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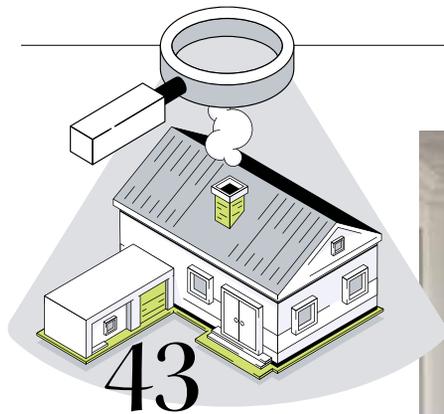


Contents



MARCH/APRIL 2025

◀ **On the Cover:** We celebrate this year's Home Excellence Awards. Photograph courtesy Speight Cook Studio Architects. Design by August Schwartz. *What's Up?* Central Maryland online at whatsupmag.com. ♻️ Please recycle this magazine.



Arts & Culture

8 Events highlights special celebrations and activities to enjoy this month BY MEGAN KOTELCHUCK

12 Attractions visits the two locations of the National Air & Space Museum BY TYLER INGLE

14 Social showcases photographs of recent charity events

16 Interview has a chat with Lady Terrapins' star Shyanne Sellers BY TOM WORG

Features

18 3rd Annual Home Excellence Awards features the Bay region's most exquisite and compelling projects in residential design and construction

43 Planning to Sell or Buy Real Estate offers news about recent legislation, the market, and how to maximize your side of the deal BY JAMES HOUCK

47 Summer Camps You Should Know 2025 ▶ is our introduction to regional camps to consider when planning your child or adolescent's summer experiences



Home & Garden

56 Featured Home: Second Chance for a First-Class Home profiles a picturesque home build on a St. Michaels peninsula BY LISA J. GOTTO

64 Garden: Planning for a Year-Round Garden shares how-to steps and species to add color to your garden all year BY JANICE F. BOOTH

66 Living Craftsman-Style in Crofton showcases a turn-key property that recently sold for \$780K, more than \$40K over asking price BY LISA J. GOTTO



Health & Beauty

By Dylan Roche

70 Strong Teeth, Happy Smiles
72 Get Salty
73 Pickleball

Food & Dining

76 Readers' Dining Guide offers local restaurant listings for your consideration

In Every Issue

80 Where's Wilma? Find the *What's Up?* Media mascot and win

COMING UP IN MAY/JUNE 2025

Up & Coming Lawyers, Nonprofits You Should Know, The Osprey/Atlantic Menhaden Connection

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maryland

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Expert of the Month



Ross Benincasa

Ross Benincasa

**Senior Vice President of Community Development
Chesapeake Community Development**

Ross Benincasa has more than 11 years of experience in community development working on creative and collaborative projects that address community needs and combine access to resources, services, housing, and community spaces. He plays an integral role in partnering with leaders and communities by managing real estate development projects and leading a team of professionals dedicated to creating affordable and accessible housing in inclusive communities.

What is your vision for inclusive community development?

Our vision is to create communities where everyone, including people with disabilities, is welcomed, included, and empowered. This extends beyond supporting individual people; it's about reimagining neighborhoods, cities, and towns as inclusive places that reflect the diversity and strength of everyone. Our new development, Easton Crossing, clearly demonstrates this. The project is the next step in our vision for inclusive communities—combining housing for people with disabilities, affordable housing, and market-rate housing, all of which coexist around community-wide amenities.

How are you reimagining affordable housing through your development practices?

People often carry assumptions about affordable housing. But we have shown that housing can be affordable and beautiful. People

are genuinely surprised when I show them our affordable housing units, and they see the quality of the finishes. By incorporating energy-efficient appliances, modern design elements, and desirable amenities into our projects, we not only enhance the living experience but also save costs over time—for us and the tenants.

When we talk about affordable and market-rate housing coexisting, it's about equality and equity. Unless I point it out, you wouldn't know whether a unit is market rate or meant for a family transitioning out of homelessness. It's a fantastic opportunity to challenge people to think differently about what people throughout the community want, need, and deserve.

What sets your work apart?

We want to be an active, valued member of the communities where we work. This commitment keeps us aligned with our mission-driven focus of making Maryland a better place to live by building and maintaining communities where everyone has access to resources and opportunities. People with disabilities—and everyone—deserve thoughtfully designed spaces to live, work, and connect. By balancing design and accessibility, we reaffirm each resident's values as an integral member of our community.

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Arts & Culture

8 EVENTS

12 ATTRACTIONS

14 SOCIAL

16 INTERVIEW

HIGHLIGHTING
ENTERTAINMENT,
COMMUNITY,
AND EVENTS



**Maryland
Home & Garden
+ Craft Show**

PG. 9



Photo by Scott Mardler

MADE IN BALTIMORE

Baltimore Classical Guitar Society's Made in Baltimore performance will be on March 2nd at 3 p.m. at Linehan Concert Hall at UMBC. Made in Baltimore commissioning projects pair young composers with local guitarists to premiere new works for the guitar, either solo or in ensemble. This year, the awardees are Zhishu Chang, Zac Fick-Cambria, Jack McGrath, and Antonio Sanz Escallon, who will write ensemble works inspired by Charm City and play them at the performance. Get tickets to the concert at bcgs.org.



Arundel Rivers on the Half Shell

Celebrate 25 years of healing our rivers at the 2025 Arundel Rivers on the Half Shell party! Arundel Rivers has been protecting, preserving, and restoring the South, West, and Rhode rivers for 25 years and the best way to celebrate is at the biggest fundraiser of the year. On March 8th, join Arundel Rivers at Camp Letts in Edgewater for a night of fun on the waterfront. Get tickets and find more information at arundelrivers.org.



GiGi's "Seas" the Day Gala

GiGi's Playhouse's "Seas" the Day Gala fundraiser is the perfect opportunity to honor children and adults with Down Syndrome, promoting greater acceptance for all. This can't miss event will be at The Atrium at Soaring Timbers in Annapolis on March 21st from 7 to 11 p.m. Enjoy dinner, drinks, music, dancing, live and silent auctions, a wine pull, and more. Get tickets at gigisplayhouse.org.



ST. PATRICK'S DAY WEEKEND IN ANNAPOLIS

Celebrate the luck of the Irish in the heart of historic Annapolis with a weekend full of events. The 10th Annual St. Patrick's Hooley will take place on Saturday, March 8th at 5 p.m. at the U.S. Naval Academy Alumni Foundation's Fluegel Hall. At the Hooley, enjoy live Irish music, traditional Irish fare, and more to honor the parade's Grand Marshals. The weekend continues with a jam-packed day on March 9th featuring Shamrock the Dock festival with performing bands We're Not Handsome, Galway Guild, and Dublin5 (pictured) at Susan Campbell Park from 12 to 6 p.m. The much-anticipated St. Patrick's Day Parade starts at 1 p.m. from West Street down to Main Street. Full details and tickets at stpatricksweekend.com.

