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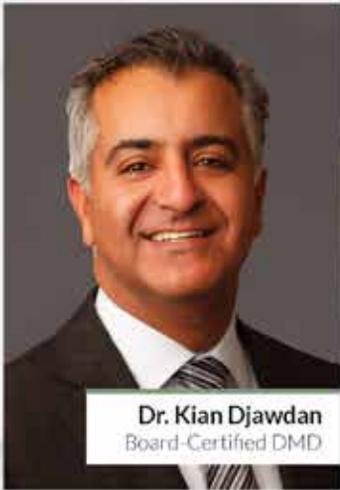
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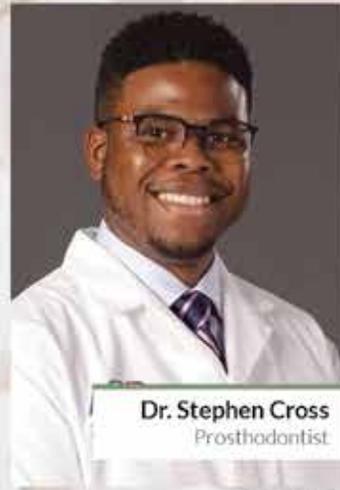
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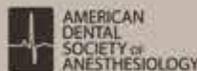
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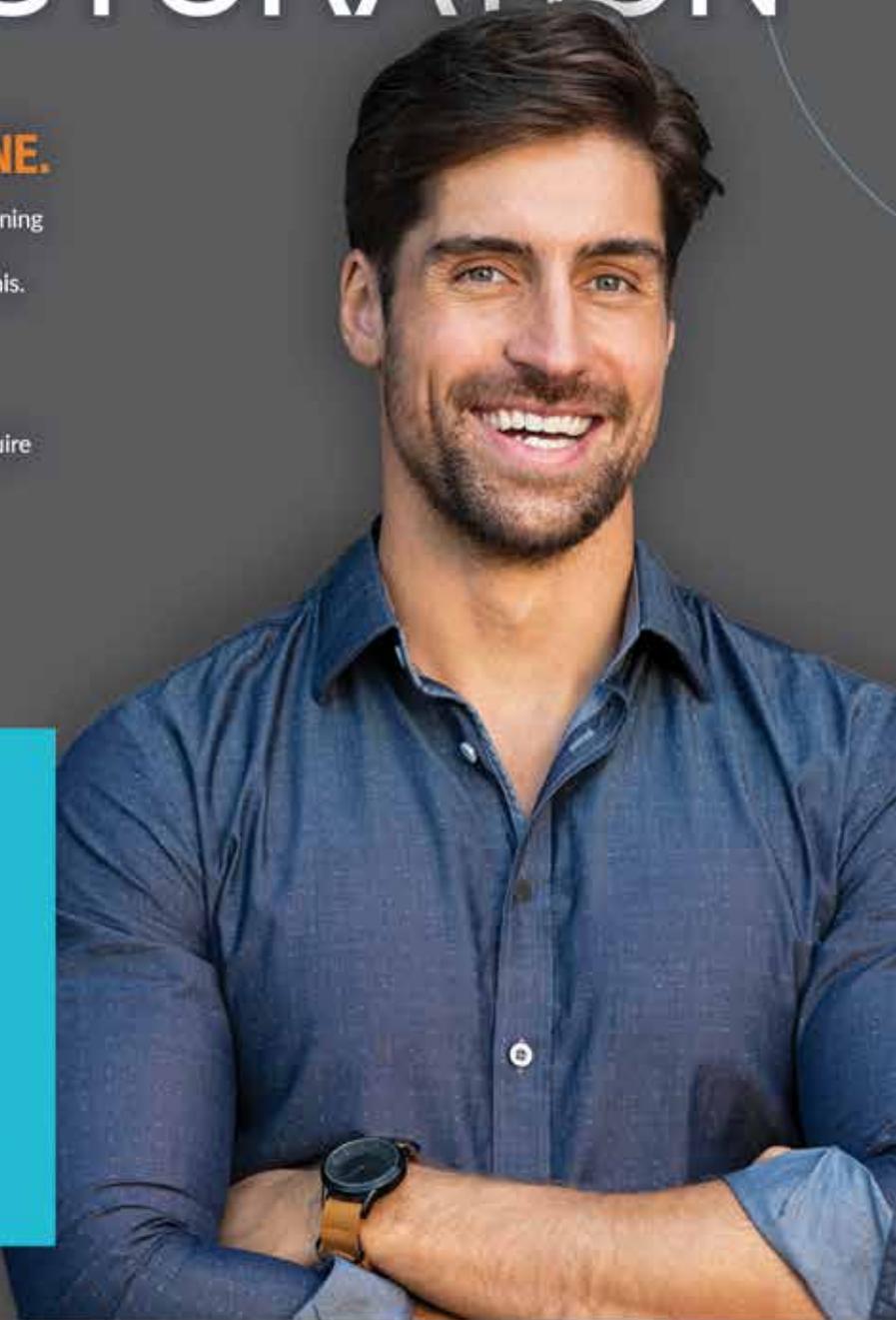
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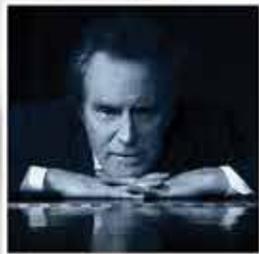
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w/ Scott Kurt



August 17
Beginnings
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August 18
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August 21
Paul Lewis
Of Y-Not?!



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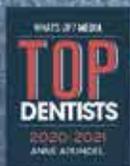
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Percent of Luxury Homes Bought and Sold

Source: Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. April 1, 2021 – March 31, 2022, as of April 8, 2022. Luxury is defined as homes priced \$750,000 and above. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc. 2022 All rights reserved.





Catherine Hamel
REALTOR®

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What makes Catherine Hamel one of the area's top agents? Excellent communication & negotiating skills combined with her knowledge of the local market.

Passionate about real estate, Catherine listens to her client's needs and guides them through the real estate process to make the experience as seamless and stress-free as possible. As a Seniors Real Estate Specialist (SRES), Catherine loves helping clients successfully downsize and prepare their home for sale. Whether you're just starting out or making your final move, Catherine can help you!



Denise Smith
REALTOR®

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c 410 991 6851
Denise.Smith@Inf.com

A lifelong resident of Anne Arundel County, my intimate knowledge of the area and experience with a diversity of clients give me unique insight into buyer and seller

needs. With a warm and friendly approach, my passion for real estate lies in helping clients smile and have fun on the road to achieving their goals. I work hard, listen, communicate effectively and follow through building a relationship of trust. Please call me anytime without obligation, I am ready to go to work for you!



Anne Tkacik
REALTOR®

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Anne.Tkacik@Inf.com

Long time Annapolis resident, Anne Tkacik, combines outstanding customer service, professionalism and a results driven attitude in finding a house you

can call home. Prior to joining Long & Foster, Anne worked in the banking industry, with experience in sales, management, private banking, business banking and wealth management. She valued her relationship with the client, priding herself on outstanding service, and establishing long term relationships. Anne brings that same focus to her role as a real estate agent.



Kirstin Whitaker
REALTOR®

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www.kirstinwhitaker.Inf.com

Kirstin was born and raised in Annapolis and gets tremendous joy from her community and helping families find their new home here. In 2019, she

captured over 100% of the listing price for her sellers and negotiated successfully for her buyers in every competitive offer situation. Her listings averaged only 35 days on the market, beating the local average. She is passionate about the environment and supporting local business. She donates a portion of every sale to a local environmental cause.



Jackie Reinauer
REALTOR®

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Jacquelyn.Reinauer@longandfoster.com

The child of career military parents, Jackie Reinauer has moved over 20 times before making Annapolis her home. Prior to real estate, Jackie worked for

service industry companies, honing her innate strong customer service skills, and that commitment and professionalism shows in all she does. As a full-time Realtor for over 16 years, she is committed to making the process easier and enjoyable. Regardless of direction or strength of the prevailing winds, Jackie is driven to make your next real estate experience "Smooth Sailing".



June Steinweg
REALTOR®

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c 410 353 4157
June.Steinweg@longandfoster.com

June has been representing clients in the Anne Arundel County with steadfast dedication for the past two decades. Her

devotion to excellence allows her to exceed client's real estate expectations. Her aim is to provide clients with calm transition from one home to another. June's professional expertise combined with her instinctive ability to maintain dependable relationships provides a secure atmosphere for anyone looking to purchase or sell a home in the greater Annapolis area.



Michelle Triolo
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Michelle is a Chesapeake Bay area expert who has a vast knowledge of our local market inside & out! She is compassionate about helping buyers and sellers

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Lori Willis
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c 410 708 1277
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On the Cover: Making your home look and function its best is critical to building property value. Design by August Schwartz. Contact *What's Up? Annapolis* online at whatsupmag.com. Please recycle this magazine.

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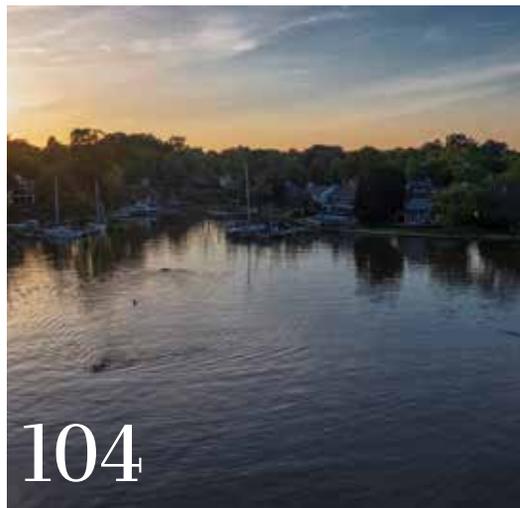
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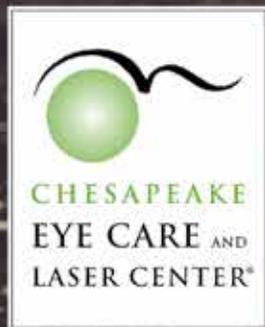
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editor *From the*



IN A HOT FLASH, August has arrived.

Where 'o where has our summer gone? The season is quickly moving along. And it's these dog days that offer, perhaps, the most plentiful schedule of festivals, concerts, fairs, and outdoor recreation—all before Labor Day puts a bowtie on summer and the kiddos return to school. I have many memories of hot August days and nights. I'm sure you do too.

Thinking back to 1995 or '96, I'm laughing as I type this memory out. I haven't thought of this in the years since, so it returned to me as a pleasant surprise when I was proofreading this issue. We have a feature article in this magazine about local musician/entertainer Kelly Bell, who, in my estimation, has achieved notoriety as one of Maryland's all-time greats—a designation that puts him in good company. His "phat-blues" band has played venues big and small throughout the Mid-Atlantic, including their annual summer concert at Quiet Waters Park in Annapolis (August 27th for those taking note).

But it was a memorable performance in the mid-'90s that hooked me; an absolutely wild appearance by the Kelly Bell Band at a local rock festival held at the Anne Arundel County Fairgrounds. Our group of high school hooligans went to the festival to check out headliner Jimmie's Chicken Shack, another local notable who, at the time, was making mild waves on MTV. It was still daylight as I recall, when a mid-bill act began taking the stage: a drummer, bassist, two guitarists, and another couple folks lined up on stage. A steady drumbeat began and as each instrument joined in, a tight, funk-riff developed into a cohesive jam. And then...

This larger-than-life behemoth of a man, dressed in denim overalls, whose face and arms were painted entirely in blue, hopped from stage right to center with his dreadlocks flinging and flying about, grabbed the lead microphone with gusto, and began belting out tunes!

What the...?!

My friends and I turned to each other in bewilderment. "Who is this guy? What is this band?" We didn't know, we didn't care. We liked the sound, the groove, the energy. They were great. They brought the x-factor to the stage. And I laugh because here I am thinking who else, but Kelly Bell, would paint himself blue and jump around onstage hollering, singing, and swooning funk-rock-blues? Only Kelly.

So that was my introduction to Kelly Bell and his band—a great summer memory from many years ago. I hope our article on Bell inspires you to catch a concert of his, or maybe venture to some of the festivals in your neck of the woods where you never know who or what you'll experience. You might just encounter a memory of a lifetime.

We pack a lot into this issue. Real estate is a big theme and why not? Seems the market is on everyone's mind as we navigate economic turbulence—but there's plenty of good news to cling to and many of our local professionals answer your questions within. We also introduce the first of three installments of the Chesapeake Retirement Guide—handy for those entering this new chapter of their lives. We also turn up the heat on the controversy surrounding recreational water access in the Bay region—private versus public property rights. And hey, it's almost football season, so we checked in with Navy Football Head Coach Ken Niumatalolo to get his take on all-things pigskin.

Lots to soak in before summer slips away. Thankfully, it's a very full August of events, activities, entertainment, and this magazine's worth of ideas and inspirations. Please enjoy!

James Houck,
Editorial Director

A large, stylized handwritten signature in black ink, appearing to read 'James Houck'.

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Out on the **Town**

25 EVENT PICKS | 36 SOCIAL | 42 SALUTE
44 SPOTLIGHT | 48 ATHLETE | 50 INTERVIEW

Annapolis 10 Mile Run

Get training! The 47th Annapolis 10 Mile Run is starting at the Navy-Marine Corps Memorial Stadium on August 28th at 7 a.m. This race is organized by Annapolis Striders, a non-profit 501 (c)(3) organization which promotes physical fitness and mental well-being through distance running in Annapolis. Runner's World Magazine has listed this run as one of the top ten 10-mile races in the country. Register for the run today at annapolisstriders.org



BOOKS! THE MAGIC IS REAL!

Looking for something to do to entertain the little ones? Magician Joe Romano is returning to Anne Arundel County Public Libraries on August 3rd from 2 to 3 p.m. at the Broadneck Community Library's meeting room. Romano uses jaw-dropping magic tricks to highlight the plots and characters of famous children's books. Magician Joe Romano will also be at the Crofton Library on August 1st, and online on August 5th. Find more information on aacpl.net



↑ Rotary Crab Feast

The 77th Annual Crab Feast for the Rotary Club of Annapolis will be held on August 5th at Navy-Marine Corps Stadium in Annapolis from 5 to 8 p.m. This event has been held since 1946 and is one of the longest-running summertime traditions in Annapolis. The Rotary Club of Annapolis directs 100 percent of proceeds from the event to the local community and cultural nonprofit organizations. They also work with Annapolis Green to keep the feast zero-waste. The roughly 20,000 pounds of crab shells, corn cobs, watermelon rinds, plates, cups, cutlery, and napkins will be turned into Christmas Crab Compost that is sold to the public each December. Find more information at annapolisrotary.org

CRAB CUP →

Get ready for the party of the summer at Eastport Yacht Club on August 20th. Chesapeake Region Accessible Boating is hosting their CRAB Cup for Accessible Boating Race and Poker Pursuit starting at noon followed by the Shore Party from 4 p.m. to 9 p.m. There will be live music by the Caiso Steel Drum Band and Misspent Youth, plus an awards ceremony and live auction. Find more information at crabsailing.org





↑ Annapolis Art Walk

Annapolis Gallery Association is introducing the 30th Annual Annapolis Art Walk on August 20th from 5 to 9 p.m. There will be new paintings, new exhibits, and artist demonstrations that cannot be missed. There will be plenty of galleries in Downtown Annapolis that will be open for the walk so you can take a scenic stroll Downtown and hit the best spots. Keep an eye on artinannapolis.com for the most up to date information and the map for the art walk.

MARYLAND STATE FAIR

The 141st Maryland State Fair is just around the corner! The fair will be open for three long weekends starting August 25th through August 28th and then September 1st through 5th and September 8th through 11th. The Maryland State Fair is an educational destination for the whole family. At the Maryland State Fairgrounds in Timonium, there will be daily home arts, farm and garden, livestock, horse competitions and exhibits and more! Find more information at Marylandstatefair.com

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2022 Little Bosses Festival

Join the Annapolis Town Center on August 14th from 12 to 2 p.m. for the 2nd Annual Little Bosses Festival. This festival features a selected array of local, kid entrepreneurs chosen to highlight and promote their own startup businesses. Little Bosses helps encourage young minds is a great way to get your young boss to row! This event is located next to Ruah Yoga at the Annapolis Town Center. For more information, visit annapolistowncenter.com



↑ CRAB FEAST ON THE WATER

The Raven yacht is hitting the water with delicious steamed crabs, gourmet music, and an open bar on August 14th from 3-6 p.m. leaving from the Docks in Downtown Annapolis. The Raven is an elegant and spacious yacht and the perfect place to pick crabs and enjoy the exquisite views of the Chesapeake Bay. Find more information on Borden Transportation's EventBrite entry for Crab Feast on the Water.



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↑ HARRY POTTER IN CONCERT

Calling all Harry Potter fans out there! Baltimore Symphony Orchestra is allowing audiences to relive the magic of Harry's first year at Hogwarts, set to the music of a live symphony orchestra. There will be two concerts this August: the first on August 12th at 8 p.m. at Joseph Meyerhoff Symphony Hall in Baltimore, and the second on August 14th at 8 p.m. at Merriweather Post Pavilion in Columbia. Find more information and buy your tickets at bsomusic.org

NY Fashion Meets D.C.

Find a different type of excitement this August with NY Fashion Meets D.C. Show. There will be two shows, both on August 27th at MGM National Harbor. The first show will start at 4 p.m. followed by the second show at 7 p.m. This is the 2nd Annual Runway Fashion Experience. Enjoy a fun night of fashion activities, inclusive entertainment, and delightful fun with ready-to-wear fashion from creative designers. Find more information and register at nyfashionmeetsdc.com

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WHAT'S UP? MEDIA



THE SHANE HALL GROUP
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Across the Bridge



Photo by Steve Atkinson - ShoreToBeFun Photography

PIRATES & WENCHES WEEKEND

Come by land or sea to the isle of Delmarva for a town-wide pirate theme party August 12th through 14th. Pirates & Wench Week is back in downtown Rock Hall taking over Main Street with pirate performers, live entertainment, kid's games and activities, a pirate scavenger hunt, and, most importantly: Mermaids. Dress up in your best pirate costume to win the best dressed contest! Find more information at rockhallpirates.com

Bushels and Brews

Bushels and Brews, Marylander's two favorite things. Stop by Hummingbird Inn on August 13th from 5-8 p.m. for all you can eat crabs, local corn, red skin potatoes, and a cash bar featuring beer, sangria, and orange crushes. There will be live music by Jayme D and 50 percent of the proceeds will benefit Delmarva Pride Center and Talbot Interfaith Shelter. Can't make it in August? There is another Bushels & Brews on September 10th. Call 410-822-0605 to make your reservations.



↑ SUDLERSVILLE PEACH FESTIVAL

Godfrey's Farm and the Sudlersville Volunteer Fire Company are coming together for the Annual Sudlersville Peach Festival. The festival is August 5th from 6 p.m. to the fireworks at the end of the night and then 10 a.m. to 4 p.m. on August 6th at Godfrey's Farm. The festival will have the best local bands and community non-profit groups serving homemade food from pit beef to peach cobbles. Bring your whole family! Find more information at godfreysfarm.com

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Annual Chesapeake Bay Balloon Festival

Triple Creek Winery in Cordova is bringing back the Annual Chesapeake Bay Balloon Festival on August 5th through 7th. Get ready to see some of your favorite hot air balloons up close. There will be tethered balloon rides and flights available in the picturesque country setting. Each day of this beautiful festival will close with a balloon glow where the hot air balloons will light up the evening sky. Enjoy live entertainment, expanded kid's zone, and handmade crafts and boutique vendors and food trucks. Find more information at chesapeakebay-balloonfestival.com



↑ CHESAPEAKE BAY PADDLE

The epic, multi-day, staged paddle race to protect the Chesapeake Bay is back from August 27th through 31st starting in Rock Hall and ending in Cape Charles, Virginia. The race is 5 days long covering 150+ miles, or, you can opt to do the Bay Paddle 45, which is 2 days, 45 miles, starting in Rock Hall and ending in Cambridge. The Paddle is working with Oyster Recovery Partnership to plant more oysters and with Chesapeake Conservancy to support their efforts to designate the Bay as a National Park. Come support our home. Register, donate, and find more information at baypaddle.org


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↑ **The Jazz Alive 2022 Summer Concert Series**

Jazz Alive is back at the Waterfowl Building in Easton. The final show of the series will be on August 27th from 7 to 9 p.m. This final show features a powerhouse trio of guitarist Shawn Purcell, organist Pat Bianchi, and drummer Jason Tiemann. Buy tickets today to get a seat with a great view of the stage, enjoy a beverage and a light snack. Find more information at jazz-alive.org

Wicomico County Fair

From August 19th to 21st, the Wicomico County Fair will be at WinterPlace Park in Salisbury. This is the 86th year of the fair tradition. The event will feature livestock exhibits, competitions, home arts, auctions, the five-foot fry pan, music and local vendors. Find more information at wicomicofair.com

THE NATIONAL FOLK FESTIVAL

Stop by the Eastern Shore for the 81st Annual National Folk Festival, one of America's largest, most prestigious and longest-running celebrations of arts, culture, and heritage. This event is three days long at Salisbury City Park from August 26th through August 28th. This festival celebrates the roots, richness, and variety of American culture. There will be over 250 of the nation's finest traditional musicians, dancers, craftspeople, and other keepers of culture in performances, workshops, demonstrations and more. Find more information at nationalfolkfestival.com

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TOWNE SOCIAL

The Boatyard Opening Day Rockfish Tournament

Who had the biggest catch?

Anglers traded fishing stories about what they caught and what got away at Boatyard Bar & Grill's annual Opening Day Rockfish Tournament after-party. The tournament was held on May 1st and saw about 400 fishermen on 80 boats fishing the re-opening of striped bass season. Mick Young reeled in the winning 50-and-3/4-inch rockfish for Pasadena Yacht Yard team run by Capt. Steve Wagner. P.Y.Y also took second place as Roy Dove caught a 48" fish. Overall, P.Y.Y. brought in four fish of more than 40 inches. "We have fished this tournament for 10 years," Wagner says. "The last time they had the tournament, we got second place, which was the best we have ever done. We caught multiple big fish. Today was our day." Brayden Hogbin, age 12, captured the Youth Prize with a 45-and-3/4-inch fish while the women's winner was Tracy Ring, who reeled in a 40.5" rockfish. "The purpose of the tournament is a fun, feel-good rite of spring and fishing with friends," Boatyard owner Dick Franyo said. "It's catch-and-release. It's not a big-money tournament. "Last time we had the event in 2019, the fishing was difficult," he added. "All the fish had left the Bay. It's been a cold spring this year, so the big fish were still in the Bay. It was quite good." So was the after-party. It attracted about 900 guests, who enjoyed drinks, a buffet, and music from the Timmie Metz Band featuring Tambo. The event raised \$25,000, which will benefit the Chesapeake Bay Foundation, Coastal Conservation Association Maryland, and the Annapolis Police Department Youth Fishing Camp.

Photography by Ken Tom, courtesy Boatyard Bar & Grill

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TOWNE SOCIAL

Scholarships for Scholars

Scholarships for Scholars held its 38th Annual Awards Ceremony at the Chesapeake Arts Center on May 16. The organization granted \$202,000 to 36 outstanding students representing 13 public and private county high schools. The program recognizes Anne Arundel County students who demonstrate exceptional scholastic achievement overall and in subjects such as English, social sciences, STEM, world classical languages, performing arts, and visual arts. Scholarships for Scholars has awarded over \$3M in scholarships to over 1,000 graduating high school seniors since its inception in 1984.

Photography by Stephen Buchanan



YWCA 100th Anniversary Soiree

On May 13th, the YWCA celebrated its 100th Anniversary during its annual gala event, held at the Westin Hotel in Annapolis. Guests donned fabulous '20s attire and danced the night away while raising funds for the YWCA's many programs. The Maryland nonprofit's mission is "eliminating racism, empowering women, and promoting peace, justice, freedom, and dignity for all."

Photography by Stephen Buchanan



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TOWNE SALUTE

Sue Weber

Rotary Club of Annapolis

By Tom Worgo

It was probably no less important than a wedding anniversary or birthday when Sue Weber celebrated her 10th year with the Rotary Club of Annapolis in September of last year. As far as Weber is concerned, she's just getting started. The 60-year-old Weber hopes to be around to celebrate her 30th in 2041. And she's still as active as ever. You can call her the volunteer of volunteers.

"I am in it for life," says Weber, who is a real estate agent with Long & Foster. "This group is my family. I grew up in Connecticut, so I have no family in this area. Rotary became that. It filled that void for me."



I AM A PROFESSIONAL MULTITASKER. I JUST LIKE HELPING PEOPLE. THERE ARE THREE THINGS I ASK MYSELF BEFORE I GO TO BED EVERY NIGHT: WOULD MY FATHER BE PROUD? WAS I A GOOD MOTHER? DID I MAKE A DIFFERENCE IN A STRANGER'S LIFE TODAY?"

Weber, an Arnold resident, has held an incredible number of leadership positions and committee chairmanships since joining the club in 2011. It took her a while to come up with the number: 25. She previously held the highest position in the organization, president, and now serves as treasurer.

"When I wake up in the morning and my feet hit the ground, I am going nonstop," Weber says. "I am a professional multitasker. I just like helping people. There are three things I ask myself before I go to bed every night: Would my father be proud? Was I a good mother? Did I make a difference in a stranger's life today?"

The answers, according to Rotary Club of Annapolis President Carolyn Richards, is a resounding yes. Richards knows Weber is her go-to person when she needs a volunteer.

"We joke and say, 'Sue can't do everything,'" Richards explains. "What more can she do?' She always finds a way. She is always there for everybody no matter what it is or what her schedule looks like. You just don't find many people like her."

The 101-year-old Rotary Club of Annapolis boasts

160 members and is one of 60 chapters in Maryland. Its mission is to offer humanitarian service and help build goodwill and peace worldwide while encouraging high ethical standards.

International aid trips and conferences are important to Weber. She and seven others went to Uganda in 2017 on a medical mission. The group brought the local community an ambulance and medical supplies. Weber personally pitched in by helping get medical care for a young boy with asthma. She has contributed \$1,500 of her own money each year to a hospital for the 10-year-old's medical treatment over the past six straight years. Weber also paid \$500 to plant trees because the village, Lira, was in desperate need of tree canopy.

"She is the most caring, giving person I have ever met," Richards says of Weber, who has attended International Rotary conferences in Germany, Toronto, and Atlanta. "She makes people's lives better for whoever she has met."

Additionally, she's front and center in organizing the club's two biggest annual fundraisers, serving as chair of the Rotary Club of Annapolis Crab Feast at Navy-Marine Corps Memorial Stadium, and co-chair for

Black Tie & Diamonds Gala. The Crab Feast, held in August, is considered the biggest event of its kind in the world, according to the organization's website. It started in 1945 and attracts about 2,500 people every year.

"Many people would not step up to that," Richards says of the crab feast. "It is huge. She has a family and is working like everybody else. She's like, 'I will do it and step up.' She does it really well. She is so organized and knows what to do. She brings a certain exciting flair to it. She gets people motivated. She's like a volunteer motivator."

Rotary Club of Annapolis member Mary Felter admires Weber, who is married with two children, for her can-do-anything attitude. Felter handled public relations for the organization for 10 years.

"She is so devoted to providing service to others," Felter says. "Rotary's motto is service to others. She exemplifies that in everything she does. She is remarkable. She doesn't talk about what she does. She just does it. She is so encouraging. She accomplishes what she does with such clarity, so you want to help out."

Do you have a volunteer to nominate? Send What's Up? an email to editor@whatsupmag.com.

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MUELLER HOMES CELEBRATES 30TH ANNIVERSARY ↓

In 1992, Mueller Homes Inc. was formed as a construction company in Maryland by Paul Mueller, Sr. Today, Mueller Homes is led by his son, Paul Mueller, Jr. (both men are pictured) and the company serves a growing clientele as a luxury custom home builder in Maryland. “We would like to thank the many clients, employees, suppliers, and sub-contractors who have been beside us for this journey,” states the company. To learn the entire story of Mueller Homes, visit muellerhomes.com/mueller-homes-celebrates-30-year-anniversary.

Friends for Friends Event

Friends of The Light House hosted their 1st Annual “Friends for Friends” event at the Annapolis Waterfront Hotel on May 19, 2022. Local chefs, musicians, and vendors donated their time and talents to make this event especially successful for The Light House. The event was sold out and was so well received plans are already in progress for next spring! Learn more at friendslh.org.



↑ ANNAPOLIS DESIGN DISTRICT REBRANDS

In conjunction with its 15-year anniversary, the Annapolis Design District has officially rebranded to Greater Annapolis Design District to better communicate the organization’s mission and goals. While the central hub remains in the area off Chinquapin Round Road, historically known as the “Design District,” this new name helps designate those members who are located throughout Annapolis and neighboring areas. “As a community of industry-related professionals who collaborate and inspire, our mission is to be the primary area resource for all aspects of the design and build process,” states the organization. Learn more at annapolisdesigndistrict.com.



Dual Medical Accreditation Achieved

The Continenence Center, Andrew M. Shapiro Center of Excellence, Chesapeake Urology recently achieved dual accreditation as a Center of Excellence in Continence Care for Women, recognized for providing the highest quality of care and patient safety by Surgical Review Corporation and the National Association for Continence. Status as an accredited facility means that The Continenence Center, Chesapeake Urology has met nationally recognized standards. Not all hospitals and surgeons seek accreditation and not all that undergo the rigorous requirements and inspection process are granted accreditation. Learn more at chesapeakeurology.com.



