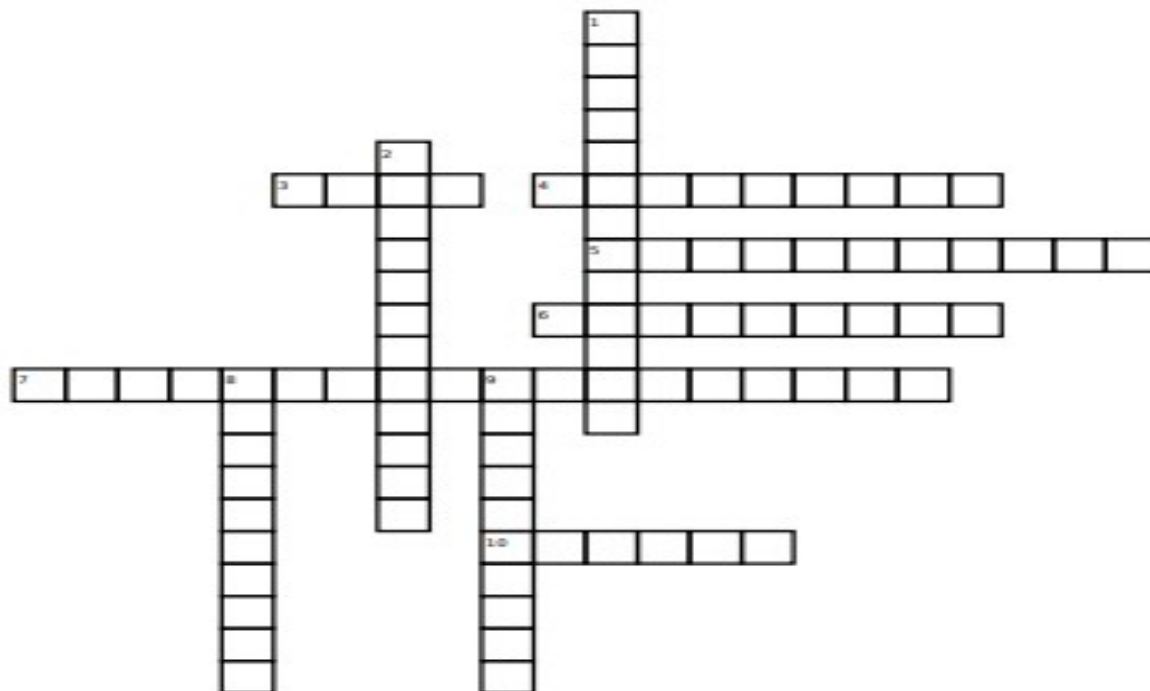


August Yard of the Month

Hi, this is Maggie McDaniel! I picked Hill Karimov and his family at 952 Marine Drive for the yard of the month for August. He and his family have lived in Atlantis for 2 ½ years. When I talked with Hill Karimov he told me that his favorite part of his yard is the lawn. He has worked so hard on his lawn, so that makes sense. His favorite plant and or flower are roses. So, I hope you go and check out their yard!



Atlantis Kids' Crossword



Down:

1. Smallest street in Atlantis
2. Pier ends here
8. County
9. Community that shares schools and streets with Atlantis

Across:

3. Fish and crab from it
4. Trash pick up day
5. Amenity that runs from the big park to Neptune Drive
6. High school and nearby park
7. Street that runs parallel to Deep Creek
10. Where Atlantis littles hang out

The Ahoy newsletter welcomes submissions of Atlantis photos, news, kids' activities, etc. Send an email with your name, address, and submission to atlantishoa@gmail.com. Include "Ahoy Editor" in the subject line. Your submission may be edited for content.

(Enlarge for crossword answers)