MARYLAND HOME & GARDEN + CRAFT SHOW

The highly anticipated Spring Maryland Home & Garden + Craft Show is back at the Timonium Fairgrounds for two-weekends this March. On March 1st and 2nd and March 7th through 9th, roam the Cow Palace and Exhibit Hall to meet over 450 home project experts, view the Maryland Orchid Society Show and sale, wander through seven lush gardens created by local landscapers, and support local artists in the Craft Hall. The show will have experts from bathroom to garden to kitchen and more, with special presentations by HGTV hosts landscape expert Chris Lambdin and Unsellable Houses stars Leslie Davs and Lyndsay Lamb (pictured). Find more information at mdhomeandgarden.com.





BUBBLES & BINGO: A BLACK-TIE AFFAIR

Hospice of the Chesapeake’s Bubbles & Bingo fundraiser will be held at the Atreum at Soaring Timbers in Annapolis on March 29th. This new event is the dressiest, most delicious bingo you will ever experience. Enjoy cocktails, champagne, and a gourmet dining experience. After dinner, try your luck with five bingo games called by local celebrities. All proceeds will support the organization’s hospice, supportive, and grief care programs and services provided to patients and families in the Anne Arundel, Calvert, Charles, and Prince George’s counties. Get your tickets at hospicechesapeake.org.



Annapolis Film Festival

The Annapolis Film Festival will be taking over our town March 27th through 30th. The festival brings together a diverse cross-section of our community and beyond for a shared cinema experience that enlightens, entertains, and inspires, sparking conversation and connection within our community. Check the schedule at annapolisfilmfestival.com for a full list of films, venues, showtimes, and parties.



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National Air and Space Museum(s)

THE SMITHSONIAN DISPLAYS ICONIC PLANES, JETS, SATELLITES, AND MORE AT TWO MAJOR LOCATIONS

By Tyler Ingle

The Smithsonian's National Air and Space Museum is a world-renowned institution celebrating the history and achievements of aviation and space exploration. The impressive collection of historic planes, artifacts, immersive displays, and exhibits span two locations—the original museum on the National Mall in Washington, D.C., and the Steven F. Udvar-Hazy Center in Chantilly, Virginia. Together, these museums offer a comprehensive look at the innovation, science, and ambition that propelled humanity into the skies and beyond.

The National Mall location is an architectural marvel, famous for iconic exhibits like the Wright brothers' *1903 Flyer*, Charles Lindbergh's *Spirit of St. Louis*, the Apollo 11 Command Module *Columbia*, and a piece of moon rock that visitors can touch. This location emphasizes the evolution of flight



and space exploration through carefully curated galleries that tell stories of ingenuity, perseverance, and discovery.

Most notably, this museum is home to many Wright Brother's artifacts, the pioneers of modern flight and aviation. Additionally, this location hosts "Observe the Sun" every Friday and Saturday from 12–3 p.m., allowing visitors to view the sun through a filtered telescope.

Is your child a fan of Sesame Street? "One World, One Sky: Big Bird's Adventure" is the perfect way for your little one to explore the night sky through an interactive viewing filled with Sesame Street characters on Thursdays and Sundays at 10:30 a.m. Exploring the galaxy as if you are in the thick of it, the Planetarium Shows provide a multitude of ways to "tour the universe."

Traveling with a group of 10 or more? Reservations can be made! Daily planetarium shows are available at a ticketed price, while monthly virtual shows are offered for free on Zoom. "The Sky Tonight," taking place on the first and third Saturdays of each month (at 10:30 a.m.), gives an unrivaled tour of the world after sunset, all brought together by a guided facilitator.

Meanwhile, the Udvar-Hazy Center, with its massive hangar space, is home to massive artifact vehicles that could not be displayed in the main museum, such as the Space Shuttle *Discovery*, Lockheed SR-71 *Blackbird*, Concorde supersonic airliner, and the *Enola Gay*, the World War II aircraft that dropped the atomic bomb on Hiroshima. This location is home to large displays of fighter jets, helicopters, satellites, rockets, and revolutionary personal aviation vehicles. This facility also features a state-of-the-art Airbus IMAX Theatre, observation tower, and restoration hangar where visitors can observe ongoing conservation work.





The National Air and Space Museum is undergoing a multi-year renovation that began in 2018. Most recently, eight new galleries opened in 2022, with the remaining galleries opening in various phases throughout 2025 and 2026. Some of the most recent and upcoming exhibitions are:

At Home in Space: An interactive, fully immersive exhibition that takes visitors along a journey that spans over 40 years, delving into how humans can continue to live and work in space.

Climate Change: Features innovations that have contributed to better understanding and mitigating climate change.

Flights and the Arts Center: This exhibit explores the relationship between arts and flight through the display of permanent collections and new temporary installations.

Textron How Things Fly: Roughly 50 interactive pieces come together, showing the functions and cohesion of all working parts that make things fly.

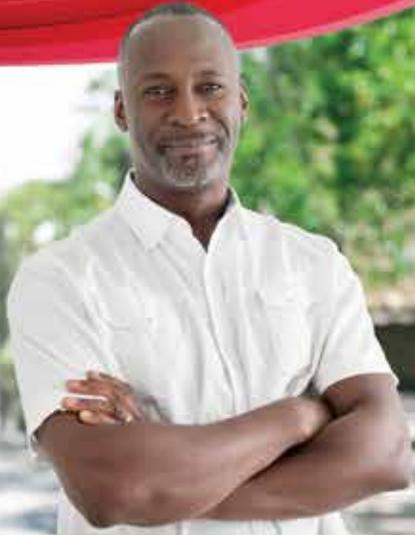
Jay Y. Kislak World War II in the Air: Putting aviation at the center, this display will feature historic artifacts and prominent figures from World War II, focusing on the impactful conflicts that made America a superpower.

A free-timed entry pass, reserved online, is required to visit the National Air and Space Museum's D.C. location. At the Steven F. Udvar-Hazy Center, entry is free with no needed reservation, but parking on site costs \$15. Both locations are open daily, 10 a.m. to 5:30 p.m., except Christmas Day. For more information visit airandspace.si.edu.

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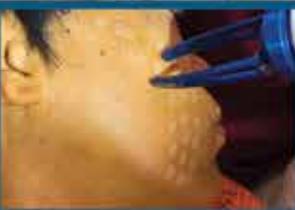


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Bethany Christian Services Golf Tournament

Bethany Christian Services held its second annual fundraising golf tournament on October 4th, 2024, at Renditions Golf Course in Davidsonville. Led by Maryland Chapter's director Christopher Wirt, the tourney featured multiple teams vying for bragging rights, but more importantly raising funds to support the many programs of the family-centered nonprofit dedicated to helping families thrive. Learn more at bethany.org/locations/us/md/crofton.