AMFM Awards Grants

Annapolis Musicians Fund for Musicians, Inc. (AMFM) has awarded \$6,000 from its David Glaser Education Grant that will be shared between two organizations whose local summer music programs benefit underserved students in the greater Annapolis area.

Creating Communities' Arts Mentorship Academy is a weeklong summer intensive during which elementary and middle school students from low-income families participate in diverse art forms and receive individual attention and mentoring through programs and workshops offered by master teachers and artists. The Annapolis Symphony Academy's Summer Program provides a high-level musical education to students of all cultural and economic backgrounds with weekly private lessons, ensemble rehearsals, guest artist workshops, access to the Annapolis Symphony performances, recitals, and ensemble concerts. Learn more at am-fm.org.

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AACC HONORS HENRY "HANK" LIBBY

The Anne Arundel Community College Board of Trustees has named the campus office building that houses the AACC Foundation for Mr. Henry "Hank" Libby (pictured far right, with his family), who is concluding his service on the Board of the AACC Foundation after twelve years, including two as the Foundation Board President. "Hank was instrumental in transforming the AACC Foundation from a largely event-based organization funding student scholarships to a major gift organization that expands the reach of AACC to educate thousands of additional County residents," says President Dr. Dawn Lindsay. The AACC Foundation hosted a building dedication event on June 8th. Attendees included members of the AACC Foundation Board, the College Board of Trustees, College leadership, the Carol M. Jacobsohn Foundation, and the Libby family.



Children's Theatre of Annapolis Expansion

On Thursday, July 28, Children's Theatre of Annapolis hosted a ground-breaking ceremony for a major expansion of the theater's facilities. Local dignitaries attended the event. With the support of Anne Arundel County and other funding sources, CTA is expanding its small, old education facility to build a brand-new annex that will house a small black box theatre (which will be available to the community to use for various projects), new classrooms, and additional facilities. Learn more at childrenstheatreofannapolis.org.

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Photos courtesy, Keith Rhodes

TOWNE ATHLETE

Reiley Rhodes

USTA Ranked Tennis Player

By Tom Worgo

Reiley Rhodes once dominated in soccer. She recorded stunning goal totals and even scored six in a game a couple of times. “She was phenomenal,” says Rhodes’ father Keith, noting that she played soccer for five years.



I WANT TO PLAY IN THE U.S. OPEN ONE DAY. RIGHT NOW, I AM TRYING TO GET AS FAR AS I CAN IN NATIONAL TOURNAMENTS AND DEVELOP AS A PLAYER.”

But everything changed at a Memorial Day weekend tournament in 2018. Reiley broke away from a couple of players for a breakaway before a defender caught up to her and knocked her over. Her face swelled up. Rhodes thought she broke her orbital bone. “She smashed her face,” Keith says. “It was really bad.” It turned out she had a black eye and couldn’t see out of it. So, Rhodes and her parents decided her soccer career was over and she started playing tennis that same year.

“I was just doing tennis as a hobby and not really taking it seriously,” says Reiley, 12, who lives in Annapolis, with her family.

Four years later, she’s taking it very seriously. The United States Tennis Association ranks Rhodes 12th in the country in the 12-and-under age group. Rhodes also is ranked 16th in USTA in doubles. She plays with several different players.

The 5-foot-5 Rhodes practices for three hours, five days a week at the Junior Tennis Champions Center in College Park. On the weekends, there is even more tennis and working out.

“It’s considered one of the best in the United States,”

Keith says of the Champions Center. “This is highly intensive. We travel all over the country. I have been her coach, mentor, manager, and travel agent. I feel like I have two jobs.”

One of his tasks is to get Reiley to national tournaments. She’s played in The National Indoor Championships in Boston, The National Winter Championships in Tucson, The National Claycourt Championships in Boca Raton, The National Hardcourt Championships in Atlanta, The Easter Bowl in Indian Wells, and The Orange Bowl in Orlando, all within the past year.

Her top performances included winning the 64-player consolation bracket in The National Winter Championships and playing in the quarterfinals of the Easter Bowl. Rhodes says her success is due in large part to her being a complete player.

“My plan is really great,” she says. “My back(shot) is one of my best shots and I play pretty good defense. I always get the ball back in play.”

Rhodes has set lofty goals for herself. “I want to play in the U.S. Open one day,” she says. “Right now, I am trying to get as far as I

can in national tournaments and develop as a player.”

Her development has been rapid. She will be moving up to the 14-under age group this fall. “She is expected to rise to top 10, perhaps top five, nationally by the time she ages out,” Keith says.

Paula Coyes, a coach at the Champions Center, says she rarely coaches players that develop as fast as Rhodes. “It doesn’t surprise me with the way she competes and trains,” Coyes explains. “She has a high tennis I.Q. She never gives up, even to the last ball. It’s hard to teach. For her, it comes naturally.”

Keith loves to tell the story of when his daughter first tried out for a local tennis team. She consistently had problems returning serves. “She made the 16th spot,” Keith says. “I was worried she wouldn’t make the team. By the end of the season, she was playing number-one and beating kids, 6-0,6-0.”

Do you have a local athlete to nominate? Send What’s Up? an email to editor@whatsupmag.com.

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TOWNE INTERVIEW

Ken Niumatalolo

Head Coach, Navy Football

By Tom Worgo | Photography courtesy Navy Athletics

For the Naval Academy's Ken Niumatalolo, football and faith consume him. Niumatalolo is a long-time member of the Church of Latter-Day Saints. He is one of the six people featured in the 2014 documentary *Meet the Mormons*. He has been a Spanish missionary, a counselor, and now serves as stake president of The Church of LDS Annapolis.

It's no surprise that he cares so much about the spiritual and emotional well-being of his players. "It's more to me than just football," Niumatalolo says. "I want them to succeed in life."



IT'S MORE THAN WINS AND LOSSES FOR ME. I WANT TO SEE THEM DO WELL. I HOPE I CAN HAVE AN IMPACT ON THEIR LIVES. I THINK THAT'S PART OF IT. BECAUSE OF MY PERSONAL BELIEFS, IT'S JUST A JOB. I AM GRATEFUL FOR THE JOB. I BELIEVE YOU HAVE A CHANCE TO IMPACT PEOPLE'S LIVES."

Niumatalolo, a native of Hawaii, is Navy's all-time winningest head coach, compiling a 105-75 record in 15 seasons. Navy won the Commander-in-Chief trophy three times and made bowl appearances nine times while winning six of them, including the Texas, Liberty, and two Military bowls. Niumatalolo also worked as a Navy assistant football coach for eight years.

We spoke with the 57-year-old Niumatalolo about his faith, whether he will retire as Navy's coach, and the thrill of watching his two sons play football at Broadneck High School and in college at Utah and Brigham Young.

What are your on-the-field highlights? Beating Army consistently or one of the 11-2 seasons in which Navy won a bowl game?

Definitely beating Army 10 times. It never gets old, and you are always grateful to beat them. Winning the Commander-in-Chief trophy six times. We beat Notre Dame three times, too. Those are definitely highlights.

Are there any other highlights?

With all that said, the highlight for me as a coach here is seeing my players come back. Seeing where they are as

men, fathers, and husbands. The lives they live and all the success they've had. To me, that's the highlight of coaching at the Naval Academy.

You are so involved with your players? Is it because faith is a big part of your life?

I think it is. I am an emotional person. I joke with the guys one moment, could cry the next, and then another moment I might yell. Maybe a lot of it is my spiritual background. It's more than wins and losses for me. I want to see them do well. I hope I can have an impact on their lives. I think that's part of it. Because of my personal beliefs, it's just a job. I am grateful for the job. I believe you have a chance to impact people's lives. Maybe that's why I am emotionally involved. It's who I am. I am a simple person. Family-oriented. Faith-oriented.

Does your experience as a counselor and missionary help you get through football's tough times?

I believe it does. I feel like my faith gives me perspective. I feel it gives me a different lens to look at the players. They are not guys who I teach to block and tackle. They are somebody's son or brother. I feel like



my faith in my relationships gives me a holistic view of my job. This job is very consuming. It's a ruthless profession. There is a lot of money involved. There is prestige involved and sometimes you get caught up in all that stuff. I think my internal perspective on things keeps my principles in line. Don't sacrifice winning for things of internal perspective, and things that have long-term consequences.

You coached as an assistant at UNLV and Hawaii. What is the difference between those schools and a service academy?

At those schools, you are just trying to keep players eligible. Not all the schools, but the majority of schools. It's the bare minimum. You take the courses the players are going to pass. At the Naval Academy, you have a full workload, and you have to go to class every day because they are small. You are not going to a

major university, where there are lecture halls and nobody knows if you are in class. We have direct communication with professors. At other places, it's taboo. We are all trying to help the Midshipmen succeed. A professor may say to me, "Hey coach. So and so hasn't turned in his assignments and missed a few classes." At other schools, it's all about football. Here at the Academy, you are a normal Midshipman. You do what everybody else does. Take the same courses. It's hard to be a Midshipmen and play Division I. You combine the two. I'm amazed at how they do it."

Who were the most influential people in your life? Was it a football coach?

I have to say my parents [Simi, Lamala]. In football, I have led our program because of the principles my parents taught me and my spiritual foundation. I have tried to create a culture

that is based on family and love. That's what I have learned from my parents. Schematically, there is stuff I learned from Paul Johnson [Navy's previous head coach]. Culturally, a part of what I learned is from [former LA Rams coach] John Robinson at UNLV. But my parents had the biggest impact on me.

You have two sons, Va'a and Ali'i, that played at Broadneck High and in college. Is it hard just being a fan when you are a coach?

I loved it. I am grateful Broadneck is so close. Both of my sons played more on special teams in college. It was awesome to watch them play. I saw some of their games on bye weeks. My daughter, Alexcia, plays lacrosse at Maryland. My kids loved playing sports and being part of that is great. At Broadneck games, I would try to sit at the 50-yard line with my wife Barbara, and other parents. It's hard sitting there. You hear the things that

people are probably yelling at me when I coach. Parents say to me, "What do you think of that coach? We shouldn't have done that? Right?" I say, "I am here to watch the game. Not critique the coach." I normally stand behind the end zone.

You have considered Arizona and BYU for coaching positions. Would you like to retire at the Academy?

I would. Because of the success of our program, I have had opportunities to look at other schools. The money in college football is very lucrative. The Power 5 schools are very enticing. I have talked to quite a few schools over the years. I have gone, then come back and realize that I have a great job. I love Annapolis. I have raised my family here. This is home. I have been here 25 years. I love what the Naval Academy stands for. I love their mission. I feel it fits with my personality. I feel I give back. I definitely don't see myself going anywhere.

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EXPERT OF THE MONTH

MICHELE CORDLE

REALTOR[®], GRI, SRES



Meet real estate professional Michele Cordle, whose experience, accomplishments, and accolades in the industry have made her one of today's leading agents serving Greater Annapolis and the Chesapeake Bay region. Since graduating from the University of Maryland, the Maryland REALTORS[®] Academy, and Real Estate Institute, Cordle has honed her work ethic, advanced negotiation skills, and track record of high-volume sales over the past 37 years. She has been named to the Top 150 Chesapeake Real Producers, served as President of the Anne Arundel County Association of REALTORS[®] (2019), closed more than 550 transactions in Anne Arundel County alone, and is a lifetime member of The Masters Club. Here areas of expertise include: residential property, luxury property, investment property, short sales, rental property, and REO.

Her thoughts on the local real estate market are both insightful and noteworthy, especially when considering property as an investment vehicle.

Michele, what should both buyers and sellers be aware of right now and through the end of this year?

The market will fluctuate with or without consumers trying to figure out the best time to buy or sell. Why wait until tomorrow to purchase when today you can start building wealth? The average homeowner has a net worth of \$50,000 in comparison to the lifelong renter's net worth of under \$5,000. I like to share with everyone how important it is to own a home.

How does your career experience help clients navigate the fluctuations we're seeing in today's real estate market?

I have been in the real estate industry for 37 years. Experiencing different markets has helped me learn new techniques for negotiating, strategizing, and winning contracts. No matter if you are a first-time home buyer or an investor, you have to jump in and make the commitment, as there is no better way to build financial wealth.

Do you see the real estate industry evolving for the better in terms of client service and real-time information availability?

I have to give the consumer an A-plus when it comes to researching the process. Real estate information has never been this easy to obtain. Hence the need to service your client has never been so critical, to navigate the process with full explanations and constant communication.

If I'm on the fence about selling my property, what advice can you offer that will help with the decision-making process?

First, I would have to know what your goals are and your reasons for selling. Then explain the importance of hiring an experienced agent who can map out the process and consult from start to finish. It is my job to explain the options and introduce the right people to help the consumer fulfill their home ownership dreams.

Michele Cordle
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**‘But Who’ll
Teach the
Children
About Bo
Diddley?’**

KELLY BELL WILL!

In January 1995, a local blues vocalist decided to set out on his own and form a band. Its first record, *Phat Blues Music*, is still one of the best-selling local debut albums ever, and the bluesman is showing no signs of slowing down.

By Frederick Schultz | Photography courtesy Kelly Bell

The Kelly Bell Band owes much of its early success to a Baltimore club owner, who introduced Bell (formerly of the band Fat Tuesday) and his new namesake troupe to a rock-and-roll legend...Bo Diddley. The elder took them on as his “house band” for nearby gigs, which led to Bell’s encounters with a star-studded list of more legends, all of whom liked what they heard. Whew!

So, *what about* Bo Diddley, anyway? The quote serving as the title of this story comes from an old TV sitcom. In “An Explosive Affair,” a 1981 episode of the CBS series “WKRP in Cincinnati,” irreverent radio disc jockey “Dr. Johnny Fever” (played by the late Howard Hesseman) reacts to a terrorist bomb plot called in against the station. Such a reckoning led him to pose this rhetorical question.

Kelly Bell has been directly and indirectly a willing ambassador of blues roots music in these parts for decades now. He recently gave us his perspective—on his career, his music, those legends he’s met along the way, and his other life pursuits, some of which may surprise you.

The first of those history-making entertainers just happened to be Elias McDaniel, better known to the world as Bo Diddley. Recognized belatedly for his influence on the birth of what was to become rock-and-roll, McDaniel’s most-covered song was “Who Do You Love?” (1956). The song scored a long string of hits for other bands, several of them live performances. Among the latter were psychedelic rockers, the Doors, in their 1970 *Absolutely Live* album; Ronnie Hawkins and The Band in 1976’s *The Last Waltz* album and film; and collaborations featuring Diddley himself joining the likes of George Thorogood and the Rolling Stones’ Ronnie Wood.

According to music critics, each of those musicians and a host of others played “a variant of the ‘Bo Diddley Beat,’” an innovative, syncopated rhythm with common roots in parts of the African continent. This influence was certainly not lost on Bell. Quite the opposite.

THE KELLY BELL BAND IS BORN

Over the course of our conversation, Bell told us that the notion of the current iteration of his band started at a Cross Street Baltimore nightclub. “In 1994, Giles Cooke, the owner of the old version of the 8x10 Club,” Bell recalls, “came to me knowing I was trying to get a gig for a new band.” Bell stresses that he wasn’t even a lead singer at the time—“Just a guy who played congas and would step out and sing maybe three or four songs to give a lead singer breaks when he needed them.”

In the end, what became known as the Kelly Bell Band got a big break. Knowing Bell was more a fixture in a party band than a feature band, Cooke pointedly told him, “I don’t have a gig for you, but I do have Bo Diddley coming to town, and I need a band to back him up.”

According to Bell, the pioneer of rock-and-roll didn’t travel with his own back-up at that point. “He came with a bag of clothes in one arm and a cigar-box guitar in the other,” Bell recalls.

“That’s how he showed up at the airport. He booked two shows, one in Baltimore (which was responsible for booking his flights), and one in D.C. (which was responsible for his lodging).” The 8x10’s Cooke told Bell, “He gets five grand a night—he gets two hours. You can get two hours together, or you can break it up into two one-hour shows.”

A HOT TIP FROM ‘AUTOMATIC SLIM’

With his new band, Bell decided to break up the act into two one-hour shows. He had met someone earlier who turned out to be a shrewd businessman, an innovative musician himself, and eventually a great friend. Dave Carreon, who called himself “Automatic Slim.”

For the time being, Bell had been trying to assemble a new band without, as yet, a new name. This is when Slim intervened. “He said, ‘Look, man,’” Bell recalls, “‘go ahead and take the gig. I’ll find you the musicians.’” A fixture on the local music scene for 30 years, Slim got the rhythm section from The Persuaders, and he was already in the Rev-Tones at the time. “With those bands on board, I wanted us to be the “Baltimore Blues All Stars,” Bell says.

But Slim then offered Bell even more relevant advice that would change the trajectory of his career, a ride he continues to relish to this day. “Slim said, ‘No way, man. Go under your own name. You never know if you’ll want to do this again.’” Bell told him that he wasn’t a lead singer and that “I don’t even know an hour’s worth of songs!”

Slim replied, “You’re going to come over to my house and I’m going to teach you!” And so, the band did its first performance with Bo Diddley on January 20, 1995 as “The Kelly Bell Band, featuring Automatic Slim.”

The rest is history. “When you’re the lead singer, and it’s your name in lights,” Bell emphasizes, “people are definitely going to expect you to be there.” And he’s “been there” ever since. “Bo loved us,” Bell remembers, “and that became an every-time East-Coast thing, regardless of what club it was at that point. That was pretty cool, and it went on for about four years. As the Kelly Bell Band thing erupted, Bo Diddley gave us the nod and said, ‘You guys need to go out, get on your thing, and do you.’ And so, we did us, and we played with other people, too.”

A partial list would go something like this:

Big Jack Johnson
(2003 Acoustic Blues
Album of the Year winner)

Robert Lighthouse
(former Washington,
D.C., street perform-
er-turned-blues master)

Deanna Bogart
(creator of The Musical
Genre-Free Zone)

James Cotton (Muddy
Waters’ harmonica player)

Son Seals
(Blues Hall of Famer)

Bobby Parker
(known for his 1961 hit
song “Watch Your Step”)

Mark Wenner (front
man for the Nighthawks)

G Love (from G Love and
Special Sauce, a genre-defy-
ing band from Philadelphia
that composed two songs
on the first Kelly Bell album)

THE BIG MAN MEETS THE BIG MAN, ‘ONE CRAZY NIGHT’

Aside from his stint with Bo Diddley, we asked Kelly Bell whether there have been any points in his career when he had to pinch himself to make certain he wasn’t dreaming. “Actually, yes,” Bell says. It all happened at The Jetty, a dock bar just across the Chesapeake Bay Bridge on the Eastern Shore. “The owners knew me from being in Fat Tuesday, so when they heard that I had my own band, they sought me out. We had just played the first of three sets there, and the crowd was buzzing.”

At that point, the owners asked Bell to come over to the bar area because they had somebody they wanted him to meet. “As I was walking over to the bar,” Bell recalls, “this big dude spun around on his bar stool, wearing shorts and sandals. All I could say was, ‘You’re Clarence Clemons!’”

Knowing well that this was a key member of Bruce Springsteen’s E-Street Band, immortalized as “The Big Man” in the song “Tenth Avenue Freeze Out” from the



THE ESSENCE OF THE BLUES, KELLY BELL-STYLE

You can't go anywhere in the world without hearing the Blues influence: Be it a commercial, be it the music playing at the doctor's office, or something that's the background of a movie. "We've never felt like Blues music was supposed to be background music, and we don't treat it that way," Bell says "I mean, we're the Blues' best-kept secret. But sometimes we're the Blues' bastard child, too, because we call it Phat Blues music and it's a collaboration of a lot of different influences."





WHAT MAKES THE BLUES P-H-A-T?

"If people ask us what Phat Blues music is," Kelly explains, "we tell them that if you could imagine Muddy Waters wearing a Bob Marley t-shirt riding on a Black Sabbath tour bus, on the way to a Funkadelic concert, listening to a James Brown eight-track tape, singing a Run DMC song with a Night-hawks ball cap on...All in the glory of Bo Diddley, with just a hint of B.B. King and a smidge of Aretha Franklin—that would be nearly close to what we do." Kelly Bell Band is available to listen to on all streaming platforms. To learn more as well as upcoming concert dates, visit kellybellband.com.



"WHEN YOU'RE THE LEAD SINGER, AND IT'S YOUR NAME IN LIGHTS, PEOPLE ARE DEFINITELY GOING TO EXPECT YOU TO BE THERE."

Born to Run album, Bell says, "Every once in a while, I actually did have to pinch myself, reminding me that I'm sitting there having a conversation with Clarence Clemons, like a normal person who happened to be in one of the greatest rock bands of all time."

As the Kelly Bell Band prepared for the second set, Bell asked, "Hey Clarence, did you bring your sax (saxophone)?" Clemons never hesitated and said, "Man, I was just waiting for you to ask." He got his sax out of his trunk and came back and played the rest of the night, sets number two and three with us—one crazy night."

FLOWERS, CHAMPAGNE, AND 'THE GODFATHER OF SOUL'

Seemingly deep in thought about another "crazy night," Bell chimed in, "James Brown was an idol of mine, another guy I met and opened for." He said he was "flabbergasted." As he spoke with the star just before he opened the show at the 9:30 Club in D.C., all Bell could think was, "How great is my life that I get to sit here with James Brown and have a talk with him before we go on the same stage?"

The consummate entertainer, dubbed "The Godfather of Soul," had a 23-piece band, including dancers. During rehearsal, which was exhausting even to watch, Bell recalls that Brown played four different instruments, and he was "rehearsing this band like they weren't the guys who traveled with him every night. But they were." Bell recalls a six-hour sound-check prior to a show that lasted three hours. "And James was 67 at the time," Bell points out.

At the behest of the headliner "and the girl who books the acts at the 9:30," Kelly Bell's mother was in the audience and was a huge James Brown fan. "They put her in the front row balcony, where they had actually cleared out a whole section and put a bouncer up there with ropes and all," Bell told us, "so no one else could get around her. They also had a bottle of champagne and flowers, and stools for her and two guests. They treated her like a queen."

After his band finished its set, Bell paid a visit to the balcony. "I said, 'Hey Mom, you cool? How are you feeling?' Her reply was, 'I just saw my baby child open up for the man whose music I've loved for it seems like my whole life! How do you think I feel?'"

LIVE, FROM QUIET WATERS

Assuming the Covid pandemic subsides, Annapolis-area residents can still look forward to an annual Kelly Bell Band appearance at the Quiet Waters Park Amphitheater off Hillsmere Drive. "We play Quiet Waters every year," Bell says, when asked whether the annual event would resume. "We did a recording from there in 2016, a big-band show still available as a two-CD set."

By "big band," Bell refers to what he describes as an orchestra playing all original Kelly Bell songs, done in a big-band style for a two-CD set titled *Live from Quiet Waters*. According to Bell, "we also had a nine-piece horn section and four guitars, with one guy playing acoustic the whole time. It's just a lot of really cool stuff. That's one of my favorite albums right there. We're always trying to do something new and expand the sound. I know any time somebody says my name, then it's part of the brand. That's why I got into professional wrestling and why now I'm on the radio, four nights a week on National Public Radio WTMD 89.7."

THE 'OTHER' KELLY BELL

Let's roll that last sentence again. Professional wrestling? On the radio every night? Did we miss something? "Well, yes and no," says Bell. "I also work in mental health. That's what my degrees are in. I spend a lot of time working with kids with emotional difficulties."

What about professional wrestling? "It's been awesome," Bell says. "I've been a professional wrestler for 14 years and I actually came back four months ago and wrestled one last match. I've also embraced the life philosophy of Nelson Mandela. I'm just super-appreciative, and I understand my platform. I get to make music that I love, with people I love, for people who love it. It's the greatest job in the world. We've been in about 32 countries in the last nine years, visiting U.S. military bases where we've spent a lot of time entertaining troops. We're also soon going to premier a benefit documentary on the floods that devastated downtown Ellicott City, Maryland, between 2016 and 2020."

We ended by asking him about the radio show. "That's me at WTMD, Monday through Thursday, from 7 to 10 p.m. I never really thought about it, but they called and wanted it to be a "Phat Blues" show. So, we're going to call it "The Phat Blues Cafe." Sounds like Kelly Bell has taken cue from Dr. Johnny Fever after all and will continue teaching the kids about Bo Diddley.

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GIACOMO PUCCINI

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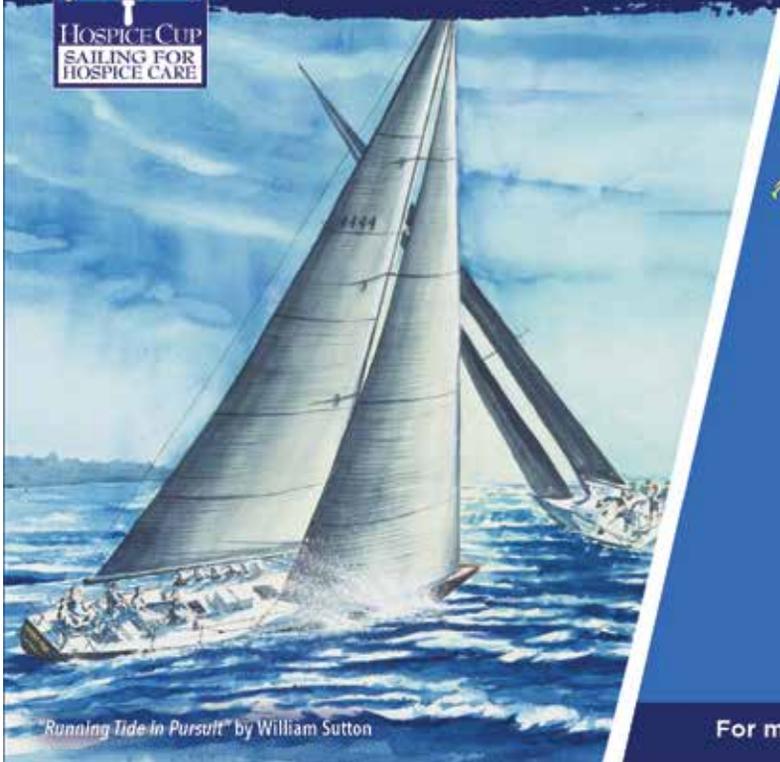
The Chesapeake Bay Maritime Museum will host its annual Charity Boat Auction on Saturday, Aug. 27. More than 60 donated boats and watercraft—from cruising boats to dinghies—will be in the water and on land to be auctioned off to the highest bidders. Visit cbmm.org/boatauction for details.

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THE MONEY POT

YOUR HOME IS AN INVESTMENT; BUILD AND LEVERAGE ITS VALUE | BY JAMES HOUCK

The end of the rainbow might not be as far, far away as we perceive. In fact, the pot of gold may be at your feet—assuming you're standing or sitting within your own home. In the last three years, the Chesapeake Bay real estate market (and the entire nation's) experienced quite a boom—so much so, in fact, that homes have been selling like hotcakes. Those sitting on desirable properties saw their home values soar to levels not seen since the early 2000s—and the opportunity to cash in, bigtime, convinced more than a few to sell.

Low inventory coupled with low interest rates created both a sellers' and competitive buyers' market, so to speak. Home prices soared during the pandemic as fewer homes were on the market. Yet, buyers were plentiful, as they could borrow great sums of money at some of the lowest interest rates in history. Bidding wars ensued. Available properties sold in a flash. Some of them resold for even higher prices. And the expectation of a flood of foreclosures coming to market in the aftermath of the pandemic hasn't come to fruition...yet. Low supply and high demand remain.

But—and there's always a “but”—how long will this market continue? After all, we saw similar activity up until 2008 when the subprime mortgage market crashed, triggering the Great Recession. Are we due for another market correction? The Federal Reserve thinks so, effectively raising interest rates by a half-point in early May and another three-quarters of a point in June—moves intended to curb excessive borrowing by making it more expensive, thus softening consumer spending and helping

mitigate additional variables that trigger recession. In fact, 30-year fixed interest rates subsequently climbed to the 5 percent rate—the first time we've seen this in more than a decade.

Economist Anirban Basu states the effect on the housing industry bluntly: “When interest rates rise, the quantity demanded of homes goes down. That also drags down sales prices. But let's keep things in perspective. The average price of a new home is up 48 percent since February 2020 (they increased just 35 percent over the preceding decade).”

The interest rate increases also indicate we may have learned enough lessons from 2008 to forge ahead, promote market stability, and help create growing property value over the long term. The consensus among economists and realtors is that we won't fall off the cliff a la '08, but that, yes, the real estate market will start cooling off sooner than hoped. However, there remains plenty of upside. After all, inflation is temporary.

“We were addicted to low interest rates and massive stimulus,” Basu says. “And now we're about to go through withdrawal. The sweating and cramping has begun. The sooner it starts, the sooner it ends.”

So, let's dive into how current homeowners can develop property value in the short-term, with a keen eye on long-term growth beyond a potential recession. Plus, we offer strategic advice for bringing a property to market.

EASY MONEY (SO TO SPEAK)

Perhaps the best way to build immediate value in your property is by investing your own cash into it—renovations, additions, major interior and exterior upgrades, updating appliances, and systems’ efficiency top the list of improvements homeowners can make right now to add value. Since borrowing money costs more today than has in recent years, project your real cash flow, cost out projects on your wish list, and plan those you can afford, accordingly.

Of all the rooms and spaces in your home, there are three that traditionally have been the most attractive and desirable when it comes to upgrading, enjoying, and even selling your home. The kitchen, baths, and flooring. In every annual poll of local real estate agents and brokers that What’s Up? Media has conducted over the past decade, kitchen, bath, and floor renovations were consistently mentioned as top amenities that build value and help sell a home.

And *Remodeling Magazine* confirms that kitchen remodels retain the most return on investment. According to the industry publication’s data, both minor- and major-kitchen remodels rank in the top four of their home improvement return on investment list. The most popular remodels and their average returns include:

HOME IMPROVEMENT RETURN ON INVESTMENT

PROJECT	AVERAGE COST	AVERAGE RESALE VALUE ONE YEAR LATER	% RETURN
MINOR KITCHEN REMODEL	\$14,773	\$13,039.00	87%
TWO-STORY ADDITION	\$67,743	\$56,770.00	83%
BATHROOM ADDITION	\$14,216	\$11,704.00	81%
MAJOR KITCHEN REMODEL	\$38,769	\$31,344.00	80%
FAMILY-ROOM ADDITION	\$46,738	\$37,217.00	78%
DECK	\$5,865	\$4,498.00	75%
MASTER SUITE	\$63,275	\$47,699.00	74%
ATTIC BEDROOM	\$31,366	\$23,232.00	73%
HOME OFFICE	\$10,526	\$5,723.00	54%

Figures are national averages Source:
Remodeling Magazine (www.remodeling.hw.net)



In the Chesapeake Bay region—noted for prime waterfront properties and at least 8–9 months of temperate-to-tolerable weather during which the outdoors and related amenities are enjoyed—the real estate and hardscaping industries have experienced an extreme uptick in the building of *and* appreciation for outdoor living spaces. Elaborate porches and patios, outdoor kitchens, stone fireplaces and firepits, pergolas, gazebos, and related accoutrements (think overhead fans and misters for hot summers, heaters for winter, digital audio systems, etc.) have become hot ticket items for consumers. Homeowners and buyers in all price ranges are seeking these spaces, perhaps more so in the aftermath of the Covid-19 pandemic, as home living has taken on new meaning.

Additionally, consider upgrading the “extra” spaces in your home if you’re looking to add value. That un-used bedroom or an unfinished basement can be remodeled into a very functional or fun space. Nicely finished basements have been gaining in popularity over the past 10 years, offering a good return on investment for home offices, theaters, game rooms, built-in bars, and au pair suites. If home is where the heart is, it can pay short- and long-term to make it the most lovable space in your life.

Ultimately, when considering these updates, upgrades, and additions, keep in the back of your mind that one day, you’ll likely be selling your property. Consider how the discriminate home buyer would perceive your parcel. It may make sense to consult a real estate agent prior to contracting any major changes to your property. Knowledge could be your best investment.

THE LONG GAME

Beyond the immediate satisfaction of, say, a gourmet kitchen remodel and you endeavoring to become Julia Child, the long-term value of one's property is what excites savvy homeowners who count on their home to grow the value of their overall financial portfolio. And the data agrees.

According to the U.S. Census Bureau, "Median home values adjusted for inflation nearly quadrupled over the 60-year period since the first housing census in 1940. The median value of single-family homes in the United States rose from \$30,600 in 1940 to \$119,600 in 2000, after adjusting for inflation. Median home value increased in each decade of this 60-year period, rising fastest (43 percent) in the 1970s and slowest (8.2 percent) in the 1980s."

Federal Reserve Economic Data (FRED) confirms that real estate prices continued to rise indefinitely up until the financial crisis of 2008 when the housing bubble burst. Though the market crashed, it did begin to rebound by Q3 of 2011 with home sales prices resuming an upward climb—a trend that has continued into 2022, despite bumps along the way (Covid-19). Some markets, particularly the Mid-Atlantic and Northeast, experienced unprecedented increases in average sale prices as the country began to emerge from the pandemic.

Overall, the average sales price of new homes in the United States climbed from \$39,500 in 1975 to \$420,900 by 2021. FRED offers cautious optimism: "A home is a good investment only if you can afford it...You are unlikely to see any profits that you can spend if you plan to live in the same house all your life. But if you buy with an exit strategy in mind, there is a much better chance of realizing a cash profit...From a practical standpoint, even if your primary residence doubles in value, your real estate taxes have gone up. The gains you experience are on paper until you sell the property. Of course, for many homeowners, that's alright. A home that doubles in value is a nice asset to pass on to the kids and grandchildren."



THE EXIT STRATEGY

Preparing your home for sale can feel daunting, overwhelming, and without guarantee that you'll actualize the long-term value and investment of the property. The market is king. But there are more than a few best practices to consider and employ when putting up the "For Sale" sign.

We recommend consulting with a real estate agent well-versed in the local market, who knows the historic values, seasonal pricing fluctuations, inventory, most-desired amenities, buyer demographics, and has deep contacts in multiple home industries that can help prepare a home for sale. Preparation can include minor-to-major home repairs, cosmetic enhancements, decluttering, interior staging, landscaping, and property inspections.

You hear it time and again because it's true—curb appeal is crucial to selling a home. Power wash the exterior, get your windows professionally cleaned, and spruce up your garden. Take out furniture—the home shows best when two-thirds furnished, as buyers need to envision their belongings. Think about space, light, flow, and function. Clean and declutter. It can take quite a while to prepare a property for the market and any homeowner who doesn't take the time to prepare is making a mistake. "Most buyers in our busy world don't have time and/or vision to work on serious structural updates to their new purchase (kitchen, master bath, etc.)," stated one realtor in our annual survey. "The 'options' that help to sell a home are for the seller to offer clean, de-cluttered rooms in a setting that looks well-maintained."

Of course, all the timing, preparation, and organization ultimately comes down to one thing...pricing. "The single most important factor in selling any home is to price it properly," states another local realtor. "Introducing a home at an inflated price is almost always going to slow down your sale and result in settling for a price lower than you would have received if the house had been listed at the appropriate price going in." This is a sentiment shared by every realtor we have surveyed over the years.

Homeowners must take the emotion out of selling their home and realize the minute the house goes on the market, they are in a business transaction and should pay attention to the expert they have hired to help them sell. It is critically important to work with an agent who can assess the activity accurately for a home like yours or yours-to-be.



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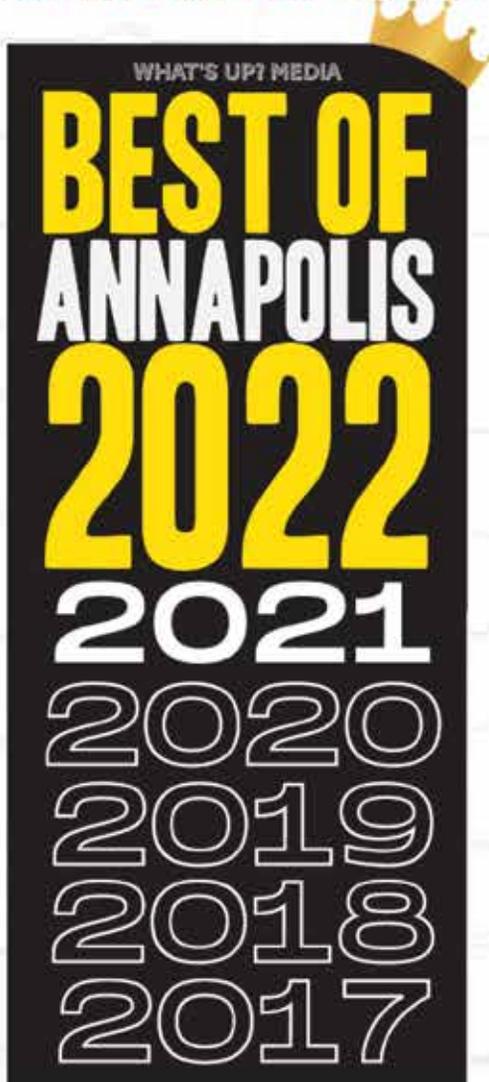
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SOLD**
\$4,950,000
Severna Park



**202 Norwood Road
SOLD**
\$4,500,000
Annapolis



**407 Yantz Drive
SOLD**
\$1,850,000
Severna Park



**977 Phillips Drive
SOLD**
\$1,850,000
Arnold



**1314 Windsor Ridge
SOLD**
\$1,675,000
Annapolis



**1051 Deep Creek
SOLD**
\$1,295,000
Arnold

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Shane Hall

Shane Hall stated his real estate career in October of 2013, while the market was still very much recovering from the Great Recession. Shane evolved from a novice into one of the top producers in real estate through hard work, client advocacy, and innovative thinking. He quickly built a strong reputation in the marketplace as one of the youngest real estate agents in the Annapolis area, heading sales spanning from new builds to luxury estates.

Shane's seasoned experience, sharp instincts and ability to anticipate market trends, enables him to lead and create opportunities for buyers and sellers in changing markets. Living in the area for 20+ years now, Shane is an expert on the Greater Annapolis market. In 2016, he set out to become a more efficient service provider and started The Shane Hall Group - a team of full time professionals dedicated to selling, marketing and consulting on homes for their clients. In 2020, he joined Compass, ranked number as the nation's largest independent brokerage and developing technology and tools entirely in-house designed to help sell homes faster and at a higher price point.

Shane graduated from the University of Maryland in 2011 with a degree in Marketing and Communication. He lettered in Varsity Lacrosse with the Terps winning an ACC Championship and a National Runner-Up during his 4 years. He now lives in Severna Park with his wife Emily, daughters Hunter and Holden, who most recently made her grand entrance. He has two dogs as well, Decker and Reese.

Shane Hall

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Sold \$2,650,000 - Represented Buyers



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Sold \$1,800,000 - Represented Buyers



Matt Nader | First Home Mortgage



Matt Nader manages the First Home Mortgage office in Annapolis, MD and thoroughly enjoys originating loans and working directly with customers. With over 16 years of experience, Matt has helped over 3,000 families with their home financing and closed over 1.4 billion in transactions.

Matt's business is comprised of 4 values: Customer Service, Integrity, Transparency, and Market Knowledge. Matt takes a different approach to mortgage originations; he really takes the time needed to dive into the client's financials to help them structure the financing of their new home. He is constantly learning and educating himself to ensure he can offer the best mortgage products to the consumer. His unparalleled customer service and devotion to his business is what set him apart from his competition. He is committed to serving his clients and always being available for any need they may have.

The Annapolis Office is comprised of 4 managing members with a combined 80 years' experience. In 2021, the team closed 1,964 units for a cumulative total of 860 million. Unlike big banks, Matt and his team are all local loan officers. They will be with you every step of the way and are available to you any time you need, including nights and weekends. Your home loan will be processed, approved, and closed locally.



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Scott Schuetter is a dedicated and professional real estate agent surrounded by an amazing team. Using experience as a graduate of the U.S. Naval Academy and former naval aviator, he has closed over \$400 million in transactions since 2008. He is truly committed to making your real estate transaction an enjoyable, stress free process. His military background and training taught him to remain calm in any and all situations. These invaluable life skills have been finely tuned daily in his career as a realtor. When things are most chaotic, it is extremely important to have a steady, guiding and trusting voice. Every real estate transaction involves a series of complex personal choices intermixed with emotions, finances and futures. It may not be as stressful as landing a plane on an aircraft carrier, but to his clients it may feel like it and he is there to lead them every step of the way!



Scott Schuetter, Realtor®

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1997 Annapolis Exchange Pkwy, Suite 101
Annapolis, MD 21401
ScottSchuetter.com
Scott@ScottSchuetter.com



▶ PROPERTIES RECENTLY SOLD



54 E LAKE DR.
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SOLD
Annapolis, MD



922 MELVIN RD.
\$1,600,000
SOLD
Annapolis, MD



14 DECATUR AVE.
\$1,450,000
SOLD
Annapolis, MD



Sarah Greenlee Morse

Sarah is a top producing Realtor® and respected businesswoman. She excels in luxury properties and, as a resident of downtown Annapolis, is particularly familiar with the local market. She works with clients throughout Anne Arundel and Howard Counties, portions of the Eastern Shore, and greater Baltimore where she lived for 15 years. Sarah also assists national and international friends and clients with real estate needs by tapping into the unrivaled Sotheby's International Realty referral network. Her varied and loyal client base ranges from first-time homebuyers to retirees relocating, downsizing, or seeking a second home.

Clients appreciate her professionalism, clear communication style, attention to detail, and tenacity. Sarah's market knowledge and personalized approach to business are key to her success. She provides sellers with individualized marketing plans that include tasteful staging, high-end photography, and robust social media and print advertising. Her prior career in educational administration - including time as Director of Admissions for St. John's College - required stellar research and communication skills. She is a savvy client advocate and tough negotiator.

Sarah is engaged in the local community as a philanthropist and volunteer. She sponsors Anne Arundel Women Giving Together (AAWGT) and the Annapolis Film Society (AFS), serves on the AAWGT steering committee, and fosters for Maryland Animal Adoption Center (MAAC). She also participates in her Smith College Alumnae Association. She is deeply committed to where she lives, proud to offer a valuable service, and honored to be a trusted advisor to her clients.

- Over \$20 million in sales, 2021
- Named "Elite Producer" by *Washingtonian* Magazine, 2021
- Recipient of TTR Sotheby's International Realty Community Leadership Award, 2021
- Certified Luxury Home Marketing Specialist (CLHMS)
- Graduate, Realtor Institute (GRI)

With her authoritative knowledge of Annapolis real estate, Sarah came to our first meeting armed with a complete study of competing homes and a comprehensive strategy to best position ours. Her solid pricing tactics, aggressive marketing plan, and thoughtful approach to staging and presentation were key to a quick and successful sale. She also found us an excellent agent where we are moving. Sarah was a pleasure to work with! - Rich and Tipi, 2022

Sarah Greenlee Morse



(M) 410.303.1522 (O) 410.280.5600
 209 Main Street | Annapolis, MD 21401
www.SarahGMorse.com
SGMorse@TTRSIR.com



36 Cornhill St. | Annapolis
 Sold \$740,000 | Listing Agent



35 Franklin St. | Annapolis
 Sold \$1,475,000 | Buyer's Agent



1246 Ashby Ct. | Arnold
 Sold \$1,450,000 | Listing Agent



103 Market St. | Annapolis
 Under Contract \$1,450,000 | Buyer's Agent



244 Prince George St. | Annapolis
 Active \$850,000 | Listing Agent



1425 Bay Head Rd. | Annapolis
 Sold \$1,710,000 | Buyer's Agent



Lundberg Builders

Though we are known for our full custom homes, you may be surprised to learn that we do quite a lot of smaller projects as well. Whether you need remodeling or renovation work, custom project services, home additions, or even handyman repair and maintenance solutions, we're the local company you can turn to for help.

Lundberg Builders is proud to bring the same craftsmanship and attention to detail we offer on full custom homes to your small project. We have the management, design and build capabilities, and expert tradespeople you need to handle every aspect of your project from start to finish.

At Lundberg, we make your project personal, and it extends to the relationships and trust that we've built with our customers for nearly 50 years.



314 Main Street
Stevensville, MD
410-643-3334
www.lundbergbuilders.com



MHBR #748 | MHIC #11697

LEADING
REAL ESTATE
& HOME
PROFESSIONALS



Solar Energy Services, Inc.

We spoke to SES President, Rick Peters about the growth of solar energy in our region.

Residential Solar Energy seems to be booming these days. Is this mostly due to cost declines?

Reduced cost has made solar available to a wider audience, but the two biggest drivers of recent demand growth are 1) a desire to freeze energy inflation and 2) a desire to embrace the energy transition, including a trend towards more electrification.

I understand how a solar system can freeze your energy inflation, because you are essentially buying 25-30 years of energy at a steep discount to traditional energy. But how is the energy transition driving this?

Solar inverter manufacturers like SolarEdge are driving the future of home electrification with solar inverters that can act as the home's "energy hub". The Energy Hub Inverter does more than convert solar energy into household energy, it also accommodates battery backup, so you can have power when the sun and the grid are down. The Energy Hub can accommodate a car charger accessory, so you can charge an EV faster with the sun (and the grid)! The Energy Hub also offers individual solar panel monitoring of your solar production as well as consumption monitoring, so you and your family can see how you are generating and consuming electricity.

Wow, that seems like an exciting trend. Are there still incentives for these investments?

Absolutely. The federal tax credit of 26% can be applied to solar as well as energy storage. There are several Maryland state incentives for solar as well as a significant \$5000 state tax credit for residential energy storage. Anne Arundel has a property tax credit to add to your savings!



Solar Energy Services, Inc.

Over 40 Years

Sunshine's a Wastin'!

Call Now!

Local established firm with thousands of satisfied customers and the longest running Service Dept in the region.

410-923-6090 | www.solarsaves.net

Travis Gray

Travis was born in Annapolis and raised on the Severn River. He comes from a long line of real estate professionals and serves both sides of the Chesapeake Bay. He specializes in marketing and selling waterfront homes and fine properties in the Annapolis area and beyond.

Travis is an Associate Broker, holds the GRI designation, and has received numerous industry awards. He places great importance on educating himself about the real estate industry and makes it a priority to stay up to date with the state of the market and current trends.



ENGEL & VÖLKERS

Travis Gray - Engel & Völkers Annapolis

Associate Broker
138 West Street | Annapolis, MD 21401
Mobile 301-641-0809 | Office 443-292-6767
Travis.Gray@evrealestate.com
TravisGray.evrealestate.com



▶ UNDER CONTRACT & RECENTLY SOLD



Corsica River | Centreville
Sold for \$5,000,000
SOLD



Sturbridge | Arnold
Offered for \$849,000
UNDER CONTRACT



Eastport | Annapolis
Sold for \$1,160,000
SOLD



Christy Bishop

Christy Bishop is incredibly passionate about protecting her clients' wealth and accordingly takes her profession very seriously. Her affiliation with Warren Buffet owned "Best of the Best" real estate brand Berkshire Hathaway HomeServices paved her career to becoming a Berkshire Hathaway HomeServices Luxury CollectionSM Marketing Specialist providing special expertise for the real estate market in Maryland with true concierge service.

"When you're negotiating someone's largest asset, there's a lot of intrinsic value in the trust clients place on real estate professionals, and I take it very seriously. It's incredibly important to me to represent their best interests." A recent client sent a special thank you of gratitude "We would not have gotten the sale price for our home without your help. Thank you a million times!" Treating her clients money as her own sets her apart from others. "Being knowledgeable and full of expertise is important; additionally, it is very emotional to buy and sell real estate. They say the three greatest stresses in life are death, divorce, and moving. The fact that I get to be a part of someone's life during this process and they trust me to alleviate the stress and make it the best experience possible is what I enjoy. It's about the relationship but also the integrity and trust placed upon us." Whether selling a condominium, townhouse or gated estate her clients can be assured of the highest caliber of representation available.

Christy has 26 years of experience and over 200 million in industry sales. She is a Maryland native and the daughter of 2 former United States Marines and Naval Academy graduates. Growing up between water surrounded Severna Park and Annapolis she headed west for the mountains at 18 years old and settled in Idaho. After graduating from the University of Idaho with a B.S. in Marketing, Christy entered the financial service industry in ski resort town Sun Valley, Idaho. Driven by desire for greater career opportunities, Christy moved back home in 1996 and was offered the opportunity to market new home subdivisions in Crofton. Her new passion was discovered and the builder named her Sales Manager and subsequently Director of Marketing and Sales.

Active locally in her industry, she has served on the legislative & community service committees of Anne Arundel County Association of Realtors. She is a lifetime member of the top one percent of Anne Arundel County Realtors Masters Club who exhibit high professional and ethical standards as well as exemplary sales records.

Recently, Christy was chosen out of thousands of agents to be a part of The American Dream Television show. A national show featuring uplifting stories of real life, communities, lifestyle and of course local real estate! Christy is currently interviewing for upcoming episodes. For an exclusive opportunity to have your property showcased on the show give Christy a call immediately to schedule an interview.

When she is not working with clients, Christy loves spending time with friends, family and her beloved German Shepherd. She enjoys fishing, writing, motorcycles, gardening and time away at a second home at the beach in Delaware.



As seen on



CHRISTY BISHOP
A Spirited Vision

BERKSHIRE HATHAWAY HomeServices | **PenFed Realty**

Christy Bishop

443-994-3405 | 410-647-8000
Christy@CBMoving.com
www.CBMoving.com

@MarylandWaterfront

FOR SALE AND RECENTLY SOLD PROPERTIES



500 Old Orchard Circle
Millersville, MD 21108
NEW to the market - 900K



8152 Pinehurst Harbour Way
Pasadena, MD 21122
Sold for \$2,700,000



792 Parkwood Avenue
Annapolis, MD 21403
Just Sold for \$935,000



312 Broad Creek Drive
Annapolis, MD 21401
Just Sold for \$810,000



214 Sumner Road
Annapolis, MD 21401
Sold for \$550,000



2322 Turnbridge Ct.
Crofton, MD 21114
Coming Soon

Erica Baker

Erica pairs knowledge of the clients' goals with the needed steps for selling and buying property, with market trends, integrity, creativity, and innovation to purposefully market a home or structure a winning offer for her clients. She is ranked in the top 5% of Realtors in our region, won top negotiator and fast seller of 2021, has glowing reviews from satisfied clients and is the go-to Realtor to achieve top dollar in today's market.

With a burning passion for culture and traveling, no one was surprised when she set out to obtain her International Property Specialist Designation in 2017. Shortly after obtaining the designation, looking to participate more, she became a member of the Global Business Committee with Maryland Association of Realtors, and a D.C. chapter member of the Asian Real Estate Association of America (AREAA). Staying abreast the global industry truly has helped her advise clients. She is an active sponsor within the communities of Annapolis, including Live Water Foundation.

Being a full time, qualified, knowledgeable, and experienced realtor, she shows extreme drive daily to help her clients. If you do ever find her off work, she is most certainly planning her next adventurous trip, Paddle Boarding around Spa Creek or walking her Great Dane, Darwin around Annapolis. With an impressive sale portfolio and a strong business initiative and drive, Erica is constantly working towards a future that will inspire her clients' and their life goals.

If you're considering listing your home, the time is now. For a home value evaluation and a personalized marketing package to get your home sold, call Erica today.



Erica Baker

TTR | Sotheby's
INTERNATIONAL REALTY

Erica Baker, Realtor®
410-919-7019 | 410-280-5600
209 Main Street
Annapolis, MD 21401
Ericabaker.ttrsir.com



PROPERTIES RECENTLY SOLD & FOR SALE



1110 Steamboat Rd.
Shady Side, MD
For Sale
\$2,999,990



200 Poplar Ave.
Mayo, MD
SOLD over asking price
\$752,500



3213 Breckenridge Way
Riva, MD
SOLD over asking price
\$800,000



698 Genessee St.
Annapolis, MD
SOLD over asking price
\$432,500



1391 Orr Ct S
Pasadena, MD
Representing Buyer
Under Contract
\$699,900



The Snyder | Bradshaw Group

Is it worth it to stage a home in today's market?

Staging is imperative in today's market, if a seller wants to see top dollar for their home. It has been shown that staged homes sell for more, even in a strong seller's market when properties are selling quickly and for high prices. Due to the proliferation of home design and real estate media, such as HGTV, buyers are willing to pay significantly more for properties that excite them and create an emotional connection.

What is the process like for a seller when the Snyder | Bradshaw Group stages their home?

The Snyder | Bradshaw Group approaches the staging process much differently than the majority of agents. While many agents offer some staging services to their sellers, most agents only pay for a consultation with a stager or designer and require the seller to pay for the implementation of the staging, as well as furniture rental fees. The Snyder | Bradshaw Group has two on-staff designers and a large Design Center of furniture and accessories to fully stage all of their listings. The group's team is involved in the process from start to finish and takes the bulk of the work off of the shoulders of the sellers'.

What is the cost of staging with the Snyder | Bradshaw Group?

The Snyder | Bradshaw Group offers comprehensive staging services **at no cost** to their clients. As mentioned above, many agents will pay for a staging consultation on behalf of the sellers, but the remainder of the cost is the responsibility of the owners. These costs can vary drastically, but can be upwards of \$10,000+ if furniture rentals are needed. Since the Snyder | Bradshaw Group has designers on staff and a full design center of furniture and accessories, their team offers the designers' services, the furniture/accessories and the moving of the staging furniture, **at no cost** to their clients.



Carol Snyder and Tina Bradshaw

537 A. Baltimore Annapolis Blvd
Severna Park, MD 21146
Office: 443-906-3848
Direct: 410-216-0018
snyderbradshaw.com

Monument
Sotheby's
INTERNATIONAL REALTY

▶ RECENTLY STAGED





Mueller Homes

Luxury Custom Home Builder

Celebrating over 30 years in the building industry is quite an accomplishment. What has led to this level of success?

Our family business has really grown because of our unrelenting focus on three guiding principles: core values, client experience, and our team approach. We have always believed that a strong set of core values and transparency leads to great outcomes. Our tenured and experienced team focuses on providing our clients with a very experiential process and that has allowed us to create quite a reputation, even among the most discerning clientele.

How does your collaborative approach differentiate you?

We truly believe that the best client experiences are a result of a very collaborative and communicative process, from concept to completion. We enjoy being part of the design process to ensure the client's goals and visions are realized, throughout the entire construction process. By working collaboratively with the architect, engineers, interior designers, and landscape designers, we have been able to maintain a solid reputation for creating beautiful homes in a memorable and rewarding way.

What services do you offer that are unique?

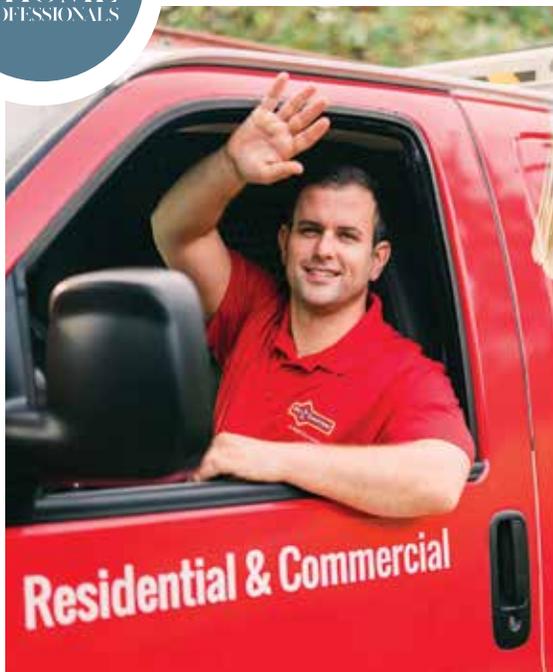
We are well versed in waterfront properties and the unique requirements of properties located on the Chesapeake Bay. We have a Client Concierge that assists with selections, showroom appointments, construction meetings, and more. In addition, all our custom mill work is performed by our in-house carpenters and wood shop so we can literally create anything that our clients desire. This leads to some unique 'works of art' in our client's homes, including elaborate staircases, breathtaking entries, custom cabinetry, elegant trim work, and one-of-a-kind built-ins.



Mueller Homes

Annapolis Design District
 202 S. Legion Ave. | Annapolis, MD
www.MuellerHomes.com
 MHIC# 120369 | MHBR # 22





Mr. Handyman®

COST VS. VALUE

According to industry data, not a single one of 22 common home upgrade projects in the Annapolis area 'paid' for themselves in 2021. The average cost for a mid-range bath remodel was nearly \$24,000, but increased resale value by just under \$12,000, for a cost recouped of 50.1%.

The highest recoupment costs, were for a stone veneer upgrade at 97%, followed closely by a garage door replacement at 95%. All other projects return below 95%. Deck additions come in next at 70.9 followed by a steel entry door returns 65.8% and vinyl windows at 56.7%. But windows and doors also offer additional savings due to increased energy efficiency, and may even qualify for a tax credit.

So, what can you do with this knowledge? First, undertake these projects for your enjoyment, not for resale value. Second, do not let your homes condition deteriorate to the point that it requires major investments to put it on the market; where it is unlikely that the full cost of those investments will be recovered. Enjoy your home while you live in it, and maintain it well so you aren't stuck with major repairs just to get the house ready for market.

Mr. Handyman can help with any of these projects and many more. Visit our website at www.MrHandyman.com or give us a call at 410-881-5683.



Call your local Mr. Handyman®
410-881-5683
or visit us online at
www.MrHandyman.com



Diana L. Klein

Lawyer's Realty

We all know in today's social media world; buyers do not need a realtor to find them a home. Over 79% of buyers use online resources to find a home and 65% of sellers promote their homes online. A buyer or seller needs someone to negotiate the best contractual terms that protects their interests at the best price in one of the largest transactions of their lifetime. As an attorney, Diana Klein has the expertise and knowledge to offer these services to her real estate clients. Diana also offers additional services at Lawyer's Realty that no other brokerage firm offers. As a client of Lawyer's Realty, you can request attorney review of closing documents, you can get answers to legal questions should they arise during your transaction, and you will have someone with legal knowledge about the real estate transaction on your side.

Diana has represented homeowners and investors in buying, selling, or leasing their residential or commercial properties whether it is a luxury or standard property, an R.E.O, a short sale, or a foreclosure. Diana knows what is important to each unique client, is attentive to their needs, aggressively markets her client's properties, she acts as a problem solver, pays attention to detail and gets the deal to closing.

The changes in the real estate industry during COVID created a sellers' market. Buyers paid above list price, values of homes increased expeditiously, the interest rates were at an all-time low and there was a moratorium on foreclosures and tax sales. Now that the interest rates have increased, COVID assistant programs have ended, and the moratorium on foreclosure and tax sales have ended, the real estate market sales and price increases have slowed down. Many lenders are quickly filing foreclosure cases in 2022 so investors may be able to get some deals at a foreclosure sale, but we likely will not see a down swing on standard sale prices until the end of 2022 or the beginning of 2023.