1. Regency Group representation 2. Christopher Wirt speaks 3. The Buch Construction group 4. Christopher Wirt and Peter Burleigh



South County Festival & Crab Feast

On Saturday, October 5th, 2024, the Southern Anne Arundel Chamber of Commerce held its annual South County Festival & Crab Feast on the waterfront at Herrington Harbour North in Tracys Landing. The event featured live music by Richard Hayward, a bbq buffet, plenty of crab picking, libations, and local market area with crafts and vendors. Learn more at southcounty.org.



1. Dave and Beth Kuhl enjoy the festival 2. Chamber leadership and volunteers enjoy the festival with family 3. Anne Arundel County Watermen's Association reps on site 4. Families enjoyed the event 5. Richard Hayward performs 6. Guests enjoy the event

Maryland Lady Terrapins Basketball Star Shyanne Sellers

By Tom Worgo



Shyanne Sellers gets a lot of inspiration from her parents not only in basketball, but also in life. That inspiration has been particularly crucial because Sellers, a University of Maryland shooting guard, has developed into one of the country's best women's basketball players.

Her father, Brad, a 7-foot forward who played professional basketball for 10 seasons—six in the NBA—and her mother, Kymberly, give her on-and-off the court advice.

“It’s been the perfect mix,” Maryland Women’s Basketball Coach Brenda Frese says. “You get the high-level basketball I.Q. from dad. You get the free spirit she plays on the court from mom. That’s why you see this blend of a ferocious competitor and winner who has a great love and passion for the game.”

Sellers goes out of her way to say her mother, who suffers from muscular dystrophy, has had as much of an impact on basketball as her father. “He sets the standard for me,” Sellers explains. “Though, the same goes with my mom. My mom is a main part of my basketball career.”

**“SHE IS IN THE LONG
LINE OF GREATS
WHO HAVE COME
THROUGH HERE.”**

Sellers comes from a basketball family. Both of her sisters, Shayla (Purdue University Fort Wayne) and Syrra (Kentucky’s Thomas More University) played Division I college basketball.

The Terrapin leads her sisters in achievements and it’s likely Sellers will play professionally. The Aurora, Ohio, native earned Big Ten First-Team All-Conference honors during both her sophomore and junior years. She led Maryland in points (15.6 average), assists (5.5), and free throw percentage (84.9), while ranking second in rebounds (84.9).

Sellers’ growth from year to year has been impressive, and she’s proven to be a vital player since her freshman year. The Big Ten named the 6-foot-2 Sellers, a combo guard, the Sixth Player of the Year that season and she nearly doubled her scoring average as a sophomore (7.7 to 13.9).

“She’s a versatile, dynamic guard and has found a way every to make an impact for our program,” Frese says. “She is in the long line of greats who have come through here.”

Sellers also made some news off the court, going public with her sexuality and support for the LGBTQ community in June. We caught up with Sellers just as the 2024–2025 season began.

What do you want to do after your Maryland career is over? Play professional basketball. Hopefully, I am blessed to do that, and my goal is to really play in the WNBA (Women's National Basketball Association). I would say it's my dream, but I am not really focused on it right now. I am focused on this season. After my basketball career is over, I want to stay involved in sports. I am a communications major.

The hook shot is rare in men's or women's college basketball. How did you learn it to make it a quality shot? You do see it a lot less nowadays. I learned it here at Maryland. I have worked closely with assistant coach Jess Imhof. She put that in my arsenal a couple of years ago. I have also watched some YouTube videos of Kareem Abdul-Jabbar [considered to have the all-time best hook shot] to improve my mechanics.

Describe your relationship with Coach Frese? It is really great. She does a good job of being my family away from family. We have our moments, but at the end of the day it's really love. We have been together for four years and it's one of the best relationships I will ever have. She has taught me how to be resilient and battle adversity. She is big on family and making family time. She understands there is more to life than just basketball. She prepares you for the real world.

What did it mean to you to play against your sister Shayla in a game in December of 2022, when she competed for Purdue University Fort Wayne? It was phenomenal. You don't see things like that too often in college sports. It's just uncommon. It's easily one of the best moments in my basketball career. It was just a blessing to experience it, and it made great conversation for Christmas dinner.



How important has your father been during basketball career? He is a great role model. My father and my mom are great people to have by my side during this process. He critiques my game here and there. He does a good job of not being overbearing. He says some really good things about mentality versus critiquing my game. He wants to mix it up and play up my ability. I do my best in those areas. With my play, I think I have shown that I can do that.

I've read that your mom told you to play with no fear. Is that true? Yes. She battles multiple sclerosis. She hasn't gone a day in her life without knowing fear. She is a very beautiful woman. One of the things with this game is that you can't play scared. That's what she has instilled in me from a young age.

What are your pre-game rituals? Are you superstitious? I always do the same thing. If it's breakfast, I eat an omelet and oatmeal. If it's an afternoon game, I will eat pasta and some vegetables. And I am a left shoe kind of girl. I always put my left shoe on first. You can say I am superstitious.

You must have put a lot of thought into the decision to discuss your LGBTQ experience and orientation publicly. Was this difficult for you or not? It really wasn't that tough a decision. I have a very supportive family. I got a lot of positive feedback. I really didn't get negative feedback. It really didn't matter to me, though. What I like is the support out there. Some (pro and college) teams will have charity games and they donate a lot of the money to children or people who don't have a supportive system. It's great.

3RD ANNUAL

Home Excellence Awards

**The year's most exquisite and compelling
projects in residential design and construction**

Welcome to What's Up? Media's annual showcase of elite home projects! The Home Excellence Awards program honors exemplary home builders, architects, designers, and professionals serving the greater Chesapeake Bay region. During September and October, we solicited and vetted project entries in award categories such as architecture, interior design, renovation, property addition, and more. Entries consisted of photographs and a written description introducing the project, including structural/aesthetic intent, design/build concepts, materials used, special features, permitting, and overall thoughts. Note that a few categories had many entries and, thus, feature more winners by category than others. Some categories may have only one winner (or a couple). We offer descriptions of each project. All courtesy photographs submitted by each company represented. Congratulations to the following companies and their award-winning projects! **The following pages present 18 of the 28 winning projects. To view all award-winning projects, visit whatsupmag.com.**



Symmetry, Serenity, Sophistication

Entered by: Speight Cook Studio Architects of Annapolis (speightstudio.com)

Project highlights: A contemporary house with a traditional aesthetic located in the Fishing Creek Farm neighborhood. White weathered brick and nickel-gap siding, symmetry and arches, natural wood and black accents, downspouts recessed into the front facade, brick corbeling, and a round-nosed brick water table. Inside, the 5,000-square-foot home boasts a sunlit morning room, well-appointed scullery and pantry, and a richly moody lounge. There are 4 bedrooms, 3 full baths, and 2 half baths spread across two floors, with an additional 2,500 square feet of unfinished basement to grow into.