With more than 21 years of experience, Diana has tenacity, integrity, and a reputation of being honest and professional. She applies these attributes into the operation of her title company, Lawyer's Title & Escrow Services, and her law firm, Klein & Associates. Diana knows the real estate process, has contacts with investors for her sellers, has in-cite and up-to-date knowledge on the local real estate market. Also, using Lawyer's Title & Escrow Services to conduct settlement can streamline the buying process for her real estate clients and can always provide estimated closings costs, net proceeds for their sellers and they can even conduct 1031 exchanges for their investors. Call Diana for all your real estate and legal needs.



Bowie Shop Road / Huntingtown
5 bedroom 3.5 bath 2-car garage on 1.2 acres



Diana L. Klein, Broker
Lawyer's Realty, LLC
2450 Riva Road | Annapolis, MD 21401
443-569-4576
inquiry@lawyersrealtymd.com 



The Gough Group

Long & Foster Real Estate, Forbes Global Properties

Lori Gough consistently ranks as a TOP PRODUCING Realtor (going strong for 26 years) and has a proven track record of success. You can view her portfolio of homes, customer testimonials and resume at goughgrouphomes.com. Many testimonials show that the clients have worked with Lori & her team on multiple occasions and are happy lifelong customers. EXPERIENCE & RESULTS MATTER! Lori is proud to announce that her daughter, Kellie Gough McIendon has joined her team along with Karin Gielen and Stacy Coffin. Lori has lived in the Annapolis area for 31 years, and is married to Tim Gough, CEO of Bay Capital Mortgage. Together, this team has your real estate and mortgage needs covered from start to finish!



Lori Gough

Associate Broker
The Gough Group
Long & Foster RE, Forbes Global Properties
410-320-0851 cell | 410-224-0600 office
goughgrouphomes.com
email: lori.gough@longandfoster.com



7015 Bayfront Drive
Annapolis
Chesapeake Bay
WATERFRONT
\$2,350,000



3121 Fern Hill Court
South River Colony
WATERFRONT
on 11 acres
\$1,665,000



149 Lejeune Way
Annapolis
END UNIT
townhome
\$610,000



Julie Procopio

Julie receives raving reviews and has an impeccable reputation within the communities that she serves. A client recently remarked, *"Julie is extremely responsive and proactive. To Julie there are no problems, just solutions. Our sale and settlement was quick and without any issues. She is very professional and a delight to work with."* *"I will always recommend Ms. Procopio to potential clients. She is very knowledgeable, patient and trustworthy."*

A licensed professional Realtor for over 13 years, Julie has a love for all facets of real estate. Whether working with buyers, sellers, or investors, she considers her clients family and truly values the long lasting relationships that she builds. She is an award winning Realtor and member of the National Association of Realtors, Maryland Realtors, and Anne Arundel County Association of Realtors. Prior to her real estate career she was honored to be selected as a Washington Redskins Cheerleader and you may have seen her perform at Super Bowl XXII. She remains a member of the NFL Alumni, National Football Cheerleaders Alumni Organization and the Washington Football Team Cheerleaders Alumni Association. Julie was a household CEO and worked on numerous fundraisers that were near and dear to her heart, such as childhood cancer.

Julie is a lifelong resident of Maryland and currently resides in Crownsville with her husband of over 29 years and has three children, two rescue cats, and a very energetic Australian Shepherd. She is incredibly grateful for her faith, family, friends, clients, community, and the opportunity to help others.



Julie Procopio
Realtor, Berkshire Hathaway
Cell: 301-503-1777
JulieProcopio.com
410-505-9700
91 Main Street
Annapolis, MD 21401



Millersville
SOLD
\$725,000



Annapolis
SOLD
\$550,000



Edgewater
SOLD
\$545,000



Edgewater
SOLD
\$509,000



Q: How is buying a home in the Historic Annapolis District different from buying other homes?

A: One of the reasons Annapolis has retained its unmatched charm is because Historic Annapolis was founded in 1952 to preserve the architecture of the city. They made sure our priceless homes were protected by limiting any changes

to them. We know that when we buy them. And we applaud the work that went into saving Annapolis's historic originality.

Because of the age of many of these historic homes, what we may not know are historic restrictions that are attached to houses we might purchase. The historic marker may tell us the Architectural period of the house but only a detailed title search will tell us of any long term restrictions that may be attached to that house. You should always consult with a real estate professional who specializes in historic homes. They will have information on the historic district, homes, as well as experts in the field to assist you.

Nancy Almgren
Berkshire Hathaway HomeServices Homesale Realty



Q: How should I best prepare to meet with an agent to list my home?

A: Have a discussion with any other decision maker in the home about your goals, budget, and timelines. Make sure you are ready to sell, know what date you need to sell your home by, and what your budget is for any necessary home

improvements or repairs. Make a list of any home improvements you have made to the home. Get an extra key made for the lockbox. Be prepared to take the agent on a tour of your home and share your favorite features about the home and the community.

The David Orso Team
of Berkshire Hathaway Home Services | Pen Fed Realty



Q: Can I sell my investment real estate using a 1031 exchange and buy a vacation home that I can enjoy with my family during the summer months?

A: No. You can sell your investment real estate and reinvest the gain, tax deferred, to purchase your vacation or second home, the challenge is making

sure it will qualify as a 1031 investment property. Meaning that during the initial 24 months of ownership there are strict rules to follow regarding personal use. The important rule is that you can only use the property for 14 days each year or 10% of the actual days that you rent it out. For example, if you lease it for 200 days each year, your personal use can be up to 20 days. If you are able to abide by these rules, after two years the dream vacation home is yours to use as often as you like without any more requirements.

Jack Papaleonti, GRI/Realtor®
Academy Realty



Q: What are the top three features that buyers look for in a top tier waterfront property?

A: Privacy is paramount, many of the buyers coming to the Annapolis area are in search of a retreat to relax and escape from the hectic city life. Waterview is also extremely

important. Unobstructed panoramic views always fetch a premium in this market and the most coveted feature is the waterfront pool. The local critical area laws are very restrictive and having a pool on the waterside can be a challenge to have permitted, so an existing waterside pool is a major value add.

Brad Kappel
TTR | Sotheby's International Realty



Q: Thinking of selling your waterfront Home?

A: You've waited this long to sell your home and you hear the real estate market is softening. The good news is that real estate has had unimaginable appreciation in the past two years.

The even better news is that you have a new baseline of value, and real estate is an asset class you can enjoy every single day – even if the value fluctuates a little. While the total number of waterfront homes for sale has increased since January, you can stand out from the increased competition. Your home must look as good as possible and be a good value. Work with a waterfront specialist to set the price correctly and make your home show-ready to reach your goal of selling this year.

Reid Buckley
Waterfront Specialist
The Mr. Waterfront® Team of Long & Foster



Q: If every party verbally agrees to a contract, and everyone is ok with not adding it in writing, is it still binding?

A: By not putting into writing all verbal changes, agents can be severely disciplined by the Real Estate Commission disciplinary board for breaching their fiduciary responsibility

to their clients. This is because the Statute of Frauds says that all terms of a real estate contract must be in writing and signed by the parties to be enforceable.

For more answers to your real estate contract questions, call Velocity's Real Estate Contract Law Hotline at 1-800-MY-RE-LAW, or 1-800-697-3529.

Glenn Russell Donaldson, esq.
Velocity Title



Q: What is the most important part of the mortgage process?

A: The very beginning, when we pre-approve a customer. I always tell my customers that 95% of my job is done up-front, and 5% is done throughout the rest of the process. If we don't take an excellent application, ask all of the pertinent questions, and gather all of

the required documentation, it can all fall apart at the end. Knowing your customer and their entire story is crucial. While many customers will tell you their information to the best of their knowledge, we cannot take the risk of basing our pre-approval solely on their word. We gather all documentation up-front to validate what we have input into the application. This can sometimes take longer to get this information, or the customer feels like it's a pain to gather, but in the end everyone is happy when that loan gets fully approved and closes right on time.

David Jones
Atlantic Prime Mortgage



Q: What can i do to attract more showings and possibly receive multiple offers on my home?

A: Taking the time to get your home in prime condition is so important. A qualified Realtor will have the resources to guide you to be the hottest house in town. Buyers want

new paint, new flooring, upgraded baths, and great new upgraded kitchen with updated appliances.

Giving your home a facelift prior to entering the market will pay off in price, a short time on the market and the possibility of multiple offers.

Christina Janosik Palmer
Christina Janosik Palmer Group of Keller Williams Flagship of Maryland



Q: What are the qualities I should look for in selecting a Realtor to work with?

A: Things that should matter...An agent's dedication to their business as a full-time Realtor and their dedication to making your real estate goals a reality. Request the agent's track record for the last 12 months, don't be afraid to ask for references and what their reputation in the industry is.

(Networking among our peers is crucial to a Realtor's success). Ask for a 90-day business plan in writing for your sale or purchase. Keep in mind this is a business transaction and make sure you handle it exactly that way (you can become friends after the transaction). Ask for a realistic "days on the market" strategy and a marketing game plan when listing your home. When buying a home, make sure you meet and interview to decide if all the personalities mesh. Most of all make sure you select an adequate and knowledgeable guide and advisor to one of your largest purchases or sales.

Christina Janosik Palmer
Christina Janosik Palmer Group of Keller Williams Flagship of Maryland



Q: What happens if I sell my home but I don't have my next home secured?

A: If you decide to sell your home first without finding another home, you can negotiate a temporary rent back from the buyer so you can be non-contingent on the next home while giving you time to find another home.

You can also negotiate a home of choice contingency when selling your home. Furthermore, there are ways to get creative with your financing and you should consult with a knowledgeable lender to discuss your possible options such as a bridge loan so you can purchase a home prior to selling your home.

Diane Mallare
Diane & Crew of Taylor Properties



Q: What makes today a good time to sell my home?

A: Although we have experienced a slight shift, today's market is still very much so a sellers market. We are still seeing more buyers in today's market than there are homes for sale. Strategically pricing your home and ensuring the condition is up to par continues to be key.

Erica Baker
TTR | Sotheby's International Realty



Q: When is the best time to buy or sell real estate and what do we do if we think we need to do updates or repairs before the property goes on the market?

A: Late summer shows significantly less activity as the market continues to level out with increasing interest rates. The upcoming fall real estate market we anticipate a surge of homes for sale

increasing the inventory substantially with more choices for buyers and greater competition for sellers. Timing the market depends on what is truly best for your own individual situation to make that decision. To get the very best guidance and advice, consulting an experienced local realtor is the first step. Before undertaking any updates or repairs let us advise you of the most up to date marketing recommendations. We even have partners that will make renovations or licensed repairs to your property and delay the cost until closing. You get valuable marketing expertise and guidance as to what is necessary or recommended to increase your property value and avoid wasted time and money.

Christy Bishop
Berkshire Hathaway HomeServices PenFed Realty



Q: What important questions should I ask before choosing my builder?

A: Quality homes and happy customers don't happen by accident. Successful builders have established well-honed systems to manage each project. Be sure to ask the following:

- When does the builder become involved? Early stage involvement will yield significant savings.
- Does the builder understand the building codes?
- Has the builder established relationships with local authorities to ensure a smooth permit process?
- Have past projects met projected/promised deadlines?
- Does the builder use quality subcontractors who offer competitive pricing?
- Does the builder carry all required licenses and insurance policies?

Dave Lunden

President, Timberlake Design/Builders



Q: With the ability to search for homes online myself, why should I hire a buyer's agent?

A: The Internet has made it easier for buyers to tour homes online and narrow down their list. The seller of the home pays the commission of the buyer's agent, so it doesn't end

up costing you anything as the buyer, but it can end up saving you time and money by having the guidance of an agent. The closing process for a buyer is quite involved from the home inspection and the loan to all the paperwork and coordination—all the steps to get you to a stress-free settlement. Buying a home is an exciting time, so you should enjoy it and leave the less fun parts to the agent!

The David Orso Team

of Berkshire Hathaway Home Services | Pen Fed Realty



Q: What are the benefits of using a Real Estate agent in a new construction transaction when the builder has its own sales team?

A: Experience. The new construction process is unique and often very rewarding. That said, juggling the sale of your current house with the timing of completion on your new home,

along with the vast number of selections, and determining appropriate financing, can be a real challenge. Professional advice focused on your needs, desires, and constraints is a tremendous no-cost benefit to a new home buyer.

Barry DesRoches

Director of New Construction | Eagle Title



Q: What recent changes are you seeing in our local market?

A: I always share with my clients that listening to national real estate news is like listening to national weather reports. There are clues we can gather from national real

estate, but it is and always will be very locally specific. Our market continues to be strong, but most of us in the industry expect the market to level out, but we also expect it to remain steady and strong as new economic factors take hold.

Scott Schuetter

Berkshire Hathaway Home Services



Q: I would like to sell my home now but because of the low inventory, I'm afraid I will not find a home to purchase. How can I accept an offer and be protected from being homeless?

A: This is a very legitimate concern. What you can do to protect yourself is respond to the purchase offer with what we call a seller contingency on finding home of choice. If the purchaser accepts this

contingency, you will have a certain time frame to find your home of choice. If you cannot find a home that is suitable, you can cancel the contract provided you do so within the specified time frame.

Katherine A. Davis

Associate Broker, Branch Vice President
Annapolis Fine Homes



Q: I am buying a commercial property for the first time. How is the process different than buying a home?

A: Buying a home and a commercial property are similar; however, there are a few key differences. You will likely engage a commercial broker (the commercial equivalent to a

realtor) to identify or list the property and negotiate the contract. Due to additional variables with commercial properties, you may wish to engage an attorney to draft and negotiate the contract and counsel you through closing. Further, because the commercial loan process has less government regulation, it is more common for the loan and settlement documents to go through multiple negotiations, whereas residential documents are standardized.

Paul Skrickus, Esq.

Director of Commercial Operations | Eagle Title



Q: Do you expect the current unprecedented Seller's Market conditions will continue for the remainder of 2022?

A: Since May we have seen the overall demand levels decreasing as the mortgage interest rates have spiked to almost twice what they were this

time last year. That being said there does still seem to be a ton of Buyers looking to secure their waterfront escape. I anticipate that the local waterfront market will transition to a more of a Buyer's market in the coming months. If you want to sell your home for Top Dollar, don't wait, sell now and catch the tail end of this hot seller's market.

Brad Kappel

TTR | Sotheby's International Realty



Q: What's happening in the waterfront market?

A: Since the Fed's latest interest rate hike, we have experienced a contraction in buyer demand. However, the steady-handed, and often cash, buyers are now having success negotiating. I also am happy to see more contracts with

home inspections as this protects both buyers and sellers. We believe home values will continue to increase, but at a healthier and more natural rate than they have over the past two years due to the bidding wars caused by artificially cheap money. Sellers should understand that it is still a great time to sell, with recent comps offering a new base. While inventory is still historically low, the buyer activity is expected to strengthen as people race to lock in their interest rate before another rate hike takes effect.

Steven Arce

Waterfront Specialist
The Mr. Waterfront® Team of Long & Foster



Q: What do you need to know before you purchase a lot to build your dream home?

A: A feasibility study is worth its weight in gold and should be included as a contingency in any contract or offer to purchase a lot. It can help you avoid costly mistakes! The study can also help you determine the budget you'll need to get the lot ready to build, along with

any specific permitting or building requirements that will impact your project. Utilizing your chosen builder to review your overall vision and design will also ensure the lot can accommodate the home you'd like to build, for the budget you have in mind. Download the free checklists at MuellerHomes.com

Paul Mueller, Jr.

President | Mueller Homes



Q: How should I price my home in this market?

A: Sellers fall into the trap of incorrectly pricing their home in a hot market and it costs them lots of money. If you want to obtain top dollar then you need to let the buyers compete to drive the price and terms to an optimal point in the negotiation; which will

happen very quickly. The "profit" comes from a competitive buyer pool outbidding one another. Professional experience, market research and understanding pricing strategy is more important than ever in a fast market because there is NO time to recover from an error. It's truly binary: win fast -or- lose fast.

The David Orso Team

of Berkshire Hathaway Home Services | Pen Fed Realty



Q: Why use a Realtor in a Seller's Market?

A: Today's Seller's market is changing. Hiring the right Realtor will prepare-staging/professional photos- and present your home online to over 900 websites, fellow Realtor Professionals & active buyers. This complete exposure will

increase visibility and Buyer pool allowing you to choose your Buyer. The right Realtor will keep you updated on real estate market conditions. The right Realtor will confirm Buyer purchase power will negotiate not only the best price and terms (price, settlement, inspections, occupancy) but then navigate through inspections and appraisal to ensure a seamless settlement. With your largest investment, you deserve remarkable professional Realtor service.

Mary Beth Paganelli

410-980-5812
Long & Foster Real Estate



Q: Are we in a home pricing bubble?

A: Short answer is, no. The residential market has seen huge appreciation over the last 24 months. From 2010 through 2019, residential real estate didn't appreciate much. 2008 and

2009 we saw a decline by roughly 12% and there was about a .5% increase year over year until March of 2020. This quick incline in home prices isn't unwarranted and we won't see another 2008 any time soon. Mortgage underwriting guidelines have been much stricter since the meltdown in 2008, therefore we won't see a secondary market collapse. Demand is at an all-time high while inventory is at an all-time low, couple that with historically low interest rates and I foresee additional room for growth.

Matt Nader

Branch Manager, First Home Mortgage





Q: What is title insurance?

A: Title insurance protects from matters resulting from unknown liens, or other defects, affecting the title that existed prior to your purchase that were not discovered. Examples could include property taxes not paid by previous owner,

fraud or forgery of a prior deed, or a spouse or unknown heir who makes a claim against title. Defending these matters could be very expensive and could cause you to lose the property itself. A title insurance policy provides coverage for legal defense, as well as the coverage amount listed in the policy.

Jerome I. Feldman, Esquire
President
Mid-Maryland Title Company, Inc.



Q: What interesting deals have you been a part of recently?

A: I've recently had a unique deal that created a shorter-term investment strategy for my client. Purchasing a rental property based on location and ability to rent it for less than 30 days, can be a great way for an investor to diversify their real estate profit

opportunities. Airbnb, VRBO, and other platforms have gained massive popularity in recent times and this provides for a unique approach to allow for listing the entire property or even individual rooms for rent.

The NDG Home Team has a proven roadmap for locating properties for this short term investment strategy.

Kelly Hoffman
NDG Home Team



Q: When choosing a realtor, how important is it to consider their brokerage?

A: It can improve any buyer or seller experience and bottom line to engage a brokerage with broad recognition and reach, a robust marketing platform, and a strong history of success. Confidence in your realtor is

paramount, yet considering your realtor's brokerage is important too. Sellers know they are getting the best price when their home is beautifully prepared, well presented, and showcased to regional, national, and international buyers. Services provided to clients, marketing and legal support, and levels of agent experience vary among real estate brokerages.

Sarah Greenlee Morse
TTR Sotheby's International Realty



Q: Is the market shifting?

A: Simply stated: sales are down and values are holding. 2021 was a record breaking year for home sales in Anne Arundel County with 12,153 homes settled which is 61% higher than the 25 year annual average (7560 homes settled

per year). The 2022 year to date figures at the time of this writing (June 2022) display buyer demand is lagging as home sales are down 14.15%. Although buyer demand is subsiding; values are holding strong with average home sale prices above 2021 by 9.78%. That is extraordinarily good news for our local market and likely signals an adjustment occurred to local values and it has stabilized.

*data gathered from Bright MLS and at time of writing.

The David Orso Team
of Berkshire Hathaway Home Services | Pen Fed Realty



Q: How is the market?

A: This market is still hyper-competitive with more emphasis now than ever on quality of life. There's a ton of variables factoring into that but buyers are continuing to pull out all the stops for the right property in the right condition. It continues to be a very strong sellers market and will stay that way through 2022.

Shane Hall
of Compass Real Estate



Q: Why would I need to stage my house if homes are selling so quickly?

A: According to Real Estate websites, such as Realtor.com, homes that are staged sell for 20% more than homes that are not staged. Therefore, it is important to present your home in the best possible

light. The key to success is working with a professional real estate agent who has the expertise and resources to properly guide sellers in the process of decluttering, determining appropriate paint colors and any necessary updates, as well as fully staging the property to create an emotional connection with today's homebuyers.

Carol Snyder and Tina Bradshaw
The Snyder | Bradshaw Group
of Monument Sotheby's International Realty



Q: Is it true that my rooftop solar system shuts down if the electric grid goes down?

A: It depends. Until a few years ago, just about all grid-tied solar systems would deenergize during a grid outage. The reason for this has to do with electrical code and the requirement for “islanding”. If you are not islanded

during an outage, your solar energy could feed back to the grid and put the utility workers at risk of injury.

Today it is easy to achieve “islanding” by incorporating a battery (energy storage) into your solar project. If you incorporate a battery into your solar energy system, you can operate your own little, independent microgrid during an electric grid outage.

Rick Peters

Solar Energy Services, Inc. | www.solarsaves.net



Q: With the sharp increase in mortgage rates, is this still a good time to buy a home?

A: Yes, it is still a great time to buy. If you are waiting to see if home prices are going to decline, this is not likely to happen anytime soon. Low Supply and high demand will continue to push pricing. In the meantime, mortgage interest rates may continue to rise and

further reduce your affordability. Remember home ownership is the best pathway to wealth. Now is the time to reach out to your real estate agent and begin your search!

Katherine A. Davis

Associate Broker, Branch Vice President
Annapolis Fine Homes

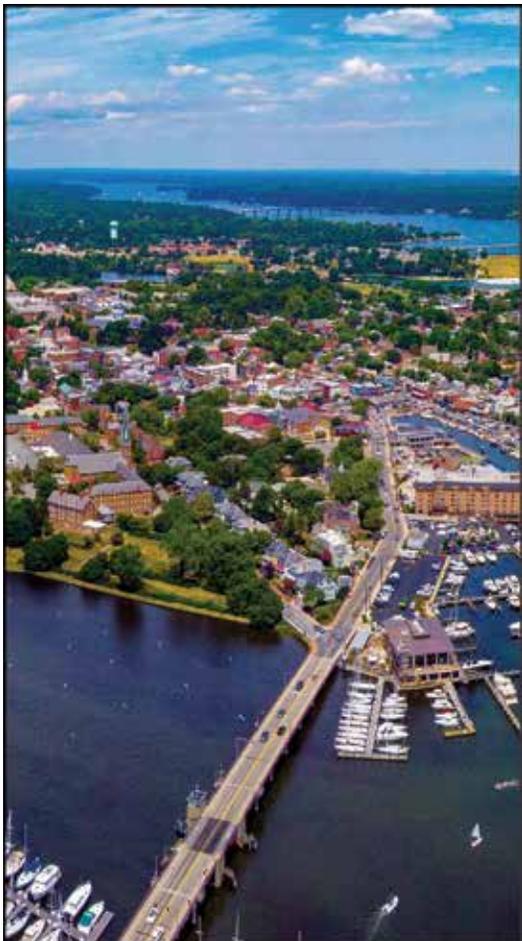


Q: What is the client’s role in the design process?

A: The client plays a paramount role in the architect’s ultimate vision for each project. The architect works to marry the client’s style with their own design aesthetic. The client’s ideas and plans for using the project space guides the architect’s development of the site. The function of how the spaces will be used is the key component to kicking off any project.

Andrew Peterson

Architect | Lundberg Builders, Inc.



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CHESAPEAKE Retirement Guide



Congratulations! You made it! Welcome to retirement and to our new Chesapeake Retirement Guide, a series of short articles, useful information, and resource listings to help you begin and enjoy your retirement journey. Over the next several issues of *What's Up? Annapolis*, we'll offer relatable content alongside a special advertising section of vendors that provide this booming generation a myriad of select, retirement services and lifestyle opportunities.

In this month's guide, we discuss why choosing to retire in Maryland is a good move. And we explore what Living Well can and should mean, in terms of your health, including an overview of the special wellness workshops that Anne Arundel and Talbot County health departments offer to its citizens. Enjoy!

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LAND OF Pleasant Retirement

SPENDING YOUR GOLDEN YEARS IN MARYLAND MAY BE TODAY'S BEST BET

By James Houck

If you're reading this publication, there's a strong chance that you've settled in Maryland and enjoy the Land of Pleasant Living. Whether your roots run deep in this state or are freshly sprouted, extending your stay in Maryland well into your retirement years has likely crossed your mind. And while there are reasons to look elsewhere when considering where to spend the "4th Quarter" of life, Maryland is stacked with selling points to make it your ultimate choice.

From world-class hospitals to unlimited recreation, and housing options to fit any want or need, Maryland has an attractive infrastructure and lifestyle accessibility. And though the general perception is that Maryland has *not* been friendly to the retiree in terms of taxation and estate planning, the truth holds optimism. According to a recent *Kiplinger* report, "State by State Guide to Taxes on Retirees," Maryland ranked in the middle of pack as a "Mixed Tax Picture;" meaning, yes, there are considerable taxes but, no, they won't break the bank and, in fact, there are legal adjustments on the horizon that retirees will likely...like.



All Boom, No Bust

Maryland is a state in which the Baby Boomer population is growing at a rapid pace. The U.S. Census Bureau reported that the 65-plus population has been growing at a faster rate than the 20–64 population. In Maryland, 25 percent of the population reached over 55 years of age by 2020. But that doesn't necessarily add up to more retirees in the traditional sense. According to The American Association of Retired People, 79 percent of Boomers plan to work in some capacity during their retirement years. Upon hitting age 65, many will not leave the workforce and will continue to work full-time. Others will opt to work part-time or seek a second, entirely different career. Enter education options. Through the state university system, local community colleges (Anne Arundel Community College and Chesapeake College, among others), and county-run Senior Activity Centers, there are many professional programs (credit and non) suited for students of all ages and that includes Boomers. Want to study the culinary arts and launch a catering business? Check. Become a paramedic? Check. Learn guitar and start a band? The stage is yours.

Many of the Boomers who choose a traditional retirement will plan to remain active in volunteer work and community service. Fortunately, Maryland is a state ripe with service and philanthropic opportunities. In a recent report, *WalletHub* ranked all 50 states from most charitable to least using 13 metrics, including "volunteer rate" and "percentage of income donated;" Maryland came in 4th nationally (Utah ranked first).

But there's a particularly sticky wicket for many of the most successful of this generation, which may be a telltale sign of why they are also so giving...taxes. Dreaded taxes; from property to estate and inheritance, the list seems never ending. And how to offset one's reported income? Donate to charity, of course. Philanthropy pinpoints the services and programs you want your dollars to fund.

And while the State of Maryland is keen on taxing your income, estate, and inheritance pots, there's fairly good news, especially for end-of-life considerations. Maryland collects an inheritance tax, but property passing to a spouse, child, spouse of a child, or



other lineal descendant, parent, grandparent, or sibling is only taxed at 0.9 percent on the clear value. Property passing to other individuals is subject to a 10 percent tax.

If you're sold on staying in state and comfortable with how your estate will parlay beyond the grave, then your physical comfort and living situation is probably front-and-center. If you own your home outright, congratulations...your housing options are plentiful: sell/move, contract a reverse mortgage to supplement retirement income, or simply sit and stay. For the movers, there's a wealth of plus-55 communities to currently choose from and new developments on the rise locally. Additionally, and depending upon your medical needs, there are many assisted living and nursing home programs.

Gen X, Millennials, and Beyond

Although retirement may be 10 years, 20, 30, or many more into the future of each generation following the Baby Boomers—or much sooner depending on their entrepreneurial savvy—developing an investment portfolio and shaping one's life goals, which could include where you see yourself actually living out the years ahead, should be on one's list of priorities.

Today, online, we're swimming in a sea of listicles, so it's no surprise that one of the more popular pop-news sites, *Thrillist.com*, would take a stab at ranking all 50 United States from worst to first, "based on everything. More specifically, their contributions to America, so think inventions, food/drink, somewhat productive famous people, unique physical beauty, etc." Though it's tongue in cheek and written in the spirit of Internet debate, it offers an opinionated snapshot of each state. Maryland ranked 20th, a pleasant accolade in the eyes of the two Gen X editors that compiled the piece (for the record, Michigan ranked #1 and Florida dead last at #50).

If that nugget doesn't thrill you, perhaps some real-world analysis and public incentives will; the overall economy of Maryland ranked 16th best of all 50 states in the most recent analysis published by *Wallethub* this past June (including 6th in "Innovation Potential"). In a similar comparison of state economies made by *U.S. News &*

World Report, Maryland ranked #17 overall (and as high as 6th in "Health Care"). It's confirmation that the Land of Pleasant Living is also the Land of Opportunity (after all, our state's other famous moniker is "America in Miniature"). The top industries/job sectors in Maryland are rather diverse as well: Aerospace & Defense; Fishing & Aquaculture; Life Sciences; Manufacturing; and Cybersecurity, for which Maryland is considered the nation's hub.

Maryland is a state that understands the value of, not only, attracting a dynamic workforce, but also retaining it. And in the age of transient Millennials that tend to job hop before settling into a career, the state passed legislation that would help workers, particularly at small businesses, set up retirement accounts (such as 401(k)s) that follow them wherever they're employed. Currently, this makes Maryland one of a handful of states in the country to have legislated this trending need. Known as the Maryland Small Business Retirement Savings Program, it's intended to relax some regulations (waiving certain fees) and will establish a state-appointed retirement plan administration.

Enjoyment for All

What can be written about Maryland in terms of recreation, entertainment, sports, the outdoors, and vacation options that hasn't already? It turns out, quite a lot. Although the big picture includes the Appalachian Mountains of Western Maryland, the beaches along the Atlantic Coast, and cities steeped in history tied to our nation's founding (remember Maryland is one of the 13 original colonies), every month and day holds engaging options to experience something new locally. Have you canoed the Blackwater National Wildlife Refuge, located just south of Cambridge? Gone camping at Assateague Island National Seashore? Taken in a play at the Annapolis Summer Garden Theatre or experienced a rock concert at Baltimore's Pier Six Pavilion?

Scratch under the surface of Maryland's lifestyle landscape and you'll find dynamic options befitting any soul. Visit whatsupmag.com for the most complete list of events, activities, and entertainment options...from Maryland's Western Shore to Eastern, and all points in between.

WHAT'S IN YOUR TOOLBOX FOR

Living Well!

Living well while aging, a desired state of being we all wish for. Yet, living well requires a commitment to healthy lifestyle choices many of us push to the side. “I’ll do that tomorrow” or “I don’t have control over the outcome, it’s in my genes” are statements heard fairly frequently.

This type of thinking will never yield the desired results.

Much of how we age is based on what we have inherited from our parents. This is our genetic makeup. And while we can’t change this (yet), we can take an active role by making healthy choices. Committing to this daily process will put you on the road to success, thus creating healthy habits.

Healthy habits can be thought of as tools. These tools are “go to resources” when needing to refine our state of wellbeing. Whether it’s a tool used for physical, emotional, or mental needs, this tool is “the right tool for the job.” For example, the “tool” of physical activity can help in many ways. It’s a tool that has many functions. Physical activity can help alleviate stress, manage blood sugar, strengthen muscles, balance, and help with flexibility. You can use it to connect with others or use it during a time when you may want to be alone and gather your thoughts quietly. The tool of managing emotions can help with stress management and tactics for effective communication. It can also reduce fatigue.

The **Anne Arundel County Department of Aging and Disability** offers workshops called the Living Well Series. These workshops focus on chronic conditions like heart disease, arthritis, depression, and fibromyalgia. There is also a specific workshop which focuses on diabetes. These are called self-management programs, designed to help participants find the tools they need to help manage the symptoms of their condition. Finding the tools for self-management is important for avoiding or delaying complications related to the disease process.



WOULDN'T IT BE A *good feeling to know what* YOUR TOOLS WERE *for living well?*

Has the pandemic left you overwhelmed and unsure about how to get back to that state of wellbeing? Maybe it motivated you to want to learn more about your health conditions. There is no question about it, there has never been a better time to take the first step forward and learn what you can do to help yourself live well.

Living well doesn't need to be an unreachable vision. Taking an evidence-based program and creating your toolbox will bring you closer to making that vision a reality.

WORKSHOPS CURRENTLY BEING OFFERED IN ANNE ARUNDEL COUNTY INCLUDE:

- Living Well with Chronic Conditions
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- Living Well with Chronic Pain
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- Walk with Ease
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- Powerful Tools for Caregivers

To register for a class, visit the Living Well page: aacounty.org/departments/aging-and-disabilities/forms-publications/living-well-series/index.htm. Or call Penny Tilghman at 410-222-0268 to find out when our next workshop begins.

Similarly, the **Talbot County Health Department** offers free evidence-based classes. Evidence-based living well programs empower older adults to take control of their health by maintaining a healthy lifestyle through self-efficacy and self-management. The Talbot County Health Department, in partnership with the Maryland Living Well Center of Excellence (mdlivewell.org) provides the following evidence-based programs:



DIABETES SELF-MANAGEMENT:

Diabetes is associated with an increased risk for a number of serious, even life-threatening, complications, as well as being the sixth leading cause of death in Maryland. Good diabetes control can help reduce the risk of complications. Topics include nutrition, exercise, stress management, working with health providers, and more. This course is available one-on-one or in a group setting.

CHRONIC DISEASE SELF-MANAGEMENT:

Chronic disease, such as heart disease, stroke, cancer, and arthritis are leading causes of disability in the U.S. Participants will learn to cope with the fatigue, frustration, and pain that accompany chronic disease, and exercises for improving strength and endurance, all which have been shown to improve health and decrease hospital stays.

POWERFUL TOOLS FOR CAREGIVERS:

Supports caregivers in taking care of yourself while caring for someone else. By taking care of your own health and well-being, you become a better caregiver. Six classes held virtually once a week are led by experienced class leaders and one extra class addressing Dementia/Alzheimer's is given. Class participants are given The Caregiver Helpbook to accompany the class and provided with additional caregiver resources. Respite funds are available for class participants.

CHRONIC PAIN SELF-MANAGEMENT:

Chronic pain can be debilitating and may lead to isolation and depression. Better management of chronic pain can help participants feel better, move better, and improve quality of life.

PEARLS: There are many losses associated with aging—loss of health, loved ones, and independence—and these losses can lead to feelings of loneliness, frustration, anxiousness, and restlessness. Left unattended, these feelings can lead to depression, and affect quality of life. PEARLS (Program to Encourage Active Rewarding Lives) is a one-on-one flexible coaching program designed to help those age 60 and older learn how to manage these feelings and improve their quality of life.

For more information or to register for a class visit talbothealth.org/wellness or contact Stacy Ewing at 410-819-5694 and stacy.ewing@maryland.gov.

LIVING WELL WITH HYPERTENSION:

Untreated hypertension is the leading cause of kidney disease and failure and can lead to stroke and heart attacks. Participants will learn blood pressure management strategies.

The article "What's in Your Toolbox for Living Well?" has been adapted from the article of the same name appearing in the 2022–2023 edition of The Directory, a publication produced by What's Up? Media in partnership with the Anne Arundel County Dept. of Aging & Disabilities and Senior Provider Group.



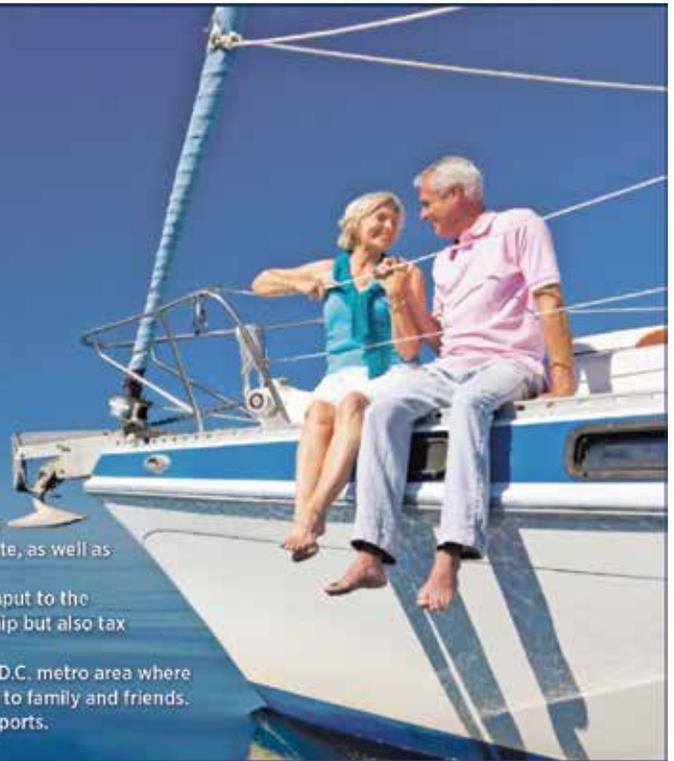
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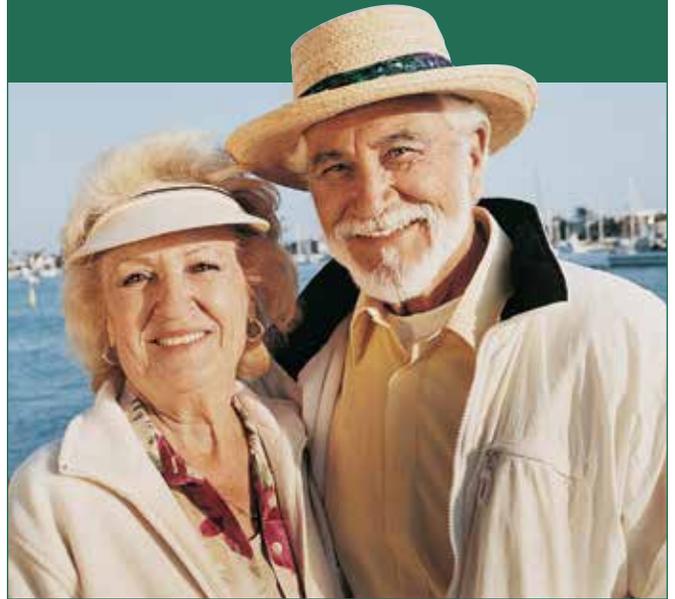


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Practical advice on retirement, aging, social living, and medical directives advice; a go-to resource for evaluating all-important life choices regarding home and community.



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Creating an estate plan is a big, important step; a step that no one should take without being informed. Sinclair Prosser Gasior is dedicated to providing clients with quality estate planning resources and services, so you have all the information you need to make a knowledgeable decision about your family's future. When you visit or call our office, we want you to feel comfortable discussing such a personal issue concerning both you and your family.

A well-drafted estate plan will ensure that your loved ones and assets are protected if you become incapacitated or pass away. By creating a comprehensive estate plan, you'll feel great knowing that you've taken a step towards providing financial security for your family's future- and assurance that you're eliminating the mess and confusion that results for many estates. Attorney Jon Gasior and associates offer free Estate Planning Seminars and Webinars throughout the year. We offer free consultations to those who attend our workshops to discuss your individual needs and circumstances because we know that estate planning is not a one size fits all proposition.

Sinclair Prosser Gasior wants you to feel confident about the choices you make—let us be your guide on the path toward preserving your legacy.



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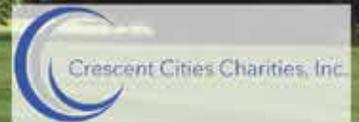
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Access to the Chesapeake Bay's waterfront and recreational opportunities is becoming an increasingly heated debate of public versus private rights

Story by **JOANNA DAEMMRICH** Photography by **STEPHEN BUCHANAN**

Many a summer's afternoon, Ingrid Sandy passes Hillsmere's beach, glancing wistfully at the picnickers, boaters, and children splashing in the calm waters. Yet tempting as it seems, so peaceful and close, Sandy knows she isn't welcome there.

Hillsmere used to be more casual but, like other increasingly affluent Annapolis-area waterfront communities, has now closed off its shore. So, on sunny weekends, Sandy, a 35-year-old house cleaner, packs up towels and her five kids to hunt for public beaches, as far as an hour away.

"You want to enjoy a bit of sun and the water, but not have to drive so much," says Sandy, who gave up trying to visit Hillsmere's South River beach, barely a mile from her home, when a gatekeeper began checking residential stickers.

Water can be glimpsed all around Anne Arundel and many Maryland counties, but it's often tantalizingly out of reach. Even though nearly 80 beaches stretch along 533 miles of shoreline in Anne Arundel County alone, by far the most in Maryland, all but a handful are privately owned. In an area defined by the Chesapeake Bay, amid rivers dotted with sleek sailboats and secluded coves, it's easier to find a dog beach.

Over a half-century of neighborhood resistance and racial divisions have left few public places to swim, fish, or sunbathe. Piers are often overcrowded, as is Sandy Point, the state's biggest beach on the Bay. Meanwhile, the county owns over a thousand acres of little-used shorefront parkland but has been slow to open new outlets. A proposed Navy golf course expansion threatens access to a popular conservation area overlooking Whitehall Bay and the Chesapeake. And in our State Capital, Annapolis' main park had to ban water sports because of an electric current.

"Here we are in a waterfront city, known for our sailing, but it's not really available for everyone,"

says Annapolis Del. Shaneka Henson, who has fielded multiple summers' of complaints over water access, including from her Dad, an avid fisherman.

In coastal areas from California to North Carolina, similar struggles are intensifying as population growth, wealth, and outdoor sports pit people's love of the water against private property rights. Even in laid-back Puerto Rico, well-to-do retirees are fencing off beach trails.

Maryland is now a deeply suburban state of 6.15 million residents, up 15 percent in the past two decades. Cleaner water, thanks to "Save the Bay" activism, is inspiring more people to paddle, wind-surf, or swim long distances. Yet much of Maryland's 4,100 miles along the Bay and surrounding tributaries has long been developed. Conservationists fear the fraction of shoreline open to the public is only modestly better than the 2 percent estimated years ago. And as luxury homes replace the last cottages and working docks, informal access points continue to disappear.

Over the past three summers, as crowds of covid-weary people escaped outside, the difficulties in finding a little sand and solitude became glaringly obvious. As enterprising beachgoers stuck in Bay Bridge traffic went searching for alternatives in Anne Arundel and Queen Anne's counties, besieged waterfront communities posted "Private" signs and hired security guards. Kayakers risked tickets to park by coves. In Eastport, neighbors looked up land records and talked to lawyers. And at the height of the pandemic, a young Black Annapolis alderman and three friends strolled down to a dock, only to be stopped by a cop.

"Injustice, discrimination, malpractice. I think it's been decades, if not generations, in the making," says Mike Lofton, who helped found a citizens group in 2009 to lobby Anne Arundel County to open more waterfront parkland.



Anne Arundel County Director of Recreation & Parks Jessica Leys discusses water access issues with Mike Lofton, who found a citizens group in 2009 to lobby the county to open more waterfront parkland.

UNTAPPED POTENTIAL OR SANDY POINT 2.0?

On a sun-drenched June day in 2001, Maryland’s lieutenant governor and other dignitaries turned over a spectacular beachfront property, acquired through a \$9 million federal and state investment, to the Chesapeake Bay Foundation. Charlie Stek, then a U.S. Senate aide, marveled at the three miles of sand he had only seen from the Bay Bridge.

Holly Beach Farm once was a sprawling plantation hugging the Bay, along with an adjacent property that became Sandy Point State Park. In his speech, Stek planned to celebrate how ordinary people, like wildlife and the Bay itself, would benefit. But other officials quickly warned him not to — for fear of upsetting neighbors, since there was no plan for recreational use.

Two decades later, cars snake for miles around Sandy Point, Maryland’s best-known beach outside Ocean City. Sandy Point draws over a million visitors a year—and repeatedly overran capacity during the pandemic’s first year as state parks recorded a staggering 21.5 million visitors. Among them was Ingrid Sandy’s family, who found the beach so packed with anglers, paddlers, picnickers, and tanners that they retreated to play football on the grass.

As the few small local beaches also turned people away, Sandy began her elusive search for “a place that’s affordable, where the water is clean, and there are some amenities.” Having grown up wading in the waves of Veracruz, Mexico, Sandy, who graduated from Annapolis High, could find nothing similar here: Sandy Point was overwhelmed and ocean beaches a 234-mile roundtrip. Eventually, she drove an hour south and paid out-of-county fees at a Calvert County beach.

All the while, across the busy highway from Sandy Point, the 300 acres of pristine woods and shore at Holly Beach remain empty, roped off to all except the occasional school group.

“Quite honestly, there’s been very little activity at the property ever since,” says Stek, a sailor and founding member of the Chesapeake Conservancy, who retired near Sandy Point, only to find himself frequently blocked in by beach traffic.

Long forgotten, Holly Beach is now being debated as a possible focal point for a new National Parks area centered on the Bay. Civic leaders and conservationists like Stek want the land opened, arguing public use was a condition of its purchase. The nonprofit Bay Foundation, however, has said little besides noting it technically runs “public” education programs there. And people living nearby already fear a potential “traffic nightmare” and becoming “Sandy Point 2.0.”

Meanwhile, the pandemic crush has prompted a new sense of urgency about the scarcity of public outlets. The state legislature voted this year to spend millions on upgrading shorefront parks. A surviving fragment of Annapolis' historic Black beaches is now being preserved. Annapolis is conducting a water-access equity study, and the mayor wants to dredge a silted cove, refurbish several creekside parks, and pilot an electric ferry between Eastport and City Dock.

But water-access activists worry it's too little—and may be too late. Locals accustomed to jogging, fishing, and bird-watching at Greenbury Point quickly organized on Facebook after discovering the Naval Academy Golf Association wants to build a second members-only course on the 230-acre nature preserve. Leading environmental groups also sounded alarm. And in Eastport, angry residents complain they're losing favorite spots to launch their kayaks.

"We should be able to have both—big, beautiful houses on the water but also public access to the water," says Jessica Pachler, who is fighting to keep an easement on Spa Creek, so families like hers can look for crabs or catch a water taxi.

PAST PATTERNS ECHO IN THE PRESENT

Hiking around local parks with his wife over a decade ago, Lofton was astonished to find beautiful stretches of beachfront "hiding in plain sight." Over time, he blamed a recurring pattern:

When a waterfront property appears close to development, panicked neighbors often beg the county, or state, to preserve it. But buying environmentally sensitive land for a public park is just the start. Underfunded agencies then have to figure out staffing, parking, testing the water, and installing toilets. Until recently, liability worries also made the county reluctant to permit people to swim at their own risk—though it's typical at private beaches. It's a major reason why people can only enjoy the view, while dogs are allowed to cool off, at Quiet Waters and Downs parks.

As time passes, those living near out-of-the-way waterfront come to treasure the seclusion as their own. In biking the county's back roads, Walter Reiter, a 58-year-old sailor and canoer, frequently finds grassy points by rivers, which "folks have just taken over as their yard." Often, Reiter's first clue is a "No Parking" sign. "It's not from 'dawn to dusk,'" he says. "It's *No Parking. Ever.*"

Perhaps the most striking example is two long-deserted beaches along the South River's merging with the Bay. Once catering to "whites-only" and

"No Jews" during the heyday of Chesapeake Bay resorts, Mayo Beach and Beverly Triton closed after the Supreme Court forced beaches to desegregate in 1955. But while Annapolis' Black resorts were sold for condos, the mostly white Mayo community forestalled similar development by pushing the county to acquire both beaches in the late 1970s and early '80s.

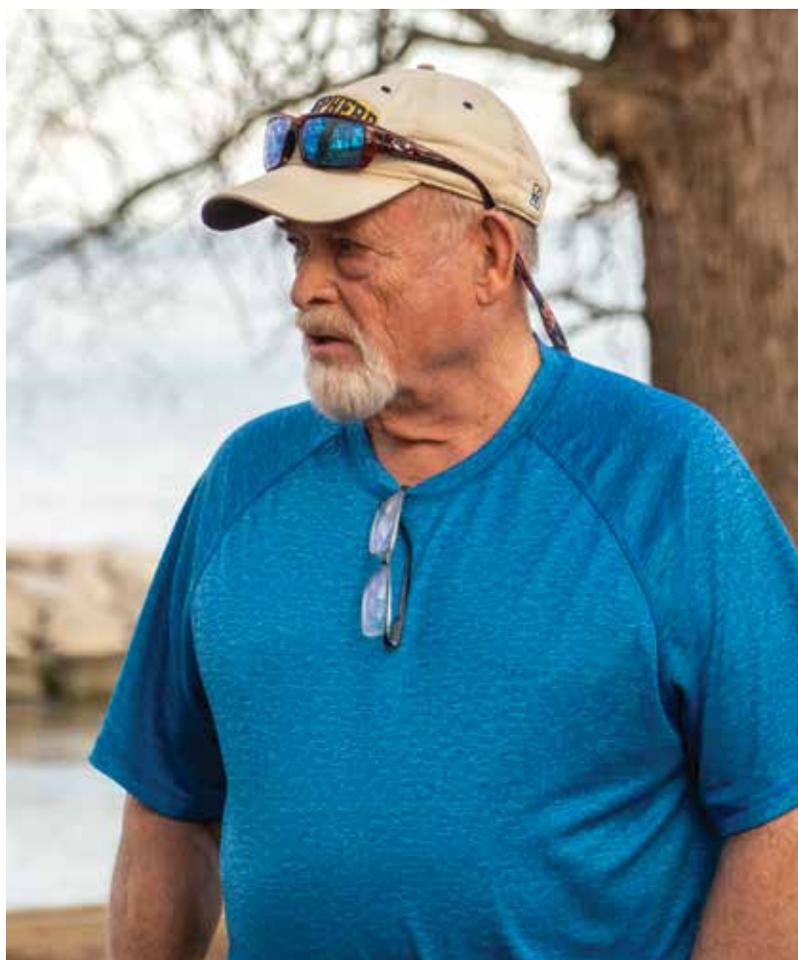
Extremely limited parking, neighbors patrolling the waterfront, and a peculiar requirement that beach permits be bought on-site, in cash, discouraged visitors. Until the end of 2019, Beverly Triton's surrounding homeowners also quietly leased a third of the beach for their own use—for a dollar a year. Meanwhile, Mayo Beach had limited hours and was frequently rented for weddings or company picnics, including the Saturday of last Labor Day weekend.

Parks officials insist all that's in the past. Pasadena's Fort Smallwood Beach, which first permitted swimming in 2016, is newly refurbished and open daily. Beverly Triton will reopen in November after \$5.2 million in improvements. (The county has also rescinded the controversial lease.) And Mayo Beach is adding weekday hours in mid-August, after six weeks of summer camps.



Privileged folks need to endure a little discomfort, because other folks are also paying the bills."

—Mike Lofton





Free online reservations, begun last year, help prevent long lines of backed-up cars that used to spill into adjacent neighborhoods. Still, on busy weekends, the fewer than 100 parking spaces at each Mayo-area beach are quickly snapped up.

“Demand has grown tremendously,” concedes Jessica Leys, the county parks director, “but our resources have not.”

A blunt-spoken retiree, Lofton argues the county has listened too long to NIMBY homeowners. Parks are supported by all taxpayers, he notes, and the county still has little-used shorefront to open more boat ramps and picnic areas at 10 other “opportunity parks.” “Privileged folks need to endure a little discomfort, because other folks are also paying the bills,” he declares.

Others worry that the poorest of the county’s 590,000 residents are disproportionately deprived. Many Black children, and now also Latinos, grow up with fewer chances to learn to swim, sail, or simply explore a sandy coastline, says Thornell Jones, an 84-year-old sailor in Annapolis.

“I’m upset that this town and this county, with all this water and all this wealth, aren’t getting Black kids on the water on a regular basis,” says Jones, who is working with Eastport Yacht Club to teach more children the sport he loves. “Some young people here don’t even realize they live on the water.”

RIGHTS VS. PRIVILEGE

Standing on a narrow footbridge overlooking the end of Spa Creek, Keanuú Smith-Brown surveys knee-high weeds where he filmed a campaign video a year ago.

Annapolis’ signature creek, lined elsewhere with expensive condos and yacht clubs, slows to little more than a trickle here. Despite losing his 2021 bid for City Council, Smith-Brown is eager to clean up the shore, plant trees, and install a few benches. After all, he points out, “It’s one of the only green spaces in my ward that has some water in it.”

Smith-Brown, 26, came of age long after Maryland’s once-sleepy capital transformed into a money-eyed sailing and tourist center. In the last 40 years, an influx of mostly Washington-area professionals, boaters, retirees (and now investors) snapped up real-estate, leaving waterfront neighborhoods more racially and economically segregated than ever.

Nowhere is this more evident than in Eastport, a peninsula full of lively bars, where tensions over water access are rising as fast as multimillion-dollar homes.

One fraught encounter occurred just after the peak of covid lockdowns. Late one summer afternoon in 2020, Smith-Brown went with Alderman DaJuan Gay and two friends to kick back and discuss the nation's social-justice protests at one of the condo docks on Spa Creek. But in no time, a police officer pulled up, called to investigate a report of "juveniles trespassing."

Though the officer left once Gay identified himself, Smith-Brown is still disheartened by a moment he believes reflects deeper inequalities. As Annapolis embarks on an ambitious plan to make its main tourist destination at City Dock greener, he wonders: "What about the rest of us?"

In a town of exclusive boating clubs, Eastport once was a low-key enclave where anyone could fish or set sail. Until the 1980s, Eastport remained racially mixed and working-class, home to teachers, carpenters, Naval Academy employees, and watermen who sold crabs from their boats. Today, few such families still live there, and little waterfront is undeveloped. Meanwhile, an electric current forced Truxtun Park, the closest public alternative, to close its small shore.

Even current residents of Eastport complain they're finding it harder to get on the water.

Pachler is so disturbed she took the city to court. As a young mother, Pachler liked to take her four kids seining along Spa Creek, especially at Wells Cove. But such expeditions became harder in recent years after one neighboring condo owner installed a floating dock, while another landscaped part of the property she assumed was protected by a city easement.

"It's frustrating. The water access is here, and it should be acceptable to everyone, including those fortunate enough to live on the water," says Pachler, 46, who joined a neighbor in hiring a lawyer, and looking up old land records, in hopes of preserving access at Wells Cove.

Others feel betrayed by a developer putting up fencing and electronic gates around a marina with custom homes near the Spa Creek Bridge. The elegant townhomes, selling for as much as \$4.5 million, are going up on the former Sarles and Petrini boatyards, once known for their old-fashioned building and repair of boats by hand—and their laissez-faire attitude.

On a sultry July day, visitors crowd the beach at Sandy Point State Park in Anne Arundel County. In 2001, the adjacent property known Holly Beach Farm was purchased by the county with the potential to become another waterfront park for all the enjoy. More than two decades later, the property remains closed to the public, although park development discussions have recently resumed. Photography by Steve Droter/Chesapeake Bay Program.





Local swimming enthusiasts (left to right) Jen Buchanan, Allison Wynn, Jerry Frentsos, Kara Permisohn, and Anna Miller gather at Frentsos waterfront Annapolis home weekly for swim sessions in Duvall Creek in Hillsmere. Interest in swimming local waterways grew during the pandemic. “When the world closed down, I opened up my front yard,” Frentsos says.

No one objected when locals used to cut across to launch paddleboards or hail a water taxi. But after initially showing plans with a public promenade, the builder has said only that’s a long-term “goal,” and in the meantime, the property needs to be secured.

“It’s a perfect example of how the 1 percenters are pushing out the rest of the 99 percent,” says Bill Borwegen, 66, who moved from Silver Spring to Eastport to enjoy a slower way of life, only to find himself in a fierce battle with the builder.

Borwegen, a board member of the Eastport Civic Association, has spent the past months firing off emails and scathing op-eds about the fence—initially denied by the city, then approved by a little-known appeals board. He’s also tracking other entry points, including one at a dead-end alley, worried by “a constant erosion of water access.”

Mayor Gavin Buckley argues the opposite is true. While he alone can’t stop private development, Buckley says, he will insist that the condo gate remain open during water-taxi hours. Moreover, Buckley believes he’s “done more for water access than any mayor” in the past 20 years. He has a long list of ideas, including the electric ferry, dredging another Eastport cove for a “world-class park,” and adding non-motorized boat launches. (The new kayak launches have, in turn, aggravated some downtown residents worried about parking.)

The mayor, an affable restaurateur who bikes to work, has his own questions about water access. Annapolitans put up with tourists parking on their

narrow historic streets, he points out. So why, he wonders, can’t Bay Ridge, Arundel-on-the-Bay, Sherwood Forest, and other nearby waterfront communities allow similar two-hour parking so people can visit their beaches?

“I didn’t privatize all this land. I come from a country where we don’t privatize the waterfront,” says Buckley, who grew up in Australia. “All that happened before I got here.”

BE A GOOD NEIGHBOR

A bitter wind is whipping across Duvall Creek as Allison Wynn tugs on her swim cap and wades into the 35-degree water. Behind her, ten men and women follow, some in wetsuits, others shivering in Speedos, determined to get in their morning exercise.

Wynn has been swimming since she was little. Her summers were spent with relatives at Carr’s and Sparrow’s Beach, once-bustling Black resorts that attracted performers like Billie Holiday, Little Richard, and Stevie Wonder. Now 60, Wynn lives near the former beaches, mostly developed into condos. A five-acre remnant was suddenly saved for a park this spring, however, thanks to 15 years of efforts by the Chesapeake Conservancy and Blacks of the Chesapeake Foundation.

At the start of the pandemic, as pools shuttered, Wynn “missed swimming” so much she joined a die-hard tribe practicing in the Hillsmere creek. Jerry Frentsos, a 56-year-old Masters Swimmer

and coach, lives across from the dock and wanted to offer others a place to continue their laps. He likes to joke, “When the world closed down, I opened up my front yard.”

Frentsos’ swim group practices year-round, pushing past dead cicadas and icy spots, focused on an intense workout. But in summertime, they’re far from alone, as more people discover endurance sports like triathlons and marathon swimming—and water that’s markedly less polluted.

Even lifelong swimmer Frentsos is surprised. When he moved to Hillsmere in 2001, Frentsos recalls: “Nobody had any confidence in the water quality. You couldn’t see five inches down.”

Nowadays, the success of Bay cleanup efforts can be seen in the growing number of waterways safe for swimming. At Duvall Creek, harmful bacteria levels have dropped, and the water is often so clear that Frentsos can spot oyster shells amid leaves on the bottom.

Yet as interest in active recreation surges, so have prices of the waterfront homes along Maryland’s shoreline—doubling and even tripling in recent years. In Bay Ridge, once an unpretentious summer colony, one of the original cottages, updated with an addition and pool house, recently went on the market for \$5.7 million. Hillsmere still has middle-class homes away from the water. But almost all its modest 1950s homes along Duvall Creek and the South River have been expensively rebuilt.