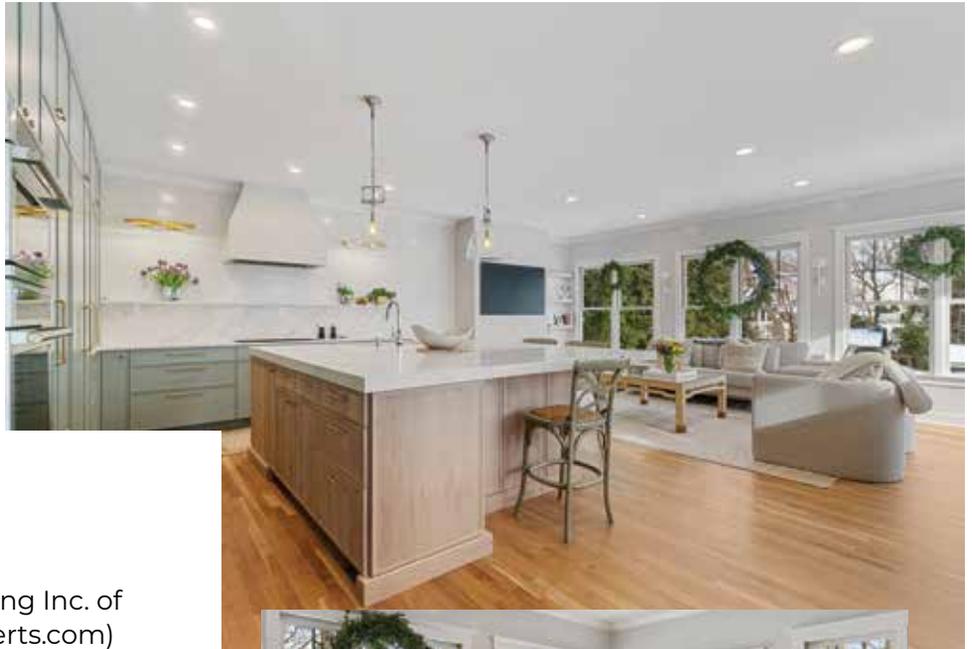


Oak Creek Renovation

Entered by: Wiedemann Architects of Easton and Bethesda (wiedemannarchitects.com)

Project highlights: This project in Royal Oak Maryland is a renovation/addition to a 1914 waterfront home and the conversion of an existing garage/barn to a pool house. The new addition on the private north side contains the master suite on the first floor and a sitting room above, linked by a new curved stair. The front door was shifted from the hidden west side to the south on axis with the long tree-lined approach drive. The deck was replaced with a wrap-around porch, with a screened portion facing the pool. On the east side, facing Oak Creek, the first floor was restored with two symmetrical bays facing the restored waterside porch. New antique heart pine floors and period appropriate details complement the original details.





West Annapolis

Entered by: Aspect Contracting Inc. of Annapolis (aspectkitchenexperts.com)

Additional project acknowledgments: Simplicity By Elina

Project highlights: Expansive kitchen project within an open floor plan features honey colored flooring matched to soft white and blue tones for cabinetry, marble tops and backsplash; massive center island with built-in sink; recessed, sconce, and pendant lighting; gold hardware.





Stunning First Floor Renovation

Entered by: Tonya Maggio Interiors of Annapolis (maggiointeriors.com)

Project highlights: A comprehensive overhaul of key spaces; in the powder room, bold wallpaper, statement lighting, and polished hardware are standout features; the dining room was reimagined to create an elegant setting by integrating custom millwork, a sophisticated color palette, and a show-stopping light fixture; the kitchen was a complete transformation with soft blue cabinetry, warm wood accents, a spacious island, glass shelving, custom tile backsplash, and thoughtful lighting; and the primary bath features a freestanding soaking tub, walk-in glass shower with luxurious fixtures, and custom double vanities for ample storage, all with soft, calming tones, along with natural textures and carefully selected finishes.





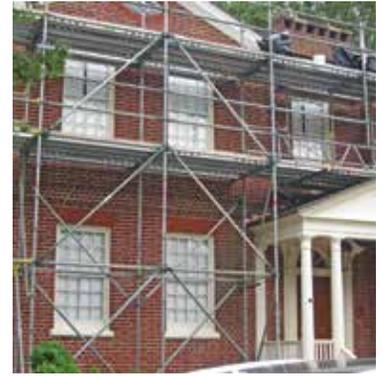
Environmental Masterpiece

Entered by: Bayview Builders of Annapolis (bayviewbuildersmd.com)

Project highlights: This modern home on the Magothy River is primarily a robust steel and concrete structure designed to withstand the elements. It features expansive floor-to-ceiling glass windows and doors that offer views of the water and allow plenty of natural light to enter. Inside, the home has engineered European white oak flooring, a wrap-around fireplace, and a distinct cupola-style skylight. The construction process prioritized energy efficiency and other eco-friendly elements. With a HERS (Home Energy Rating System) Index score of 13, the home is estimated to save \$8,100 compared to the average U.S. home. Also, the home earned a LEED Platinum certification.



EXTERIOR RENOVATION

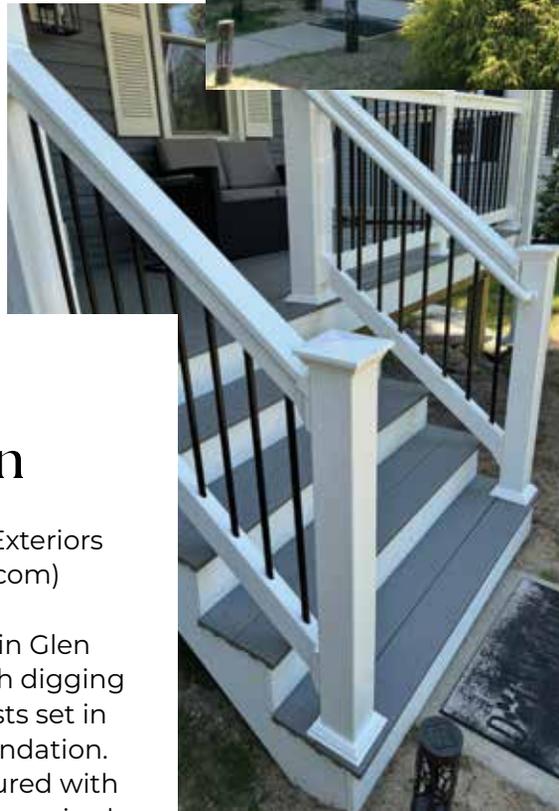


Acton Hall

Entered by: ABS Architects of Annapolis (absarchitects.com)

Project highlights: A meticulous renovation of the only 18th-century residence in Annapolis on its original waterfront. Acton Hall, with its stately and iconic prominence, enjoys a distinguished lineage dating back to the founding of Maryland. Exterior repointing, restoration of all widows, new MEP systems, modest rear addition, refurbishment of pool and landscaping; total replacement of property perimeter brick wall—all with State and local historic agency approvals.





Stunning Front Porch Installation

Entered by: Fichtner Home Exteriors of Odenton (fichtnerservices.com)

Project highlights: Located in Glen Burnie, the project began with digging footers and installing 6x6" posts set in concrete to ensure a solid foundation. TimberTech deck boards, secured with coated screws for longevity, are paired with a white vinyl railing. For the roofing, Tamko Titan shingles were used on both the main and porch roofs. Seamless aluminum gutters enhance water management and keep maintenance minimal for the homeowner. A set of 6-foot wide steps lead off the porch, and double-five, dutch-lap vinyl siding on the home's two gable ends add durability and curb appeal.





Eastern Shore Farmhouse

Entered by: Fichtner Home Exteriors of Odenton (fichtnerservices.com)

Project highlights: This project in Ridge-ly began with the expansion and enclosure of an existing front porch. James Hardie fiber cement siding was installed, known for its resilience and low maintenance. To improve functionality and access, a Simonton patio slider was installed, and the front entry was replaced with a ProVia door. K-style aluminum gutters were added to manage water flow efficiently and reduce the need for upkeep.



Layered Luxury

Entered by: Bayview Builders of Annapolis (bayviewbuildersmd.com)

Project highlights: The upstairs ensuite of an Annapolis' Wardour neighborhood home has been completely transformed. A structural challenge from the start, this area of the home was comprised mostly of terracotta, which was part of an addition from 1904. The master bath renovation is layered with textures like Calypso ceramic tile that mimics natural wood grain, accented with Casablanca Tusk Zellige tile, and Agglo Mafi marble shower floors. These surfaces are accented with brushed bronze metal hardware and a subtly colored marble shower bench. The entire space is capped with a bold-patterned porcelain sink vanity and Astek Silt wallcovering, a woven finish.





European Modern Classic Beauty

Entered by: Design Solutions, Inc. of Annapolis (dsikitchens.com)

Project highlights: A full house interior redesign was created by opening walls on the first floor and relocating the kitchen. The result was a open view and open flow pattern. Originally, the kitchen, living room, center hallway and family room were all separated by walls. A congested rear entry from the garage was redesigned for an inviting mudroom and powder room. The second-floor primary bathroom was originally chopped into rooms and now flows as one bathroom. Interesting features include the black metal railings, central to the house, against the bleached floor. The working fireplaces were considered in the design to feel integrated.





Master Bed & Bath

Entered by: Aspect Contracting Inc. of Annapolis (aspectkitchenexperts.com)

Additional project acknowledgments: Andrea Wheeler of Design Solutions, Inc.

Project highlights: A master bed and bath, with a bathroom that did not previously exist; several bold tile patterns; gold hardware and trim in the shower space; white/black color scheme is clean and complementary.





Little Aberdeen Post and Beam

Entered by: Taylor Hart Design of Edgewater (taylorhartdesign.com)

Project highlights: Nestled on Little Aberdeen Creek, located in the Ferry Point waterfront neighborhood in Annapolis, the posts and beams of this home frame water views through southern yellow pine vaults. This year, interior renovations included an expanded eat-in kitchen, reading nook, outdoor sunporch, and furnishings. Luxury and performance finishes were carefully chosen to reflect the clients' New England roots.



INTERIOR RENOVATION



Kitchen Makeover

Entered by: Paquin Design Build of Grasonville (paquindesignbuild.com)

Additional project acknowledgments: Shelly Chavez

Project highlights: Kitchen makeover features a two-tone design with Shiloh Inset Cabinetry in Soft White for the base and Rift Oak with a natural finish for the island and upper cabinets. The Hanover Shaker door style and slab drawer fronts provide a modern, clean look, complemented by Ljen Blue granite countertops and brass pulls from Top Knobs. Functional features include roll trays, spice organizers, and pull-out waste bins.



PROPERTY ADDITION

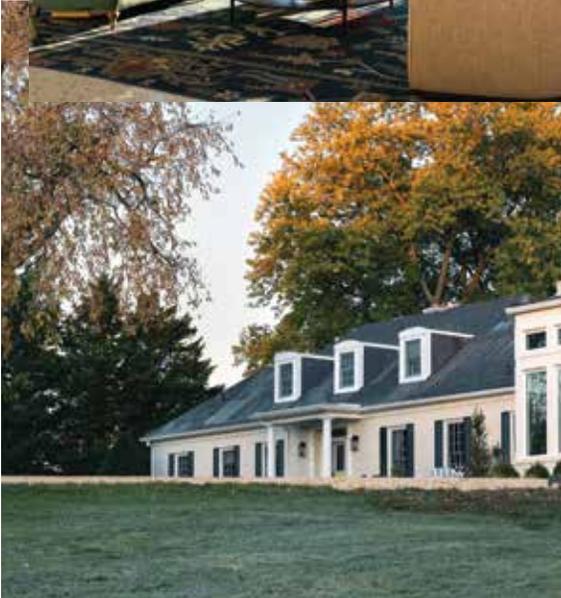


Sunroom

Entered by: Werrlein Companies of Annapolis (werrleincompanies.com)

Project highlights: This outdoor living space addition to an Edgewater, Maryland, home features retractable screens, fireplace, television install, complete outdoor kitchen, and tall ceilings.





Morning Room

Entered by: Framed to Finish of Annapolis (framedtofinish.com)

Project highlights: This addition incorporates the use of old-world materials such as marble mosaic tile and a stucco finish exterior. An entryway and dedicated laundry area were included with the addition and separated by custom black walnut pocket doors. The finished product captures timeless European details, while staying true to the original architecture.