Locals fret about such “Hamptonization,” saying wealthy newcomers don’t always share previous generations’ more relaxed sensibilities about water access. Bay Ridge, for instance, once welcomed out-of-town beachgoers with lifeguards and tiki huts. Today, parking is prohibited, and even on the hottest days, the white-sand shore can be deserted. (The neighboring beach, at the Bay Foundation headquarters, is also gated off except when rented for weddings.)

In theory, anyone can wade in Maryland waterways up to the high-tide point. Practically, though, that only works for boaters who can splash ashore. Getting to the water is much harder for families like Sandy’s, as she discovered once Hillsmere hired a gate guard for its beach parking lot. Other waterfront communities call the police to ticket those who dare linger.

Anne Mackechnie, a neighbor of Frentsos, understands the friction. Growing up in Eastport, she loved the ease of summer days splashing in the Bay. Yet living in Hillsmere, she sympathizes with homeowners near the beach, who tired of the traffic and litter left behind by non-residents. She pays

\$274 in annual homeowner fees and want to see the fragile shore protected. “We just had a lot of people coming,” she says, “and it became a nuisance.”

Some of Frentsos’ neighbors complained when as many as 20 swimmers began pulling up two years ago. But as time passed, his act of pandemic solidarity has inspired something lost at times amid arguments over every sliver of shoreline: simple neighborliness.

On this wintry Saturday, one neighbor after another stops to chat as Frentsos builds a fire, critical for the swimmers to warm up after their frigid exercise. Dog walkers wave. Mackechnie commiserates about the wind chill. And an elderly man lingers at the dock, watching in awe.

For now, with no summer kayak or even a lone osprey in sight, the swimmers have the muddy-green water to themselves. Their splashes fade around the bend. And the creek settles into stillness, once more undisturbed.

Keanu Smith-Brown, who recently ran for Annapolis City Council, stands at a narrow footbridge overlooking the end of Spa Creek where he shot a campaign video. “It’s one of the only green spaces in my ward that has some water in it,” he says.



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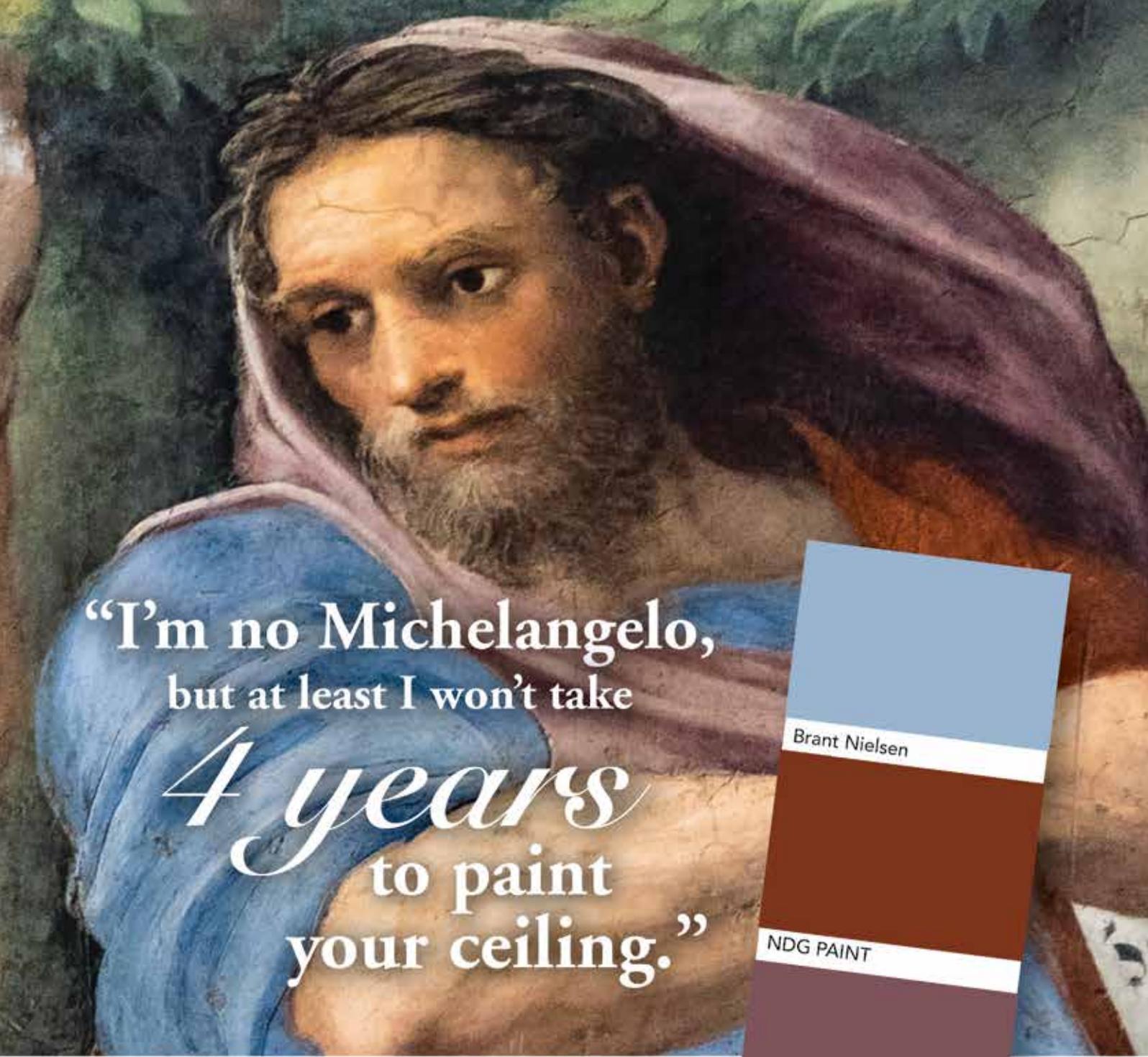
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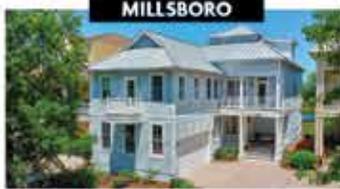


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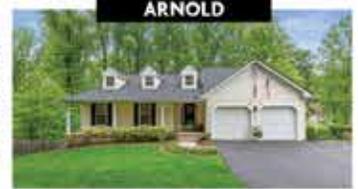


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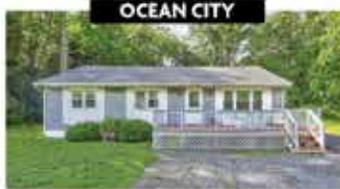
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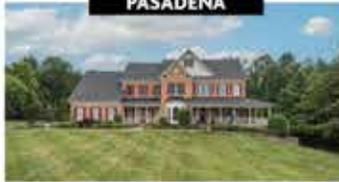
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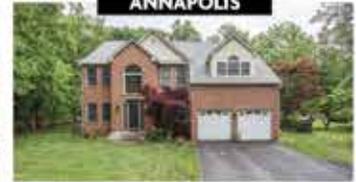
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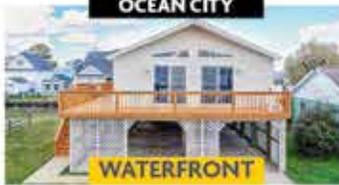
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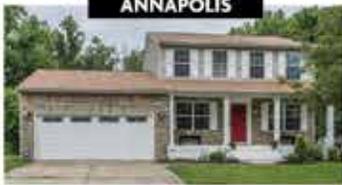
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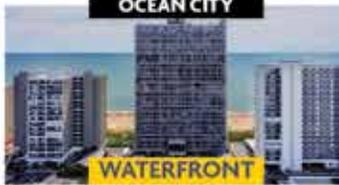
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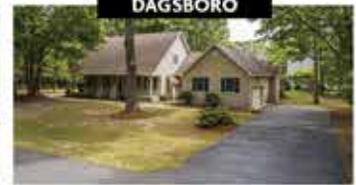
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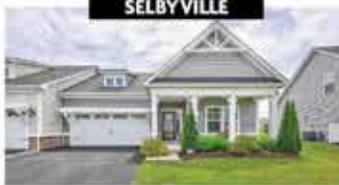
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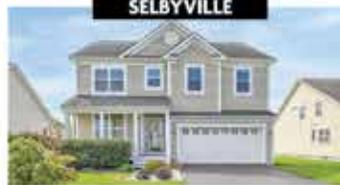
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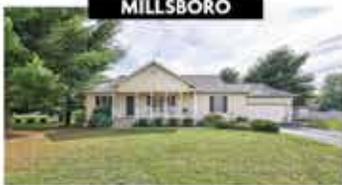
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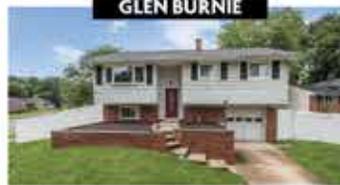
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Re-living

SEVERNA PARK





Story by **Lisa J. Gotto**
Photography by **TruPlace**



Walking through a newly listed home for sale is a regular occurrence in Diane Mallare's world. The accomplished realtor and married mother of six is no stranger to all the ins and outs of a competitive real estate market, so she is uniquely adept and certainly qualified to see the potential and the promise of a quintessential fixer-upper.

And that's exactly what happened back in early 2019, when a property posted to the multi-list system particularly caught Mallare's eye. She instinctually knew that she needed to get the keys and do her own walk-through of this Severna Park residence ASAP.

At that time, Mallare and her husband, Jason, had been looking for a larger home to accommodate their growing family for the better part of three years.

"Given that we have six children, I was looking for a home with a large enough footprint that we could customize," Mallare explains.

Fortunately, along with her real estate background, Mallare says she also benefits from a solid family association in the home building industry with her father, Mike Thomasson, owning a building company. "My love for homes started at an early age," Mallare explains. "My parents would build a new house in the area every five to six years."



It would be this unique expertise and her personal experiences growing up in Severna Park, that enabled the couple to look at the property for not only what it was, but what it could be. Back in her Severna Park neighborhood, it was just a short bike ride to the community beach, and she recalls fondly being able to make that quick leap on the bike seat and peddling her way to the water's edge to meet friends for a swim. Providing this same experience for her own children decades later was a must-have for Mallare.

The couple also wanted to be in a community that would offer an ample amount of social activities, that was close to the Baltimore and Annapolis Trail, and near the heart of Severna Park. This property had it all, it just needed some work...a lot of work.

UNDAUNTED

When asked how she felt when she realized the home would require a total gut job, Mallare simply replied, "invigorated!" "It truly was a diamond in the rough, and the possibilities excited both my husband and I to re-create this home that once was ahead of its time as a custom home in the 1950s."

While it was indeed a forward-thinking design with some interesting architectural details and a built-in, state-of-the-art intercom system, most homes of that era neglected to provide the types of views that many of us in the greater Chesapeake region enjoy today.

The innovation of the open floorplan and advent of sliding glass wall systems was decades in the future when this home was originally built and, thus, very few rooms provided any glimpse of the water at all. That was all going to have to change.

"I fell in love with the fact that this home had the potential to have water views from many rooms in the home after a renovation," Mallare says. The floorplan would not change the footprint but would add an additional story to the home. It was created by Mallare's friend and architect, Tina Colebrook, with much input from the Mallares themselves. Along with an open-plan living concept that would comfortably accommodate how eight people, six of them being children, would move about the home, Mallare wanted uninhibited views.

"I said I want seamless, because when you walked in the old front door, it literally led you straight into the brick fireplace, and then you had to walk all the way around it to see the water. I said we need to have a front door that as soon as you open it, the water catches your eye, and you are drawn into the home."

Mallare, who served as general contractor on the project, brought in the natural choice to manage the day-to-day supervision of the renovation. "I cannot thank my Dad enough because, honestly, dreaming about building versus the reality of building are two different things. Going through this and having his expertise and his knowledge to lean on during the supervision of the project, was instrumental."

Another huge aspect of this renovation was framing, or re-framing the home. Jason found an expert who could handle a much older home that had existing structural issues, and one that could manage the addition of a second story to the existing structure. Mallare knew that nearly every wall and surface was going to be affected.

"Our framer, Nick Rusk of Garth Enterprises, was instrumental because he read the floorplans that our architect designed...doing a remodel is quite different than





building it from the ground up because our house was not plumb; it was not straight. It was not [built] to today's standards, so there were a lot of complexities that had to be solved on site," she says.

EYE FOR INTERIORS

Everything that was once walled off and choppy about the home became free-flowing and light-infused. And now the "fun part" of any tedious remodel could commence, and Mallare was relieved she had resources to help in that phase of the renovation, as well.

"I had two of my friends help with this aspect: Jackie D'Amico was instrumental in bringing our kitchen vision to life (including a space for two dishwashers for our family) and Suzi Hopper of Hopper House who helped me pull together the finishing touches for decor in the home."

Like many homeowners today, Mallare confides that much of their inspiration came from scrolling Pinterest and Instagram. "We sourced everything, from ordering flooring samples online to visiting showrooms, and sourcing a mix of high-end items with budget items that achieved a great

combination for our final vision,” Mallare says. “[Suzi] was able to work with all my eclectic design choices; I have a mix of Bo-Ho, Modern Farmhouse, and a little nautical style in there, too. She was able to help me pull it all together, so those mismatched styles could blend nicely.”

While the couple definitely aspired to the dramatic, roomy feel the open floorplan and its two-story, vaulted great room provides, they did not want the vibe to feel “too over the top.” Mallare notes they needed it to be spacious for entertaining, but they also wanted it to convey a certain level of comfort. When asked to describe their new home in three adjectives, Mallare chose “...understated *and* dramatic, yet comfortable.”

From the ground up, this was accomplished first with their choice of flooring, a true, white distressed oak, to which was added touches of wood furnishings, and warm metals employed for the light fixtures throughout. A series of windows that span a large stretch of wall in the living area draw in the natural light that is then enhanced by keenly placed reflective decorative pieces, such as the striking, antique mirror that sits atop their rich, wood fireplace mantel.

Beyond all the things that make a home look great, there were some boxes to check on the function list, as well. With six, school-age children, the Mallares understand the importance of an efficient mudroom. “The mudroom is the center of home,” Mallare explains. “It’s what keeps our family running.”

Just off the first-floor laundry, there are six awesome cubbies along one wall with drawers below and cabinets above—all the space needed for weather gear, backpacks, shoes, and even storage for smaller items. Their design here is just as intentional as seen in the rest of the home with their blended neutral tones, crown molding, and wood accent bench seating.

Mallare did deviate from the distressed oak floors and chose a handsome re-claimed Chicago brick that was cut down and then set in a herringbone pattern to offset the cabinetry in the space. Similar function was created on the home’s lower-level family living area in a space specifically designed for the children to do their studies (a necessity during the pandemic) with an extended homework space to accommodate three children at a time.

And as lovely as the upstairs great room is, the more casual living space downstairs is a great example of what basking in quality family time is all about, with its additional seating and an entertainment area with a gorgeous, expanded fireplace wall dressed in white brick. This level provides space for a home theater and a roomy home office for Jason, an aerospace engineer.





ON THE RIGHT PATH

While there are several ways to easily access the outdoors on the home's main level, including a private balcony off the primary suite, it is from this level where the family has seamless access to get out and enjoy the exceptional outdoor living area that they created.

And for Mallare, it is from here that she sees most keenly why this property was worth the undertaking. During her initial walk-through, which included a comprehensive survey of the existing grounds, under some overgrown brush and bramble, she spotted a path that led down to the community's beach. It was in that moment that she knew that this property was truly destined to be their next home.

"I found this secret walkway to the community under ivy—a secret brick walkway—and at the time it was overtaken, and that to me just spoke volumes of what I envisioned for my kids," Mallare explains. "For them to be able to run from the house down to the beach and back up from the beach to the house with their friends... and now that has happened. That vision and having it come to life has just been amazing. So that little hidden walkway was it for me, and I was ready."



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Considerations for Your Garden's Paths

By Janice F. Booth

We gardeners are notorious for never being quite satisfied with our gardens. We love to tinker, get our hands into that rich soil, and move or remove our plants. Working in our gardens is fun and frees us, for just a while, from the complications of daily life.

As you look over your summer garden, you might notice that your dogs have beaten their own path to the gate for their walks leaving a muddy trail through the ferns. Elsewhere, you may notice that the lovely array of petunias and zinnia are hardly noticed, off in their lost corner of the garden. They're *off the beaten path*, you might say. So, if you want a fun project that you can work on gradually, why not redo your garden's paths?

Here are some questions to ask yourself as you plan this garden project:

Where are the natural access points? A gate is an easy pick, but perhaps there's a lot of traffic from the deck to the garage, or from the tree swing to the patio table.

Based on your answers to the first question, **what purpose will the path serve?** Is it going to a guided tour of your garden? Or will it simply bow to the exigencies of family and pet traffic? (Why fight it? If that's where the children head when they are leaving the garden, then that is where a path might avoid the frustration of trampled plants.)

Will there be issues with how your path is used? Might it be difficult for an elderly or disabled person to use an uneven path? Will the path be used by bare feet? How about the width? Is that of importance to its use? Think about rises and hollows in the garden and how the path might maximize these topographical characteristics.

How can your path add a bit of interest in the garden? Could it add texture? Color? Visual variety—curves, zig-zags? Can it draw the wanderer into areas of the garden that might otherwise be overlooked?

Do you need to budget for this project? If you use a landscape architect or garden designer that you trust, they might suggest a few options with varying prices.

Are there a few warts in your garden that could be disguised by the design or layout of your new paths? Is there a boggy area that building up the path could overcome? How about that place where the tree root makes it impossible to grow plants; could the path disguise or use that bump as part of the design? Why not get an extra benefit from your project?



Once you've considered these critical questions, let the fun begin! There are a variety of materials that make attractive **path surfaces**. You may already have a path and want this new path to match in style and surface material. But, you may want to redo the old path as you add the new.



Mulch: a familiar and reliable surface. It has the advantages of being easy to refresh, inexpensive, and soft on bare feet. Its disadvantages are that it easily wanders away from the path into flowerbeds and driveways.



Gravel or Pea Rock: another traditional surface. The varieties of textures and colors are advantages. It tends to stay in place, unless a torrential rain floats everything away.



River Stone: Like gravel, river stones add texture and some subtle color to the paths. It has the added advantage of being easier on sandaled or bare feet—no sharp edges.



Pavers: These midsize, flat stones are popular surfaces for paths. Closely placed, they make a firm, smooth surface for wheeled vehicles—a child's tricycle or a baby carriage. Pavers are also pretty if spread apart with grass or moss planted between the stones, giving the path an aged look.



Wooden slats: Flat, uniform slats of wood placed over an under layer of weed-suppressing mesh or plastic, provides a handsome, natural look to your path. Devising a method of securing the slats can be tricky, and perhaps this is a task for a professional. You can buy slats that are tied together and rolled up; you simply unroll them along your path. They're pretty and almost effortless to install, but it will be more difficult to use the slats for a curve or bend.

Once you've decided on a surface material, you may want to add an **edging** to give the path a finished look and corral the stray pebbles or wood chips. There are lots of edging options in plastic or metal. Wooden dowels can be attractive, but they're tedious to install—pounding those little dowels into the earth side-by-side. If you're a wine lover, you can use a glass cutter to remove the wine bottle bottoms. Pound the rough edge into the soil along both sides of the path. The beautiful colors of the glass will add to your garden's charm.

Finally, a few special touches you might want to add along your path:

How about a little bridge over a stream or a rock garden?

Add little surprises along the path: a miniature garden, sculpture, or statue.

Create a living archway over the path with willow bows or a wooden trellis with climbing vines. You can buy willow bows at a garden store. Place them a foot apart along each side of the path, then gently tie together the tops, forming an arch over the path. Before long you'll see the willow branches sprouting. You may want to trim off most of the lower sprouts, but let the upper portion begin to spread overhead. Eventually, the two sides will grow together, and you'll have a natural arch under which to wander. Very pretty!

Whatever you decide, have fun entertaining ideas for changes in your garden. Some you may implement, some not, but it will be fun exploring your garden from a new point of view.





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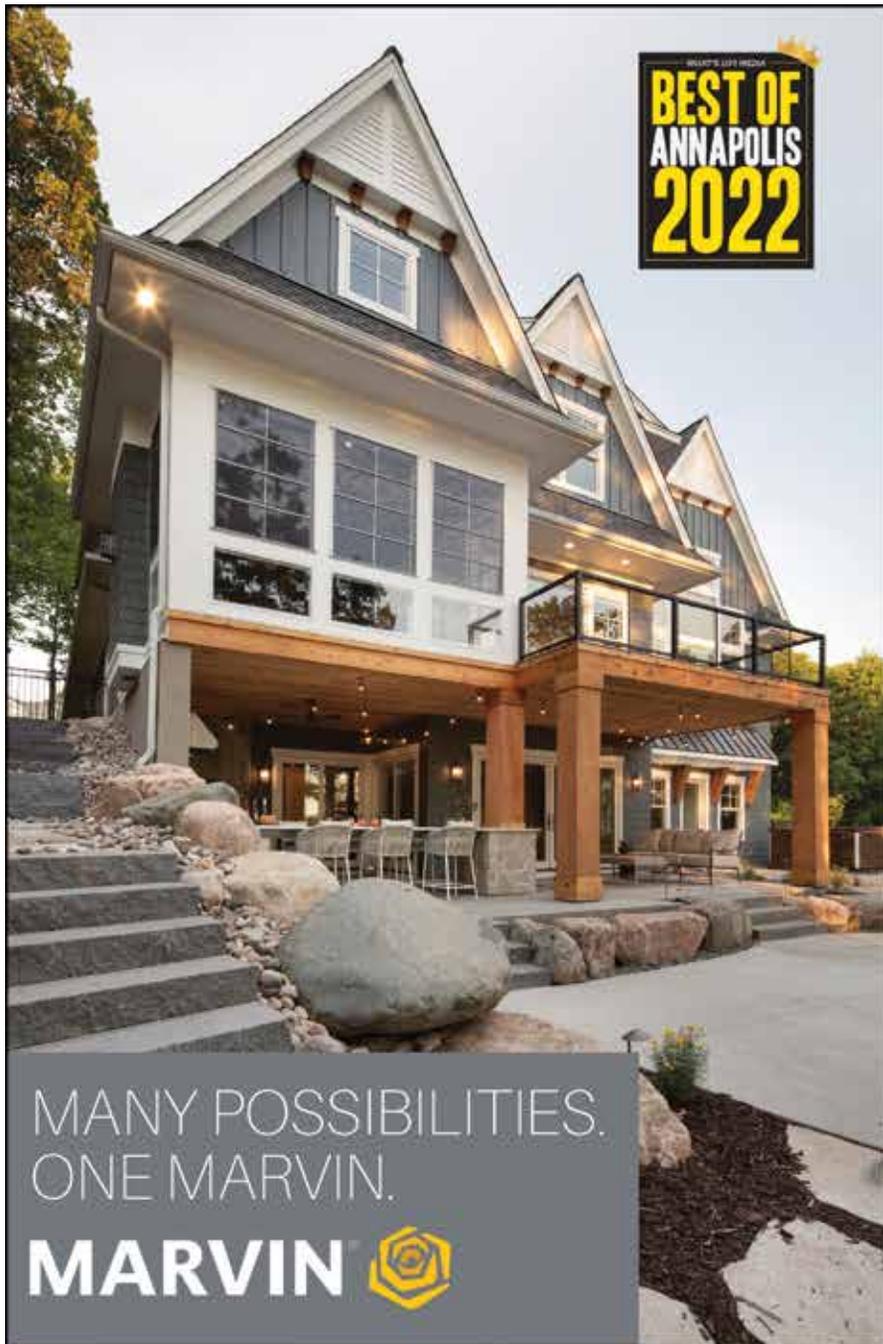
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Life's a Beach, Indeed!

By Lisa J. Gotto | Photography by Jeff Jackson Photography

So much of this spacious contemporary home feels like the coziest resort you'll never want to leave. From its salvaged Nantucket-sourced barnwood ceiling treatments to its tranquil water views upon entry, this 4,500-square-foot home has been thoughtfully updated throughout to provide a most relaxing beach-lovers lifestyle.

Located just steps from the waterfront in Edgewater, the home offers a main level open floorplan to maximize views and opportunities to entertain. This level has rich, chocolate hardwood floors throughout that counterbalance all the natural light from the living area's many large windows and its bright and beachy interiors.





A gorgeous, vaulted ceiling is highlighted with a two-story, stacked stone, wood-burning fireplace complemented on either side by attractive built-ins. This area flows effortlessly into the home's large, informal dining space, and then into the spacious, all-white modern kitchen. A true cook's dream, this room features a convenient center island and lots of counter space for prep work. Double ovens, a Sub-Zero refrigerator, two dishwashers, an extra sink, and multiple beverage refrigerators, make the room ultra-convenient for entertaining.

A light and bright sunroom is located through a set of sliders off the kitchen. In-ceiling heating keeps this space, with its rustic stone floor, cozy through all four seasons. An awesome mudroom with clutter-busting cubbies, laundry facilities, and a custom-designed pet recreation and lounge space, is another attractive feature of this home's main level floorplan.

Upstairs, the new homeowners will enjoy a large, primary suite with vaulted ceilings, huge double closets, and a sleek, contemporary gas-powered fireplace. The all-white primary bath offers a double vanity and garden tub with an attractive wainscoting treatment throughout. The bedroom also features access to a private balcony overlooking the water. There are two additional bedrooms on this floor, one of which offers access to a private loft area for study or recreation above.

The property offers a charming, one bedroom au pair/in-law suite above its four-car garage, to accommodate weekend visitors, or longer-term lodgers.

The home's exterior space is extensive and features a large, in-ground pool and patio area, a separate grilling and entertaining area, a bocce ball court, and cozy fire pit area. The home's waterfront amenities include a bulkhead that extends 110 feet, one covered boat slip and additional slips, a boat lift, and a floating jet ski dock, which all make life along Warehouse Creek and its convenient access to the South River, a beach, indeed.

Primary Structure Built: 1978
Sold For: \$3,000,000
Original List Price: \$2,500,000
Bedrooms: 5
Baths: 5
Living Space: 4,596 Sq. Ft.
Lot Size: .70 acres

Listing Agent:
 Arian Lucas;
 Lofgren-Sargent Real Estate; 147 Mayo Road, Edgewater; m. 443-569-2724; o. 410-956-0703; arian@slsrealtors.com; slsrealtors.com

Buyer's Agent:
 Barbara McPhail; Douglas Realty; 1410 Forest Drive, Annapolis; m. 410-251-7853; o. 866-987-3937; barbmcp@mail@godouglasrealty.com; godouglasrealty.com





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Tony Townie in Naptown

By Lisa J. Gotto

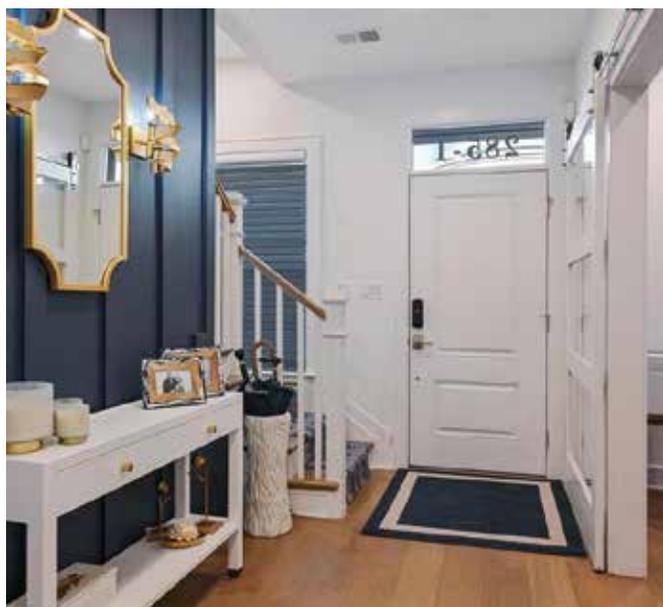
The life of a cosmopolitan Annapolitan awaits the new homeowners of this 3,000-square-foot condominium that offers an optimal level of sophistication for the style seeker.

Once inside, you'll discover that no detail has been left to chance—no luxury, overlooked.

A warm and welcoming foyer with European white oak floors, leads on the left to the home's main level bedroom, which can also be used as a dedicated office. For the resident who is working from home, this space is conveniently located for visiting associates or clients, and is appropriately conducive to a work-day mindset.

To the right of the entry ascends a traditional staircase with exceptional millwork, and straight ahead one is ushered into the stylish open-plan living area, and the home's stunning and





Listing Agent: Reid & Charlie Buckley; The Mr. Waterfront Team of Long & Foster Real Estate; 320 6th Street, Annapolis; m. 410-279-1843; o. 410-266-6880; reid@waterfronthomes.org; waterfronthomes.org **Buyer's Agent:** Liz Montaner; Coldwell Banker Realty; 3 Church Circle, Annapolis; m. 443-871-1143; o. 410-263-8686; lmontaner@cbmove.com; coldwellbankerhomes.com

Primary Structure Built: 2020
Sold For: \$1,440,000
Original List Price: \$1,425,000
Bedrooms: 3
Baths: 3 Full, 1 Half
Living Space: 2,960 Sq. Ft.

stylish kitchen. Its central island, with Cambria countertop, features sleek waterfall accent styling; over which descends rich, modern pendent lighting. A six-burner, stainless steel Wolf gas-powered range with stainless steel hood trimmed in gold detail, is a true statement-maker, as is the sleek, integrated, custom white and contrast navy cabinets with gleaming gold hardware.