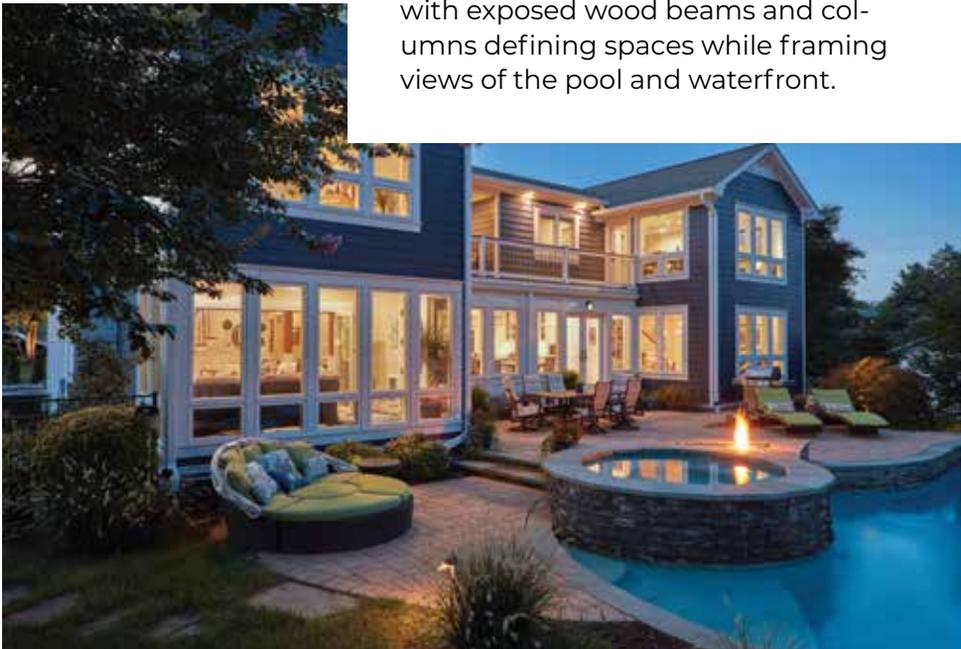
PROPERTY ADDITION



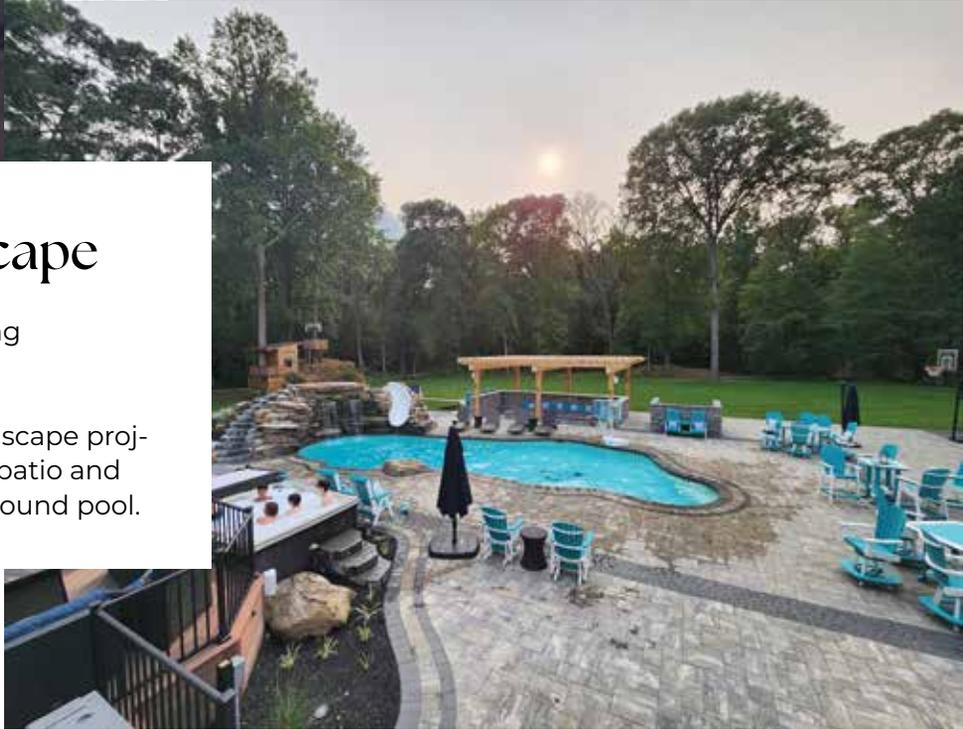
Crafted Beauty Naturally Sustainable

Entered by: HD Squared Architects of Edgewater (hd2architects.com)

Project highlights: This addition to a circa 1949 Edgewater waterfront home features a private entry that leads into a thoughtfully organized hallway, flowing into the main level's open-plan design. Living, kitchen, dining, and sunroom areas now enjoy a seamless connection, with exposed wood beams and columns defining spaces while framing views of the pool and waterfront.



HARDSCAPING

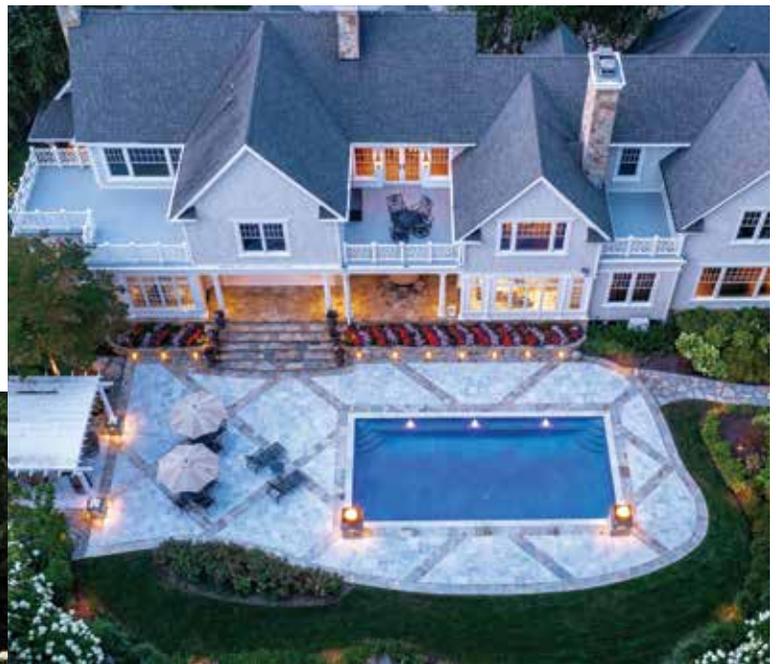


Pasadena Hardscape

Entered by: Maryland Decking
(marylanddecking.com)

Project highlights: This hardscape project entailed installing a large patio and water features around an inground pool.





Entire Outdoor Living Area

Entered by: Wade Pools & Landscape Design of Cape St. Claire (wadelandscapes.com)

Project highlights: An entire outdoor living area takes center stage in this install, complete with pool, landscape design, hardscapes, fire bowls, pergola, and outdoor kitchen.

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Christy Bishop, a leading figure in the real estate arena, brings an unparalleled zeal to safeguarding her clients' wealth while approaching her profession with utmost dedication. With an illustrious career spanning almost 30 years, Christy's roots in Maryland and upbringing amidst the scenic landscapes of Severna Park and Annapolis instilled in her a deep appreciation for the nuances of real estate.

Acknowledging the profound responsibility that comes with negotiating her clients' most significant assets, Christy underscores the importance of trust and integrity in her practice. As the daughter of 2 United States Marines and Naval Academy graduates (Mike Morgan USNA '67 & John Bishop USNA '65), her faith and honesty is unparalleled. Christy's commitment to representing her clients' best interests has earned her accolades with many expressing gratitude for securing an optimal sale price and terms for their home sale.

For Christy, the essence of her work lies in fostering meaningful relationships with her clients and alleviating the inherent stress associated with buying or selling property. Whether dealing with a condominium or a gated estate, her clients are assured of receiving top-notch representation characterized by unwavering integrity and professionalism.

Beyond her client-centric approach, Christy remains deeply engaged in her local real estate community and her exceptional track record and commitment to ethical standards has earned her lifetime membership in the top 1% of Anne Arundel County Realtor's Masters Club.

Embracing the Annapolitan lifestyle, she finds joy living in Annapolis on the water with her husband and German Shepherd. When not immersed in real estate endeavors, Christy loves to go boating and fishing, is an avid gardener and spending time away at the Delaware Beaches.



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MIA ANDERSON



For over 20 years, Mia Anderson has been a trusted guide for thousands of individuals and families, helping them achieve their dreams of homeownership. Whether navigating market fluctuations, rising prices, or personal decisions, Mia has expertly steered her clients through the complexities of buying and selling real estate with unmatched skill and care.

As an award-winning Realtor, Mia's reputation for excellence is well-known across Central Maryland. She has been named Best Residential Realtor by *What's Up? Magazine* for two consecutive years, recognized as one of Maryland's Top 300 Realtors by *Chesapeake Real Producers*, and honored as Baltimore's Best Realtor by *Baltimore Magazine*. Additionally, Mia is proud to be a recipient of the prestigious Chairman's Circle Award, reflecting her consistent commitment to her clients and the real estate industry.

Mia is also deeply involved in her community. She serves as Secretary on the board of directors of the Greater Crofton Chamber of Commerce and sponsors their Women's Professional Network, helping businesswomen level up both personally and professionally. Outside of real estate, Mia is an avid gardener, sharing stories about her vegetable garden and her award-winning May Day Baskets. Choose Mia Anderson because *Nobody Moves You Like Mia Moves You!*



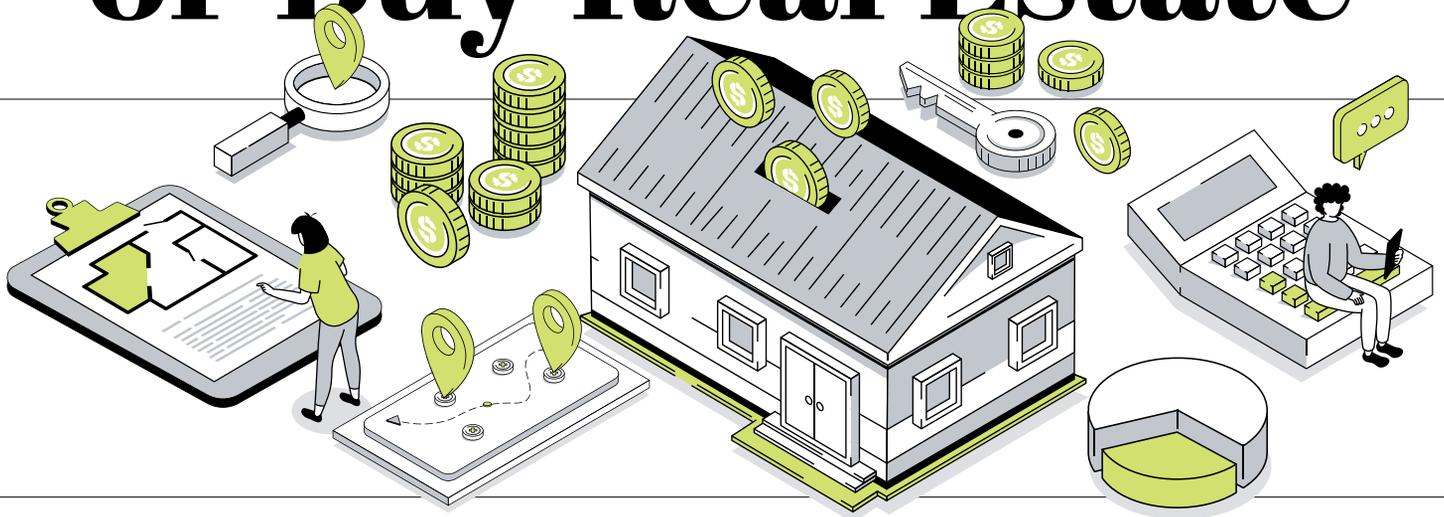
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BY JAMES HOUCK

Planning to Sell or Buy Real Estate



WHAT YOU SHOULD KNOW ABOUT NEW LEGISLATION, THE MARKET, AND HOW TO MAXIMIZE YOUR SIDE OF THE DEAL

Like flowers peeking through the remaining winter frost and inching upward to spring skies, so too do we see more property listings pop up in the local real estate market. As the seasons shift, sellers and buyers seemingly become more active. With a busy real estate market forthcoming, we offer insights into what to expect, some statistics to keep in mind, new legislation, and tips for those on both sides of the deal. We recently discussed the state of the market with Maryland REALTORS® President Cheryl Abrams Davis and the association's Director of Advocacy and Public Policy, Lisa May, to gain expert perspective and advice.

LEGISLATIVE UPDATES

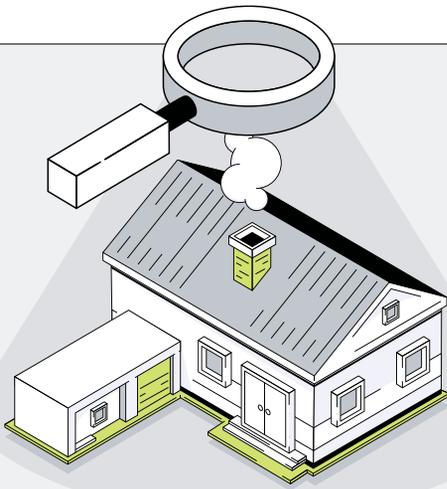
You may have heard about the recent National Association of REALTORS® (NAR) class-action settlement (originally filed by a group of Missouri homeowners in 2019) that resets how realtor com-

mission fees are agreed upon and paid. NAR settled the lawsuit last year and agreed to the following nationwide rule changes: (1) Agents can no longer include the buyer agent's compensation on multiple listing services (MLS); (2) Buyers can negotiate their own agents' pay and formalize it in a signed contract; and (3) MLS participants working with buyers must enter into written agreements with their buyers.

If you haven't sold or bought a property in Maryland within the past decade, then these changes will be brand new to you. But interestingly, prior to this settlement Maryland was one of 17 states that already had similar rules in place. Though Maryland established its buyer-broker agreement laws in 2016, the 2024 General Assembly and MD REALTORS® solidified clarification to the brokerage act with Senate Bill 542.

Under this bill, both buyer and seller brokerage agreements must clearly state the amount of compensation owed as a percentage, dollar amount, or both. In addition, buyers' agreements must state who is obligated for payment, whether compensation can be sought from someone other than the client, and what actions entitle the broker to that compensation.

"But the big bill," Lisa May says, "and the one Maryland REALTORS® supported as vital to addressing our state's housing crisis, was House Bill 538, the Housing Expansion and Affordability Act."