The center island serves as a breakfast bar, and an attractive dining space with a well-appointed wet bar is available just off the kitchen. A back stair to the second level is located just adjacent. To the opposite side of the island is the home's family room with its traditional style gas fireplace with attractive wood mantel.

The spacious owners' suite is light and bright, and located on the upper floor. It features a sweet seating area for television viewing, an enormous walk-in closet with built-ins, and a beautifully-tiled owners bath with a large, glass shower and two separate vanities. There is another spacious bedroom and bath on this level, as well as an additional space that can be used a game or entertainment room.

A two-car garage and a roof-top deck that overlooks some of the best sights in Annapolis including the Naval Academy dome, is the cherry on top of this sweet Naptown condo.



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Fresh Take

DRAGON FRUIT

By Dylan Roche



It sounds like (and looks like!) something out of a fairy tale—dragon fruit, a lesser-known but wildly nutritious fruit with a thick pink skin covered in sharp spikes like the mythical beast it's named after. Formally known as pitahaya, this unusual fruit is related botanically to cacti and hails from its native regions of Mexico and Central America; however, it's most commonly grown today in India and other southeast parts of Asia, as well as the Caribbean, Australia, and other warm climates.

When you cut through the thick rind of dragon fruit, you'll find the inside flesh is either red or white with tiny black seeds. This inner fruit has a sweet, refreshing taste with a little bit of crunch, similar to that of a pear. Because of its high water content and its sweetness, dragon fruit has earned status as a popular addition to drinks and smoothies—but there are plenty of other ways to enjoy it, particularly as an addition to salads.

Its vibrant color indicates dragon fruit has plenty of nutrients, including antioxidants to fight free radicals in your body and stave off disease and aging. The two most prominent antioxidants are carotenoids, which may reduce your cancer risk, and lycopene, which is good for a healthy heart. Dragon fruit is also high in electrolytes like potassium, calcium, and magnesium, all of which can help you maintain proper fluid balance on hot summer days when you're sweating a lot.



↑ Dragon Fruit Smoothie

1 large dragon fruit, peeled and chopped
1/2 cup frozen strawberries
1 large overripe banana, peeled and frozen
1/2 cup almond milk
2 teaspoons honey
Vanilla-flavored protein powder (if desired)

In a high-powered blender, add dragon fruit, frozen strawberries, banana, almond milk, and honey. Process until smooth, adding more almond milk or water if necessary. Add protein powder last, then blend for a few more minutes to combine well. Serve with chopped nuts or granola crumbles on top.

Shrimp Salad with Dragon Fruit

2 medium-large dragon fruits
2 dozen large shrimp, boiled and chilled, diced
2 avocados, diced
1/2 cup olive oil
2 tablespoons lime juice
1 teaspoon honey
2 tablespoons apple cider vinegar
1 teaspoon salt
1 teaspoon black pepper
1/4 cup shredded mint

Remove the peel from the dragon fruit with a knife and chop into half-inch cubes. Combine olive oil, honey, apple cider vinegar, mint, salt, and pepper in a small bowl. Whisk until smooth. In a large bowl, combine the diced avocado, the shrimp, and the dragon fruit. Drizzle with dressing. Serve on toast or in small cups as an appetizer.

Finally, you can count on dragon fruit to be a healthy source of prebiotics, which are necessary for maintaining good bacterial balance in your digestive tract and improving digestion.

Because dragon fruit starts to spoil very quickly as soon as it is cut open, you ideally don't want to prep it until you're ready to eat it. However, if you do cut into dragon fruit and have a lot left over, you can always put it into an airtight container and store it in your crisper drawer between 45 and 50 degrees for up to three days. If you wish to keep dragon fruit for longer, you can transfer it to your freezer for up to three months.

While dragon fruit will always be most popular as an addition to fruit salads or as part of a yogurt parfait (try it drizzled with honey), you can also get creative in the ways you use dragon fruit in your kitchen. Here are some ideas:

Grilled Dragon Fruit and Pineapple Rice

2 cups brown or wild rice
1 large pineapple
2 large dragon fruit
1 can (13.5 ounces) unsweetened coconut milk
1/2 cup sweetened coconut flakes
1 teaspoon red chili powder
2 tablespoons olive oil
2 teaspoons garlic
1 teaspoon fresh ginger, minced
2 tablespoons lime juice

Cut pineapple and dragon fruit into 1-inch cubes and toss with olive oil. Sprinkle with red chili powder and grill for about 10 minutes, turning halfway through. Set coconut milk in a saucepan over medium heat. Bring to a boil, then reduce to low heat. Add the rice and cover, allowing to cook for approximately 45 minutes. Remove lid from saucepan and stir in garlic, ginger, lime juice, and coconut flakes. Serve rice topped with grilled dragon fruit and pineapple. Add extra coconut flakes on top if desired.

What Is Float Spa Therapy?

By Dylan Roche

Did you know an estimated 90 percent of your brain's workload is spent trying to process stimuli around you, including basic things like light, sound, and even the pull of gravity?



But if you could escape all of that for a little while...

That's the idea behind float spa therapy, a practice that has existed in some form since the 1950s but is gaining prominence in recent years as more people seek to prioritize their mental-emotional health.

Reducing the Connection Between Body and Mind

Formally known as restricted environmental stimulation therapy (or REST for short), float spa therapy gives patients a chance to remove themselves from all stimulus and float in heavily salted water to induce a meditative, dreamlike state known as theta, in which your brain's deepest mental processes happen. Benefits are both physical and mental: reduced stress, alleviated pain, better blood flow, improved sleep, and increased production of the feel-good hormone dopamine and endorphins.

"The relaxation of the body transforms into relaxing the mind," explains Denise Pearson, owner of Paradise Float Spa in Annapolis, who has been administering this form of therapy for five years.

When a person undergoes float spa therapy, Pearson says, they reduce the connection between emotion and memory. This lets

them evaluate their experiences without emotion attached to them, thus helping them with their anxiety.

Pearson also sees float spa therapy as helpful for people who suffer sensory overload, such as a patient with Asperger's syndrome. "For them to be able to take a break from sensory overload and not have to deal with sensory overload is a pleasure," she says.

Another group of people who benefit from float spa therapy are professional athletes, who will not only see improved muscle recovery, Pearson says, but also sharper mental focus.

Physical + Mental Benefits

Inside a float spa therapy tank, there's no light or sound. The water is heated to body temperature and mixed with so much Epsom salt that a person is able to float without any effort—the sensation is similar to floating on air.

When the brain enters a relaxed state, many of the mental benefits end up leading to physical benefits. For example, the therapy helps manage conditions associated with high stress, such as hypertension and ulcers. The improved blood flow from this relaxed state of being has even been shown to help repair damaged muscle tissue and improve recovery for people dealing with injuries or chronic pain.

Pearson says a patient's first float is usually a "discovery float," or a chance for them to get used to the sensation. It takes a few floats before a patient can truly enter a meditative state.

Looking to the Future

Having more therapeutic options, particularly ones supported by clinical trials, such as float spa therapy, is becoming increasingly important, Pearson says. A growing awareness of mental health and traumatic world events mean more people are struggling with anxiety and PTSD. "It's a good way to address those things," she says. "I think after COVID, the number of anxiety disorders is skyrocketing."

Some people may be so used to anxiety that they don't even recognize it. "If you're always on edge, that could be your normal," Pearson says. "People will say, 'I thought I was relaxed before I came in.' Sometimes you don't even recognize it."

Fitness Tips

JUST ADD WATER

By Dylan Roche

Ever notice how it's more difficult to move when you're in the water versus in the open air on land? That's because of two factors—it's because of the lack of gravity as well as the resistance you face from the weight of the water around you. And because it's not as easy to move, you're challenging your body to a harder workout, all while reducing the impact on your muscular and skeletal system. Is it any wonder why water workouts are so popular, especially for people undergoing physical rehab?

It's not just injured people or seniors who are doing water workouts—anyone training at any level can enjoy the benefits of a water workout and become a much stronger person because of them. Plus, as summer gets hotter, it's a refreshing change to put your workout in a pool. Interested in giving it a try this summer? Here's what you should know:

ENJOY A LOW-IMPACT WORKOUT

All this benefit to water workouts can be traced back to buoyancy. Our bodies naturally float to some degree—which reduces your bodyweight by about 90 percent. That means a 200-pound person is really going to be moving about 20 pounds of their own bodyweight when they take steps underwater. That's a lot less stress on your joints, and that means a greatly reduced risk of injury. If you are recovering from an injury, or if you have a condition such as arthritis, your physical therapist might recommend water jogging or water aerobics as an exercise you should try.

PUSH THROUGH NATURAL RESISTANCE

While the impact on your joints and muscles is lower, the resistance is higher—all that water around you naturally adds drag. So, you have to make a much greater effort to move through the water than you would



if you were doing an exercise outside of the water. Greater effort means expending much more energy, burning up to 150 percent of the calories they would if they were doing the exercise on land. When you ultimately return to moving on land—for example, if you're a runner who is using water jogging as part of your training plan—the movement will become much easier.

IMPROVE YOUR FORM

You'll also be learning better form. When you have to push yourself through the water, the way you carry yourself matters. If you're doing a water jog or water aerobics, you engage your core to hold yourself upright. You have to take steps and pump your arms in a precise way. You'll find that water exercises improve your posture and sense of balance, which is better for overall performance and reduced risk of injury when you return to exercising on land.

SWITCH IT UP

You're used to exercising on land, so don't be discouraged if you're surprised by how hard water workouts are. Push yourself as hard as you can and don't be afraid to switch it up. If you can run for an hour on land, you might find yourself completely exhausted after 15 minutes of running through the water—and that's a good thing! Give yourself a short break to do something else (such as treading water) before running for another 15

minutes. You could also try several sets of running in the water for two minutes, then walking in the water for five minutes. Water workouts are a natural test of your endurance.

DEEP VERSUS SHALLOW

The depth of the water will determine the kind of water workout you're getting. When you're in shallower water, much of your body is out of the water, so you're still carrying a lot of your own weight—but jogging through knee deep water will still challenge your endurance and your balance, even if it is slightly higher impact than running in chest-deep water.

For an extremely challenging low-impact workout, try running along the bottom of a pool where you're completely submerged. You'll have to come up for air occasionally, but you'll be seriously working your quads, glutes, calves, and even your core.

REMEMBER TO STAY HYDRATED

The pool can be refreshing, especially as an alternative to exercising in summer heat. That doesn't mean, however, that you aren't sweating. Be sure to consume plenty of water before, during, and after your workout. You should also avoid any water that's too warm—90 degrees or warmer is usually considered too high for exercising.

Linen Is In

10 TIPS FOR MAKING A SUMMER STYLE STATEMENT

By Dylan Roche



When you're trying to look your best on a hot summer day, there's no better fabric than linen—in fact, cultures around the world have been relying on this time-tested fabric for centuries because its ultra-light weight makes it highly breathable and comfortable even in the hottest of weather.

But even if it's comfortable, that doesn't mean everyone is eager to wear it—linen can be an intimidating fashion option! It wrinkles easily, which makes some people think it unacceptable for formal occasions. And it's so difficult to launder, so why would you wear it casually?

But both misconceptions are just that: misconceptions. The "wrinkleness" of linen is part of its charm, and you don't have to rely exclusively on dry-cleaning your linen pieces.

MAKE LINEN A PART OF YOUR SUMMER STYLE BY OBSERVING THESE 10 TIPS EVERYONE SHOULD KNOW ABOUT THIS CROSS-CULTURAL CLOTHING STAPLE:

1. While you should avoid any linen pieces that look as if you just pulled them out of a hamper, linen isn't meant to be especially rigid either. Let linen develop soft wrinkles throughout the day. You can always blast linen with a steamer to get rid of heavy wrinkles, but starching and pressing is unnecessary and actually goes against the way the fabric is supposed to look. Embrace the outdoorsy, free-spirited casualness of linen.

2. Just because linen tends to be more casual doesn't mean you can't get away with wearing it on dressier occasions, as long as a relaxed summer look would not be out of place. Strictly formal events held inside in the air-conditioning at night don't require distinctly summertime fabrics. However, if you're attending an outdoor wedding, going out on a boat, or dining al fresco, linen is entirely appropriate.

3. Mix and match your linen with other summertime fabrics, such as seersucker, cotton, or chambray. Pairing linen with heavy fabrics more appropriate for the fall or winter, such as wool, will take away from its aesthetic (not to mention defeat your purpose of staying cool).

4. If you're still intimidated by the idea of how easily linen wrinkles, you can create a contrast by pairing a linen piece with a crisply ironed cotton piece, such as a linen jacket with a cotton shirt.

5. Color matters when it comes to linen. Focus on pastel colors, which will create visual lightness that matches the fabric's light weight. If you prefer darker colors, stick to earthy tones like browns and greens, which will emphasize linen's naturalness.

6. Although you will find some linen pieces that are tailored and structured, many linen pieces are created to be looser, giving you more breathability. The downside to this is that it can sometimes look boxy, especially for women who are wearing linen dresses or linen blouses. Give your outfit a more defined silhouette by cinching these pieces with a belt.

7. Complete a linen outfit by pairing it with nature-inspired accessories. Think beachy jewelry or large earth-tone buttons. This same style rule can apply to men as well—opt for a wood tie pin, for example, or a woven belt.

8. This might feel like cheating, but nobody will know: Blended fabrics won't wrinkle as easily and are easier to clean. Some brands have taken note that very few people have the confidence to pull off an easily wrinkled linen suit. A linen-cotton blend will hold its structure much better while maintaining a similar texture and breathability.

9. Unlike some material, such as leather, where it's easy to determine quality by looking at it closely, linen is a bit of a guessing game. New linen tends to be stiff before it's properly broken in, so you don't always know how it's going to age. Therefore, you should rely on reputable brands, even if this means paying a little bit extra. Because of linen's long history in Italy, you can assume most well-known Italian brands are producing quality linen pieces—Gucci, Giorgio Armani, and Versace, for example.

10. Linen is easy enough to wash by hand at home. Add a drop of detergent to a bucket of cold water and let dissolve. Then let the linen piece soak for a few minutes. Do not wring or scrub. Rinse thoroughly and allow the fabric to air dry.



Shut-Eye for Success

BACK-TO-SCHOOL SEASON MEANS STARTING A HEALTHY SLEEP ROUTINE

By Dylan Roche

If summer vacation has meant a lot of staying up late at night, sleeping late in the morning, irregular naptimes, or other bad rest habits, then it sounds as if back-to-school season for your family will entail reestablishing a good sleep routine.

That's important because sleep delivers physical and mental benefits that growing children need. Children operating on insufficient sleep will often be inattentive or even hyperactive, causing them to struggle with classwork or homework, engage in poor behavior, or just be overall cranky and irritable. Poorly rested children are also prone to falling asleep during the day, even during school or other activities when they should be awake. Furthermore, sleep is the time when young bodies produce the hormones they need for growth and development.

By the time most children are entering grade school (age 6), they will no longer need naps—however, they still require plenty of sleep at night. Children ages 6 to 13 need

about nine to 12 hours of sleep every night. A teenager needs about eight to 10 hours of sleep every night. Bear in mind, however, that some children may be inclined to nap well into age 6 and beyond. Some studies even show that children as old as middle school can enjoy such benefits as better success in school and better overall behavior if they nap regularly. If your child still prefers to nap but napping isn't practical because of the school day, see whether you can allot a short period of quiet time after school for rest. Be careful though—a long nap after 4 p.m. could mean trouble falling asleep at night.

Don't let bad habits from summer vacation carry over into the school year. Start establishing healthy sleep by...



Creating a comfortable sleeping space. Bedrooms should be quiet, cool, and free from any stimulation like bright lights (a soft nightlight is acceptable).



Establishing a regular bedtime. Bedtime should be determined by what time your child needs to wake up. If your 6-year-old has to get up at 7 a.m., a bedtime of 7 p.m. might be entirely appropriate. Older children and teenagers may wish to set their own bedtimes, but they should be encouraged to make responsible choices that will allow them to get the full number of hours they need.



Going through a calming nighttime ritual. A warm bath, a book, or even quiet music can all help calm a child down from even the most eventful evening and encourage them to fall asleep easily.



Avoiding sugar or caffeine in the evening or afternoon. These can easily stimulate your child instead of calming them down.



Removing all screens. Light from screens can disrupt sleeping patterns. Put away all phones, tablets, computers, and TVs at least an hour before bedtime. Your family might even consider a rule of maintaining screen-free bedrooms.

If your child is still having trouble with a healthy bedtime routine, it's worth discussing with your pediatrician to rule out any health problems or to gain further insight. Never administer any medicinal sleep aids without your pediatrician's instruction.

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Interior of
Blackwall
Hitch

Exquisite Experiences

By Tom Worgo
Photography by Stephen Buchanan

The first impression you get when you walk up to Blackwall Hitch Annapolis is of the rooftop deck and yellow doors. They immediately grab your attention. The interior pops with a marble-topped bar and a chandelier that hangs from the second story. Marble tables with rustic chairs and antiques are sprinkled throughout the restaurant.

“It’s important to have an up-to-date, freshly decorated place where you enjoy yourself,” Events Director Jessica Oliver says. “We hand-pick items. We want to be comfortable and inviting, but upscale and fresh. We have the architectural elements and the exposed lighting, the glitz and the glam with the little bling elements.”

You can see boats go by on nearby Spa Creek from the rooftop deck. It’s also a space where diners can enjoy the restaurant’s great food. Assistant General Manager Michael Ennis describes the menu as “American Cuisine with a seafood flair.”

Indeed. Seafood does dominate the menu. Rockfish is a customer favorite and something that fits into the Americana category, Creole Rigatoni, is also a big hit.

We recently talked to Oliver and Ennis about everything that sets the restaurant apart from others. And we spoke with Executive Chef Danny Choung about Blackwall Hitch’s cuisine.



Michael, what kind of customers are you trying to attract?

People that want to come in, enjoy our environment, and see what it’s all about. Everything here offers you an experience. You can come down here and be in the wine room, which is an enclosed private dining area. You can be in either of our main dining rooms, or go to the main bar for a really cool experience. There are probably eight to 10 different experiences you can have here by just coming to this restaurant. You have the fine dining. You can have a closed intimate experience in the living room or wine room. You have the wine and oyster bar. You have the crow’s nest—our outdoor experience.

Do you offer signature drinks?

The bartenders put a lot of effort into making these drinks. One of the highlights, which is offered year-round, is the massive Bloody Mary. It’s a 32-ounce mason jar and it’s loaded with a Gherkin

pickle, a dill pickle, a lime wheel, a lemon wheel, two pieces of bacon, two steamed shrimp, two blue cheese stuffed olives, a jalapeno stuffed olive, along with lump crab meat. It’s one of our signature drinks. We also do a great strawberry ginger Margarita using Patron Silver, real strawberry puree, lime juice, and ginger beer. With craft beers, we knock all the local brews out of the park.

Jessica, can you talk about the rooftop deck?

It is our most popular space. It’s a Brazilian hardwood deck that overlooks the skyline of the State House. It has a quick-service bar, a lounge area with couches, and tables with yellow umbrellas for dining.

Do some customers just come to dance and see the bands on the weekends?

We have a very large bar that has a stage. We do live music on Friday and Saturday nights. We



start out with acoustic music early in the evening and have a full band later in the evening to draw in the party crowd. We have a variety of different artists, but we have someone like Dana B, who is here all the time and very popular. Mike McHenry also draws a good crowd. The bar is a great spot where people just come for music and drinks.

Why are the décor and design a big deal?

We have our own interior designer that comes in. We try to do the same themes in different locations. But some of the furniture will be different and that is important to us. We have comfortable seating and furnishings as well as accent pieces that are antiques or sourced from high-end furniture stores. All our private rooms have custom-made, hand-scraped farmhouse tables with reclaimed wood. We have high-end finishes like hardwood floors. The marble tables are custom-made and acid-washed

to look rustic. Our private rooms are well decorated.

Can you talk about the Sunday all-you-can-eat brunch?

Sunday brunch is jammed-packed from start to finish. It runs from 10 a.m. to 3 p.m. We do large parties in the room, which are great for birthdays or bridal showers. The restaurant stays full the whole time because it's an all-you-can-eat buffet with mimosas. It has a wide variety of all your breakfast fixings: pastries, deserts, an omelet station, mimosas, a carving station, and raw seafood. As far as a daily specials, Sunday would be our most popular day. We serve over 300 guests every Sunday.

Danny, what makes your restaurant unique?

Me [he says with a laugh]. I was trained at the Culinary Institute of America in Hyde Park, New York. It's the best culinary school in the world. I think our food is phe-

nomenal and our ambiance sets us apart. We have great décor, our banquet (room) is always booked, and our servers are top-notch.

What dish do customers crave the most?

Rockfish is our number-one seller. We stuff it with crabmeat, put on a white butter sauce, lime juice, cilantro, and it has clove rice, tomatoes, and roasted corn.

It has a unique taste—almost like a Southwestern rice flavor.

What else is popular on the menu?

Creole Rigatoni. It has creole crème sauce with shrimp, Andouille sausage, and grilled chicken. The key part of the dish is we make our pasta daily. It's almost like Alfredo with a little kick. The meal is awesome. I eat it every other day.





Savor the Chesapeake

Restaurant news and culinary trends throughout the Chesapeake Bay region

By Megan Kotelchuck

We are very lucky to live in this region. We truly are a community when it comes to giving back and to food. We have new restaurants opening, a local's favorite that needs a helping hand, and a full calendar of foodie events. We are blessed. Join the food fun and get involved in our vibrant community!

On the Restaurant Scene...

After plans to open in July, **The Choptank** has officially made its way to Annapolis. This classic fish and crab house has been warmly welcomed to Ego Alley after being a staple in Fells Point for so many years. Pull up a seat with an amazing waterfront view and enjoy Maryland's famous cuisine alongside a cocktail, crush, or one of 20 draft beer selections. Find their full menu on their website and see what you can enjoy on the rooftop or waterfront patio on your next visit to Annapolis! The Choptank is part of Atlas Restaurant Group who has donated a \$10,000 grant to the Housing Authority of the City of Annapolis so that the community pool at Harbour House can open and be operational for families this summer. Learn more at thechoptankrestaurant.com/Annapolis.

A new restaurant recently opened in Rock Hall: **Blue Heron Oyster House & Inn**. Blue Heron is owned by friends who worked together

in the industry in high school, and they were finally able to bring their vision to life. The restaurant has a raw bar and offers small plates, big plates, sandwiches, and even has a Hawaiian shaved ice stand available with fresh squeezed lemonade. Find more information and a full menu at blueheronoysterhouseandinn.com.

A fire significantly damaged a well-known Annapolis restaurant on June 8. **Sailor Oyster Bar** on West Street suffered catastrophic damage when a fire broke out in the rear of the two-story building. However, there were no injuries in the fire. Investigators determined that the cause was "accidental due to improperly discarded smoking materials." Repairs are predicted to take 12-15 months. Sailor Oyster Bar has created a GoFundMe to raise money for repairs and for the Sailor staff. Visit sailoroysterbar.com for details.

Queen Anne's County Public Schools, Chesapeake College, Queen Anne's County Economic and Tourism Development, and eleven local eateries are collaborating to make a **New Culinary Program** connecting Queen Anne's County public school students with local restaurant leaders to launch students out of high school with hundreds of hours of professional kitchen experience. This program is a great way for high school students to gain experience as well as making connections with local businesses to start off their career. The Upper Shore Regional Council donated uniforms and aprons and the Children's Home Foundation donated course fees. This is a two-year program open to 11th grade students that will offer 150 hours of instruction at Chesapeake College. To learn more about the culinary course, email Jason Mullen at jumullen@chesapeake.edu.

Prince George's County has a new addition, **Milk & Honey Market and Pancake Factory**. This combo eatery, event space, and market will feature small businesses and women-led enterprises and is located at 4531 Telfair Boulevard in Suitland. This addition is owned by Monique Rose, who prioritizes supporting other entrepreneurs in the area, specifically women and women of color like herself. This restaurant will offer an upscale, dine-in experience will 75 seats inside and 50 seats outside. Find more information on their website therealmilkandhoneydmv.com.



Experience Local...

August has plenty of can't-miss food and drink events. It's fun to have something to look forward to, right? Let's get some crabs, beers, peaches, and more!

The annual **Rotary Club of Annapolis Crab Feast** is back at Navy-Marine Corps Stadium for their 77th year on August 5, from 5 to 8 p.m. This feast is one of the longest-running and most popular summertime traditions in Annapolis since its start in 1946. All proceeds from this event are going to local community and cultural nonprofit organizations through grants of up to \$4,000 each. The night will have Maryland's famous blue crabs, Maryland vegetable crab soup, corn on the cob, beef barbecue, and much more. Find more information at annapolisrotary.org.

Hummingbird Inn presents **Bushels & Brews** on August 13. This all-you-can-eat crab feast will take place at Hummingbird Inn in Easton and will include Maryland steamed crabs, local corn, red skin potatoes, and a cash bar with beer, sangria, orange crushed, and soft drinks. The August 13th date will feature live music by Jayme D, and if you miss this event, come back for another Bushels & Brews on September 10. Fifty percent of the proceeds will benefit Delmarva Pride Center and Talbot Interfaith Shelter. Make your reservations at 410-822-0605.

Meat is back on the table! Bring your tastebuds down to Cult Classic for the **Cult BBQ Classic** in Stevensville on August 6. Be sure to enter the People's Choice judging competition to select the best BBQ on Kent Island. Tickets are \$10 and include unlimited samples. Judging will take place at noon and people's choice unlimited tasting will continue from 12:30 to 2 p.m. Buy your tickets now at simpletix.com.

Godfrey's Farm and the Sudlersville Volunteer Fire Company are coming together for the annual **Sudlersville Peach Festival** at Godfrey's Farm, August 5-6. The best local bands will be providing live music, community nonprofit groups will serve homemade food including pit beef and peach cobbler, local vendors will sell hand-made crafts, and, of course, there will be plenty of family activities. Find more information at godfreysfarm.com.

Drink Up...

August is the hottest month of the year, so let's enjoy the coldest drinks. Frozen cocktails fit the bill this time of year. Blend your favorite cocktail recipes with ice to make them a frozen delight. Or just pull out the blenders, grab some fruit from the fridge, and open up those liquor cabinets to create a cocktail on the fly. Here are a couple recipes to inspire you!

Frozen Pineapple Daiquiri

Ingredients

- 3 ounces Light Rum
- 3 ounces Pineapple Juice
- 1 ounce Simple Syrup
- .5 ounce Lime Juice
- 2 cups Frozen Pineapple Chunks
- 1 cup Ice
- Pinch Salt

Instructions

Combine all ingredients in a high-speed blender. Blend until smooth and serve in two chilled glasses.

Photo and recipe courtesy of cupofzest.com



Red Rooster Frozen Vodka Cocktail

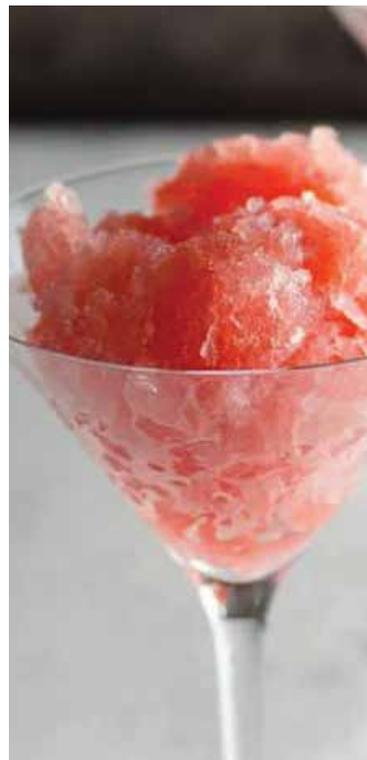
Ingredients

- 6 cups Cranberry Juice Cocktail
- 6 ounces frozen Orange Juice Concentrate, defrosted
- Juice of 1 Lime
- 2 cups Vodka

Instructions

Pour all ingredients into a 9x13 inch glass baking dish and stir. Cover well and freeze overnight. When ready to serve, use a fork to scrape into a slushie-like consistency. This will be easy since vodka doesn't completely freeze. Scoop into glasses and serve. It's great frozen but also as it melts.

Photo and recipe courtesy of umamigirl.com



Have culinary news to share? Send an email to the editor at editor@whatsupmag.com.

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Castlebay Irish Pub 1

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165 Main Street, Annapolis; 410-269-6737; Chickandruths.com; American diner; breakfast, lunch, dinner, late-night \$ 🍷 🍷

City Dock Café

18 Market Space, Annapolis; (410)-269-0969; Citydockcafe.com; American; coffee, light breakfast, baked goods \$

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136 Dock Street, Annapolis; 410-268-7278; Dockstreetbar.net; American; lunch, dinner, late-night \$\$\$ 🍷 🍷 🍷 🐾 🎵

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193 B Main Street, Annapolis; 443-214-5171; DRY85.com; American, lunch, dinner, Sunday brunch \$\$\$ 🍷 🎵 🍷 🍷

Federal House Bar & Grille

24 Market Space, Annapolis; (410)-268-2576; federalhouse.com; American; lunch, dinner, Weekend brunch \$\$\$ 🍷 🍷 🍷 🍷 🍷

Flamant

17 Annapolis Street, Annapolis; 410-267-0274; Flamantmd.com; European; dinner \$\$\$-\$\$\$\$

Fox's Den

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164 Main Street, Annapolis, 443-598-6920; Preserve-eats.com; Seasonal farm to table restaurant; brunch, lunch, dinner \$\$\$ 🍷 🍷 🍷

Pusser's Caribbean Grille

80 Compromise Street, Annapolis; 410-626-0004; pussersannapolis.com; Caribbean, seafood; lunch, dinner, Sunday brunch \$\$\$ 🍷 🍷 🍷 🍷 🍷 🍷

Red Red Wine Bar

189B Main Street, Annapolis; 410-990-1144; Redredwinebar.com; Wine bar; lunch, dinner, Sunday brunch \$\$\$ 🍷 🍷 🍷 🍷

Reynolds Tavern

7 Church Circle, Annapolis; 410-295-9555; Reynoldstavern.org; International; lunch, dinner, afternoon tea \$\$\$ 🍷 🍷 🍷 🍷 🍷

Sakura Café

105 Main Street, Annapolis; 410-263-0785; sakuracafemd.com; Japanese; lunch, dinner \$\$\$ 🍷 🍷 🍷 🍷 🍷

Sofi's Crepes

1 Craig Street, Annapolis; 410-990-0929; Sofiscrepes.com; Sweet and savory crepes \$

Vida Taco Bar

200 Main Street, Annapolis; 443-837-6521; Vidatacobar.com; Tex-Mex; lunch, dinner \$\$\$ 🍷

Upper Annapolis

49 West, Coffeebar, Winebar & Gallery

49 West Street, Annapolis; 410-626-9796; 49westcoffeehouse.com; American, coffeehouse; breakfast, lunch, dinner \$\$\$ 🍷 🍷 🍷 🍷 🍷

Azure

100 Westgate Circle, Annapolis; 410-972-4365; Azureannapolis.com; Modern American; breakfast, lunch, dinner \$\$\$ 🍷 🍷

Carpaccio Tuscan Kitchen & Wine Bar

1 Park Place, Suite 10, Annapolis; carpacciotoscankitchen.com; Italian; lunch, dinner, Sunday brunch \$\$\$ 🍷 🍷 🍷 🍷

El Toro Bravo

50 West Street, Annapolis; 410-267-5949; Mexican; lunch, dinner \$\$\$ 🍷 🍷 🍷 🍷 🍷

GameOn Bar + Arcade

114 West Street; 410-885-4589; gameonbararcade.com

Lemongrass

167 West Street, Annapolis; 410-280-0086; Lemongrassannapolis.com; Thai; lunch, dinner \$ 🍷 🍷 🍷 🍷

Level Small

Plates Lounge
69 West Street, Annapolis; 410-268-0003; levelannapolis.com; Modern American, tapas; dinner, late-night \$ 🍷 🍷 🍷 🍷 🍷

Light House Bistro

202 West Street, Annapolis; 410-424-0922; Lighthousebistro.org; American; breakfast, lunch, dinner, weekend brunch \$ 🍷 🍷 🍷

Luna Blu

36 West Street, Annapolis; 410-267-9950; Lunablufannapolis.com; Italian; lunch, dinner \$\$\$ 🍷 🍷 🍷

Metropolitan Kitchen & Lounge

175 West Street, Annapolis; 410-280-5160; Metropolitanannapolis.com; Modern American; breakfast, lunch, dinner, late-night \$\$\$ 🍷 🍷 🍷 🍷 🍷

Miss Shirley's Café

1 Park Place, Annapolis; 410-268-5171; MissShirleys.com; Southern American; breakfast, brunch, lunch \$ 🍷 🍷 🍷 🍷 🍷



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Rams Head Tavern

33 West Street, Annapolis; 410-268-4545; ramsheadtavern.com; American, brewery; lunch, dinner, late-night, Sunday brunch \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Sailor Oyster Bar

196 West Street, Annapolis; 410-571-5449; Sailoroysterbar.com; American grill, seafood, cocktails; weekend lunch, dinner \$ \$ 🍷 🍷 🍷

Stan & Joe's Saloon

37 West Street, Annapolis; 410-263-1993; Stanandjoessaloon.com; American; lunch, dinner, late-night, Sunday brunch \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Tsunami

51 West Street, Annapolis; 410-990-9868; Tsunamiannapolis.com; Fusion, sushi; lunch, dinner, late-night \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Greater Annapolis

Basmati

2444 Solomons Island Road, Annapolis; 410-266-6355; Basmatiofannapolis.com; Indian; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Bean Rush Café

1015 Generals Highway, Crownsville; 410-923-1546; Beanrushcafe.com; Coffee, baked goods, sandwiches; breakfast, lunch \$

Blue Rooster Café

1372 Cape St. Claire Road, Annapolis; 410-757-5232; GoToRoosters.com; Modern American; breakfast, lunch, dinner \$ \$ 🍷 🍷 🍷 🍷

The Brass Tap

2002 Annapolis Mall Road, Annapolis; 833-901-2337; Brasstap-beerbar.com; American; lunch, dinner \$ 🍷 🍷 🍷 🍷

Broadneck Grill & Cantina

1364 Cape St Claire Road, Annapolis; 410-757-0002; Broadneckgrill.com; Contemporary American and Mexican Cuisine; serve breakfast Saturday and Sunday; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷

Bruster's Real Ice Cream

1409 Forest Drive, Annapolis; 410-295-0025; Brustersannapolis.com; Dessert \$ 🍷 🍷 🍷 🍷

Buffalo Wild Wings

2337-A Forest Drive, Annapolis; 410-573-0331; Buffalowildwings.com; American; lunch, dinner \$ 🍷 🍷 🍷 🍷 🍷 🍷

Cantler's Riverside Inn

458 Forest Beach Road, Annapolis; 410-757-1311; Cantlers.com; Crabs, seafood; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

The Canton Restaurant

11 Ridgely Avenue, Annapolis; 410-280-8658; thecantononline.com; Chinese; lunch, Dinner \$ 🍷 🍷 🍷 🍷 🍷 🍷

Cooper's Hawk

1906 Towne Centre Blvd, Annapolis; 443-837-9989; Chwinery.com; American; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Chevys Fresh Mex

2436 Solomons Island Rd, Annapolis; 410-573-4932; chevysmd.com; Mexican; lunch, dinner, brunch \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Double T Diner

12 Defense Street, Annapolis; 410-571-9070; DoubleTdiner.com; American diner; breakfast, lunch, dinner, late-night \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Eggcellence

2625 Housley Road, Annapolis; 410-573-9503; Eggcellence-brunchery.com; American; breakfast, lunch \$ 🍷 🍷 🍷 🍷

Evelyn's

26 Annapolis St, Annapolis; 410-263-4794; Evelynsannapolis.com; American; breakfast, brunch, lunch, happy hour \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Full On Eats + Drinks

247-A Solomons Island Rd' 443-949-0203; fulloncraft.com; lunch, *

Giolitti Delicatessen

2068 Somerville Road, Annapolis; 410-266-8600; Giolittideli.com; Delicatessen; lunch, dinner \$ 🍷 🍷 🍷 🍷 🍷 🍷

Gordon Biersch

1906 Towne Centre Boulevard, Ste. 155, Annapolis; 410-266-5965; gordonbierschrestaurants.com; American; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Grapes Wine Bar

1410 Forest Drive, Suite 6, Annapolis; 410-571-5378; Grapeswinebarannapolis.com; Mediterranean; lunch (Sat. only), dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Herald Harbor Hideaway

400 Herald Harbor Road, Crownsville; 410-923-4433; Heraldharborhideaway.com; American; lunch, dinner \$ 🍷 🍷 🍷 🍷 🍷 🍷

Heroes Pub

1 Riverview Avenue, Annapolis; 410-573-1996; Heroespub.com; American, sports bar; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

InGrano Bakery

302 Harry S Truman Parkway Suite H, Annapolis; 410-919-0776; ingranobakery.com; bistro-bakery; breakfast, lunch

Italian Market & Restaurant

126 Defense Highway, Annapolis; 410-224-1330; Theitalianmarket.com; Italian; lunch, dinner \$ 🍷 🍷 🍷 🍷 🍷 🍷

Jalapeños

85 Forest Plaza, Annapolis; 410-266-7580; Jalapeñosonline.com; Spanish, Mexican; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Julep Southern Kitchen & Bar

2207 Forest Drive; Unit #2 Annapolis, Md; Julepannapolis.com; 410-571-3923; American; Lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

La Sierra

2625 Riva Road, Annapolis; 410-573-2961; Lasierrestaurantinc.com; Mexican; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Lebtav

2335 Forest Drive Ste. 46A, Annapolis; 410-897-1111; Lebtav.com; Middle Eastern; lunch, dinner \$ 🍷 🍷 🍷 🍷 🍷 🍷

Lemongrass Too

2625-A Housley Road, Annapolis; 410-224-8424; lemongrass-too.com; Thai; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Lures

1397 Generals Highway, Crownsville; 410-923-1606; Luresbarandgrille.com; American grill, seafood; lunch, dinner, Sunday brunch \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Ledo Pizza

505 S. Cherry Grove Avenue, Annapolis; 410-295-3030; Ledopizza.com; Pizza, pasta, sandwiches; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Maggianno's Little Italy

2100 Annapolis Mall Road, Ste. 1200, Annapolis; 410-266-3584; Italian; lunch, dinner, Saturday and Sunday brunch \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

The Melting Pot

2348 Solomons Island Road, Annapolis; 410-266-8004; Meltingpot.com; Fondue; dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Mi Lindo Cancún Grill

2134 Forest Drive, Annapolis; 410-571-0500; Lindocancungrill.com; Mexican; breakfast, lunch, dinner \$ 🍷 🍷 🍷 🍷

Mission BBQ

2101 Somerville Road, Annapolis; 443-569-4700; Mission-bbq.com; Barbecue; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷

Nothing Bundt Cakes

1901 Town Centre Blvd, Suite 130, Annapolis; 443-775-7979; nothingbundtcakes.com; Bakery

Paul's Homewood Café

919 West Street, Annapolis; 410-267-7891; Paulshomewoodcafe.com; Mediterranean; lunch, dinner, brunch \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Pasticcio Fresh Italian Kitchen

150-F Jennifer Road, Annapolis; 443-949-0608; Pasticcioannapolis.com; Italian; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Ports of Call

210 Holiday Court, Annapolis; 410-573-1350; portsofcallannpolis.com; Modern American; breakfast, lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Rams Head Roadhouse

1773 Generals Highway, Annapolis; 410-849-8058; ramsheadroadhouse.com; American, brewery; lunch, dinner, late-night, Sunday brunch \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷 🍷 🍷

Red, Hot & Blue

200 Old Mill Bottom Road, Annapolis; 410-626-7427; Redhotandblue.com; Barbecue; lunch, dinner \$ 🍷 🍷 🍷 🍷

Riverbay Roadhouse

1374 Cape St Claire Road, Annapolis; 410-757-2919; Riverbay-roadhouse.com; Steak, seafood; breakfast, lunch, dinner \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Royal Karma

302 Harry S. Truman Pkwy, Suite K, Annapolis; 410-266-5006; royalkarmaannapolis.com; Indian; Lunch buffet, dinner \$ \$ 🍷 🍷 🍷 🍷

Sakura Japanese Steak & Seafood House

2625 Housley Road, Annapolis; 410-573-0006; Sakurasteakhouse.com; Japanese; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷

Sandy Pony Donuts

1901 Towne Centre Blvd., Ste 130, Annapolis; 301-873-3272; Sandyponydonut.com; Breakfast \$ 🍷 🍷 🍷 🍷

Seafood Palace Buffet

81 Forest Plaza A, Annapolis; 410-216-2186; Seafoodpalacebuffet.com; American, Japanese, Seafood; lunch, dinner \$ 🍷 🍷 🍷 🍷

Severn Inn

1993 Baltimore Annapolis Boulevard, Annapolis; 410-349-4000; Severninn.com; Seafood; lunch, dinner, Sunday brunch \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Sin Fronteras

2129 Forest Drive, Annapolis; 410-266-0013; Sinfronterascfe.com; Mexican; lunch, dinner, Saturday and Sunday breakfast \$ \$ 🍷 🍷 🍷 🍷 🍷 🍷

Smashing Grapes Kitchen and Wine Bar

177 Jennifer Road, Annapolis; 410-266-7474 Smashinggrapes.com; Mediterranean and California Coastal cuisines, lunch and dinner \$ \$, 🍷 🍷 🍷 🍷 🍷 🍷

Stoney River Legendary Steaks

2190 Annapolis Mall, Annapolis; 410-224-8312; Stoneyriver.com; Steakhouse; lunch, dinner \$ \$ 🍷 🍷 🍷 🍷

True Food Kitchen

1906 Towne Centre Blvd, Suite 110, Annapolis; 443-775-5179; truefoodkitchen.com; American; Lunch and dinner 🍴

Tuscan Prime

1905 Town Centre Blvd, Suite 100; 443-572-4677; tuscan-prime.com; dinner, weekend brunch; \$\$

Ziki Japanese Steakhouse

1906 Towne Center Boulevard, Ste. 4250, Annapolis; 410-224-6598; Zikisteakhouse.com; Japanese, sushi; lunch, dinner \$\$ 🍴 🌿 * 🍷

Eastport / Bay Ridge

Adam's Taphouse and Grille

921C Chesapeake Avenue, Annapolis; 410-267-0064; Adams-grilleannapolis.com; Barbecue; lunch, dinner \$\$ 🍴 🍷

Annapolis Smokehouse & Tavern

107 Hillsmere Drive, Annapolis; 410-571-5073; Annapolissmokehouse.com; American BBQ; lunch, dinner, catering, Weekend brunch \$\$ 🍴 🌿 🍷 🎵

Bakers & Co.

618 Chesapeake Avenue, Annapolis; 410-280-1119; Bakersandco.com; Bakery, café; Breakfast \$ 🍷

Blackwall Hitch

400 6th Street, Annapolis; 410-263-3454; blackwallhitchannapolis.com; Upscale-casual New American restaurant; brunch, lunch, dinner, late-night \$\$ 🍴 🌿 🍷 *

Boatyard Bar & Grill

400 Fourth Street, Annapolis; 410-216-6206; Boatyardbarandgrill.com; American, seafood; breakfast, lunch, dinner. \$\$ 🍴 🌿 🍷 🎵 🍷

Bread and Butter Kitchen

303 Second Street, Ste. A, Annapolis; 410-202-8680; Breadandbutterkitchen.com; American; breakfast, lunch \$ 🍷

Caliente Grill

907 Bay Ridge Road, Annapolis; 410-626-1444; Calientergrillannapolis.com; Latin; lunch, dinner \$\$ 🍴 🌿 *

Carroll's Creek

410 Severn Avenue, Annapolis; 410-263-8102; Carrolscreek.com; Seafood; lunch, dinner, Sunday brunch \$\$ 🍴 🍷 🌿 🍷

Chart House

300 Second Street, Annapolis; 410-268-7166; Chart-house.com; Seafood; dinner, Sunday brunch \$\$ 🍴 🌿 🍷

Davis' Pub

400 Chester Avenue, Annapolis; 410-268-7432; Davispub.com; American; lunch, dinner, late night \$ 🍴 🌿 🍷 🐾

Eastport Kitchen

923 Chesapeake Avenue, Annapolis; 410-990-0000; Eastportkitchen.com; American; breakfast, lunch, dinner \$\$ 🍴

Grump's Café

117 Hillsmere Drive, Annapolis; 410-267-0229; Grumpscafe.com; American; breakfast, lunch, dinner \$ 🍴 🌿 🍷

Jack's Fortune

960 Bay Ridge Road, Annapolis; 410-267-7731; Jackfortune1.com; Chinese; lunch, dinner \$ 🍴 🌿 🍷

Lewnes' Steakhouse

401 Fourth Street, Annapolis; 410-263-1617; Lewnessteakhouse.com; Steakhouse, seafood; dinner \$\$\$ 🍴 🌿 🍷

Main & Market

914 Bay Ridge Road, Annapolis; 410-626-0388; Mainandmarket.com; Farm-to-table; breakfast, lunch, dinner \$\$ 🍴 🍷 🌿

O'Leary's Seafood Restaurant

310 Third Street, Annapolis; 410-263-0884; Olearysseafood.com; Seafood; dinner, Sunday brunch \$\$\$ 🍴 🌿 🍷

Rocco's Pizzeria

954 Bay Ridge Road, Annapolis; 410-263-9444; Roccospizzashop.com; Pizza; lunch, dinner \$ 🍴 🌿 🍷

Ruth's Chris

301 Severn Avenue, Annapolis; 410-990-0033; ruthschris.com; Steakhouse; dinner \$\$\$ 🍴 🌿 🍷

Sammy's Pizza Kitchen

1007 Bay Ridge Ave, Annapolis; 410-990-9800; Sammyspiz-zakitchen.com; Italian; lunch, dinner \$-\$\$ 🍴

Vin 909 WineCafe

909 Bay Ridge Avenue, Annapolis; 410-990-1846; Vin909.com; Farm-to-table; lunch, dinner \$\$ 🍴 🌿 🍷

Edgewater / South County

Adam's Taphouse and Grille

169 Mayo Road, Edgewater; 410-956-2995; Adamsgrilleannapolis.com; Barbecue; lunch, dinner \$\$ 🍴 🌿 🍷

All American Steakhouse

139 Mitchells Chance Road, Edgewater; 410-956-4494; Theallamericansteakhouse.com; American; lunch, dinner \$\$ 🍴

Bayside Inn

1246 Central Avenue, Edgewater; 410-956-2722; American, Seafood; breakfast, lunch, dinner \$\$ 🍴 🌿 🍷 *

Broadneck Grill & Cantina

74 Central Avenue West, Edgewater; 410-956-3366; Broadneckgrill.com; American and Mexican Cuisine; lunch, dinner \$ 🍴 🍷 🌿 🎵

Chad's BBQ

158 W Central Ave, Edgewater; 410-956-7774; chadsbbq.com; Authentic smoked barbeque; lunch, dinner \$ 🍴 🌿 🍷 🐾

The Crab Shack

3111 Solomons Islands Road; Edgewater 21037; 443 837 6279; Thecrabshackmd.com

Deale Umami Sushi House

657 Deale Rd, Deale; 410-867-4433; Sushi, lunch, dinner \$\$ *

Dockside Restaurant & Sports Bar

421 Deale Rd, Tracy's Landing; 410-867-1138; www.docksidere-restaurantmd.com; American, Seafood; breakfast, lunch, dinner \$\$ *

Edgewater Restaurant

148 Mayo Road, Edgewater; 410-956-3202; Edgewaterrestaurant.com; American, seafood; lunch, dinner, Sunday brunch \$\$ 🍴 🌿 🍷

Fuji Steakhouse

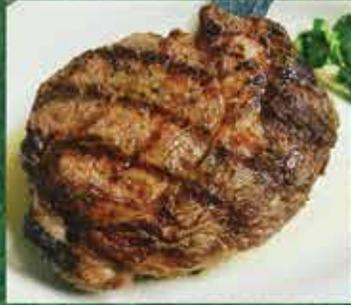
169 Mitchells Chance Road, Edgewater; 410-956-8898; fuji-steakhousemd.com; Japanese; lunch, dinner \$\$ 🍴 🌿 🍷

Glory Days Grill

3 Lee Airpark Drive, Edgewater; 443-808-8880; Glorydaysgrill.com; American, sports bar; lunch, dinner \$ 🍴 🌿 🍷

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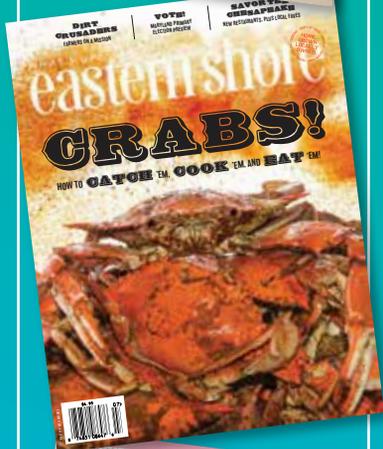
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DINING GUIDE

The Greene Turtle

3213 Solomons Island Road, Ste. A, Edgewater; 410-956-1144; thegreenturtle.com; American Lunch, dinner, late-night \$ 🍷 🍴 🎵

Happy Harbor

533 Deale Road, Deale; 410-867-0949; happyharbordeale.com; American; lunch, dinner \$ 🍷 🍴 🎵

Harvest Thyme Modern Kitchen & Tavern

1251 West Central Ave, Davidsonville; 443-203-6846; harvestthymetavern.com; American; lunch, happy hour, dinner \$ 🍷

Hispa Restaurant

183 Mayo Road, Edgewater; 410-956-7205; Latin American; breakfast, lunch, dinner \$

JesseJay's Latin Inspired Kitchen

5471 Muddy Creek Rd, Churchton, 240-903-8100; jessejays.com; Latin, Lunch, dinner \$\$ 🍷 🍴 🎵

Killarney House

584 West Central Avenue, Davidsonville; 410-798-8700; Killarneyhousepub.com; Irish; lunch, dinner, late-night \$\$ 🍷 🍴 🎵

Ledo Pizza

3072 Solomons Island Road, Edgewater; 410-956-6700; Ledopizza.com; Pizza, pasta, sandwiches; lunch, dinner \$\$ 🍷 🍴

Mike's Bar & Crab House

3030 Riva Road, Riva; 410-956-2784; Mikescrabhouse.com; Seafood; lunch, dinner, late-night \$\$ 🍷 🍴 🎵

Nova Sushi Bar and Asian Fusion

3257 Solomons Island Road, Edgewater; 410-956-5326; Novasushi.com; Sushi, lunch, dinner \$-\$

Old Stein Inn

1143 Central Avenue, Edgewater; 410-798-6807; Oldstein-inn.com; German; dinner \$\$ 🍷 🍴 🎵

Petie Greens Bar and Grill

6103 Drum Point Road, Deale; 410-867-1488; Petiegreens.com \$\$ 🍷 🍴 🎵

Pirate's Cove

4817 Riverside Drive, Galesville; 410-867-2300; Piratescovemd.com; Seafood; breakfast, lunch, dinner, Sunday brunch \$\$ 🍷 🍴 🎵

The Pier Waterfront Bar & Grill

48 South River Road, Edgewater; 443-837-6057; thepierwaterfrontbarandgrill.com; Caribbean; lunch, dinner, late-night \$\$ 🍷 🍴 🎵

Red N Reel Restaurant

4160 Mears Avenue, Chesapeake Beach; 860-312-5596; rnrresortmd.com; Seafood; breakfast, lunch, dinner \$\$ 🍷 🍴 🎵

Saigon Palace

10 Mayo Road, Edgewater; 410-956-0505; Vietnamese; lunch, dinner \$ 🍷 🍴

Señor's Chiles

105 Mayo Rd, Edgewater; 410-216-2687; señorschile.com, Mexican; lunch, dinner, \$\$, 🍷 🍴 🎵

Skipper's Pier Restaurant & Dock Bar

6158 Drum Point Road, Deale; 410-867-7110; Skipperspier.com; Seafood; dinner \$\$ 🍷 🍴

South County Café

5690 Deale Churchton Road, Deale; 410-867-6450; American; breakfast, lunch, dinner \$\$ 🍷

Stan & Joe's Saloon South

173 Mitchells Chance Road, Edgewater; 443-837-6126; Stanandjoes-saloon.com; American; lunch, dinner, late-night \$ 🍷 🍴 🎵 🐾

S & J Riverside

4851 Riverside Drive, Galesville; 410-867-7200; Seafood; lunch, dinner \$\$ 🍷 🍴 🎵

Yellowfin Steak & Fish House

2840 Solomons Island Road, Edgewater; 410-573-1333; yellowfinedgewater.com; Steak, seafood; lunch, dinner, Sunday brunch \$\$ 🍷 🍴 🎵

Arnold / Severna Park / Pasadena & Beyond

Adam's Ribs

589 Baltimore Annapolis Boulevard, Severna Park; 410-647-5757; adamsgrilleseverna-park.com; Barbecue; lunch, dinner \$\$ 🍷 🍴 🎵

Ashling Kitchen & Bar

1286 Route 3 South Ste. 3, Crofton; 443-332-6100; Ashlingco.com; American; dinner \$\$ 🍷 🍴 🎵

Bella Italia

1460 Ritchie Highway, Arnold; 410-757-3373; Bellaitaliaarnold.com; Italian; lunch, dinner \$ 🍷 🍴

The Big Bean

558 Baltimore Annapolis Blvd, Severna Park; 410-384-7744; thebigbean.com; Coffee Shop

Blackwall Barn & Lodge

329 Gambrills Road, Gambrills; 410-317-2276; Barnandlodge.com; American; lunch, dinner, weekend brunch \$\$ 🍷 🍴 🎵

Brian Boru Restaurant & Pub

489 Ritchie Highway, Severna Park; 410-975-2678; Brianborupub.com; Irish; lunch, dinner, Sunday brunch \$\$ 🍷 🍴 🎵

Café Mezzanotte

760 Ritchie Highway, Severna Park; 410-647-1100; cafemezzanotte.com; Italian; lunch, dinner \$\$ 🍷 🍴 🎵

The Crab Shack

1260 Crain Hwy Crofton 21114; 443 302 2680

Daily Scoop

3201 Mountain Road, Pasadena; 410-437-2667; dailyscoopcream.biz; Ice cream and ice cream cakes \$ 🍷

Donnelly's Dockside

1050 Deep Creek Avenue, Arnold; 410-757-4045; Donnellys-dockside.com.com; Seafood; lunch, dinner \$\$ 🍷 🍴 🎵

Founders Tavern & Grille

8125 Ritchie Highway, Pasadena; 410-544-0076; Founders-tavernandgrille.com; American; lunch, dinner \$ 🍷 🍴

Gina's Cantina

8779 Veterans Highway, Millersville; 410-923-8226; Ginascantinamd.com; Tex-Mex; lunch, dinner \$\$ 🍷

Ledo Pizza

552 Ritchie Highway, Severna Park; 410-544-3344; Ledopizza.com; Pizza, pasta, sandwiches; lunch, dinner \$\$ 🍷 🍴

Lemongrass Arnold

959 Ritchie Highway, Arnold; 410-518-6990; Lemongrassannapolis.com; Thai; lunch, happy hour, dinner \$ 🍷

DINING GUIDE

Mi Pueblo II

554-A Ritchie Highway, Severna Park; 410-544-4101; Mipueblo2.com; Mexican; lunch, dinner \$ Y 🍷

Mother's Peninsula Grill

969 Ritchie Highway, Arnold; 410-975-5950; Mothersgrille.com; American, seafood; lunch, dinner \$\$ Y 🍷 🍴

Nonna Angela's

2225-A Defense Highway, Crofton; 443-584-4038; Mammaas.com; Italian; lunch, dinner \$-\$\$ 🍷

O'Loughlin's Restaurant

1258 Bay Dale Drive, Arnold; 410-349-0200 Oloughlinpub.com; American; lunch, dinner, late-night \$\$ Y 🍷 🍴

Pherm Brewing Company

1041 MD Route 3; Gambrills; 443-302-2535; phermbrewing.com; Food trucks on Weekends

The Point Crab House & Grill

700 Mill Creek Road, Arnold; 410-544-5448; Thepointcrabhouse.com; Casual contemporary American Seafood restaurant; brunch, lunch, dinner \$\$ Y 🍷 🍴

Rips Country Inn

3809 N. Crain Highway, Bowie; 301-805-5900; Ripscountryinn.com; Rustic country cooking and Chesapeake eats; breakfast, lunch, dinner \$\$ Y 🍷

Romilo's Restaurant

478-A Ritchie Highway, Severna Park; 410-544-6188; Romilosrestaurant.com; Greek; lunch, dinner \$\$ Y 🍷

Senor Chile Cantina

1264 Bay Dale Drive; Arnold; 410-421-1010; lunch, \$ 🍷

Severna Park Taphouse

58 W. Earleigh Heights Road, Severna Park; 410-793-5759; Severnaparktaphouse.com; American, sports bar; dinner \$ Y

Sin Fronteras

7700 Ritchie Highway, Glen Burnie, 410-424-2022, Sinfronterascafe.com, Mexican; lunch, dinner, Saturday & Sunday breakfast \$\$ Y *

Twains Tavern

8359 Baltimore Annapolis; Boulevard, Pasadena; 410-647-5200; Twainstavern.com; American, sports bar; dinner \$ Y 🍷

Vida Taco Bar

541 Baltimore Annapolis Blvd, Severna Park; 410-544-2300; Vidatacobar.com; Tex-Mex; lunch, dinner \$\$ Y

Regional

Bistro St. Michaels

403 Talbot Street, St. Michaels; 410-745-9111; Bistrostmichaels.com; Euro-American; brunch, dinner \$\$ 🍷 Y

The Island Hideaway

14556 Solomons Island Road S, Solomons; 410-449-6382; Theislandhideawaysolomons.com; American; lunch, dinner 🍷 Y 🍴 *

Knoxie's Table

180 Pier 1 Road, Stevensville; 410-604-5900; Baybeachclub.com; American; dinner, weekend brunch 🍷 Y 🍴

Libbey's Coastal Kitchen

357 Pier 1 Road, Stevensville; 410-604-0999; libbeyscoastalkitchen.com; American, seafood; Lunch, dinner Y 🍷 *

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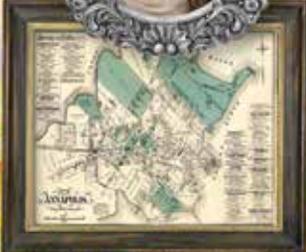
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