This bill establishes the following:

- Local zoning ordinances cannot prohibit manufactured or modular dwellings in areas designated for single-family residential uses.
- “Middle Housing” and “Cottage Cluster” are defined in state law for the first time.
- Former state properties and federal government military reservations can receive bonus density of 30 percent above the current maximum in exchange for dedicating as affordable 25 percent of the new units.
- Transit-oriented developments within 0.75 mi of a rail station can receive bonus density of 30 percent in exchange for dedicating 15 percent of new units as affordable.
- Lands owned by nonprofits may receive a 30 percent density bonus in exchange for dedicating 25 percent of the units as affordable.
- Local governments may not impose unreasonable restrictions or excessive public hearing requirements on the above projects.

According to May, “That bill alone accomplished more on housing than many previous sessions combined.”

Big picture-wise, what does this mean for the market? Cheryl Abrams Davis says, “We’re encouraged by the General Assembly’s willingness to tackle our housing crisis on a statewide basis. We’re beginning to see the awareness on the state level and in the Governor’s Office about the im-

portant role that housing plays in our economy and the ability to attract and retain our workforce.”

For this 2025 General Assembly, Davis is focusing on state-wide legislation that addresses “missing middle housing” as a stopgap to the housing inventory shortage. A well-known means to boost such inventory is Accessory Dwelling Units (ADUs).

“Accessory dwelling units are near and dear to me because, right now, we don’t have enough housing inventory in Maryland,” Davis says. “Missing middle housing is that housing, such as ADUs, that fill the gap until people are able to buy or to move or to rent. An ADU is either part of an existing property, such as a basement apartment, or it could be a room over a garage or a garage that was turned into a living space.

“Even though ADUs are in law in some counties in Maryland, there are several counties where it’s not allowed. We’re trying to get the ADU bill through on a state level.”

MARKET ACTIVITY

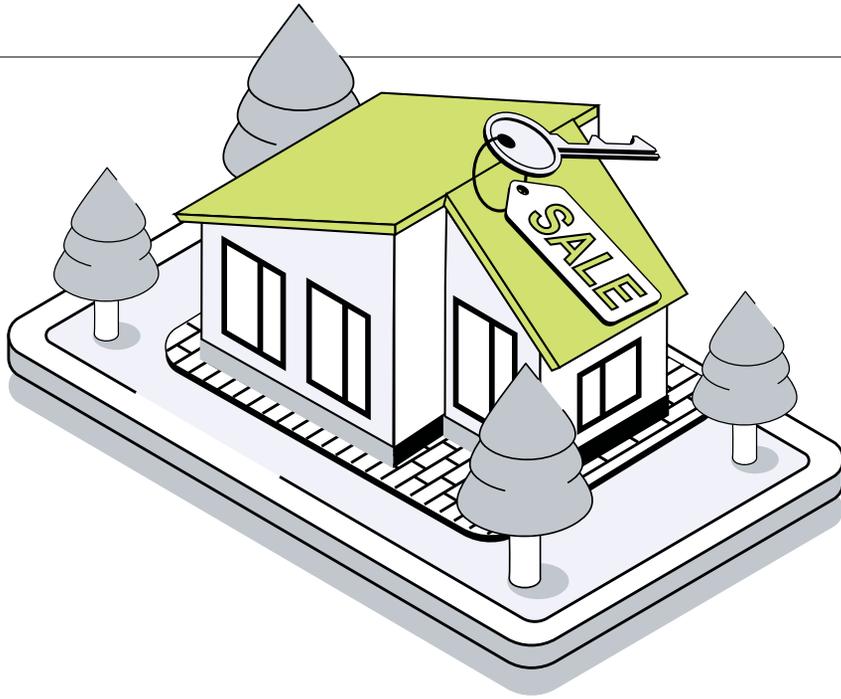
“One thing for sure is that the market is consistently changing,” Davis says. “Just when we get [last month’s] statistics, we’ve moved on to a whole other market.

“Back in October, things slowed down a little bit,” she explains. “Then toward the end of the year, sales picked up, which is very atypical for December or Q4. They picked up significantly. So, we were very excited to see that there was some momentum. Then, it seems we had a dry January in real estate.”

Overall, the state market saw the number of units sold in December increase 1.5 percent versus the year before. The average price of a house increased 5.8 percent over the prior year. The local median price is consistent with NAR statistics, which show that houses appreciate approximately 5 percent annually.

The pricing increase can also be attributed to the lack of inventory statewide. Despite homes selling, the actual inventory has been down; for example, 9,194 units were active in December ’24 compared to 10,543 in December ’23. And many homeowners who locked in the Pre-Covid low-interest mortgage rates in the 3–4 percent range have been less likely to re-enter the market with rates hovering between 6 and 7 percent.

But...“The reason why people buy and sell houses will never change,” Davis says. “At some point, everybody who has that 4 percent or less rate...they’re going to have to move. You have people who are moving up or down, getting a bigger house or a smaller house. First time homebuyers are always coming to the market. People are getting married, people are getting divorced, people are passing away, people will become widows, people are having families. Sometimes seniors can’t live alone, and they have to sell the house. So, because of all of those reasons that will never go away, at some point, those houses will come back on the market.”



SELLERS' PREPARATION

Preparing your home for sale can feel overwhelming. But there are more than a few best practices to consider 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, local inventory and comparables, most-desired amenities, buyer demographics, and has contactor contacts in many home specialties 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.

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.),” states one local realtor. “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.”

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 for more than a decade.

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.

BUYERS' PREPARATION

If you're entering the real estate market, you have a checklist of to-dos to accomplish, preferably before you begin searching for actual listings. First on the agenda. A meaningful discussion with those involved in the potential move/purchase—your spouse/significant other, children, parents, or even, just yourself. What type of home do you envision? What amenities are important to you? What does life look like five years down the road?

You'll also need to evaluate your buying power and financing options. Shop the mortgage market for best rates and deals. Consult banks, lenders, and research homebuying programs at the Federal, State, and local levels.

“A lot of people are focused on the interest rate when they really should focus on what the payment is and if they really have to move,” Davis opines. “What is the purpose for the move? Everybody keeps talking about the ‘high’ interest rate. The interest rate is not high. The average interest rate since being tracked is 7.5 percent. We are still below the average. Buyers need to consult with professionals before they're ready to go. Consult with the real estate professional in addition to the financial advisor and a lender.”

Once you have some numbers locked in and a pre-approval for a mortgage, the fun begins with reviewing listings and researching communities. You'll also want to pay attention to a neighborhood's infrastructure/connectivity (water/well, sewer/septic, electrical/gas, phone/cable/satellite) and physical property conditions (landscape, natural features/grade slope, proximity to water).

And while buying a home that is well maintained is always the gold standard, it is especially important and highly advisable to choose a home that already has the upgrades you may want. “People buy houses and then they're house-poor because the house keeps nickel and diming them to death,” one realtor says with caution.

Our advice. Develop a relationship with a local real estate agent who knows the market and shows equal care and consideration in learning *your* wants and needs. Having the right team behind your purchase—from agent to lender to home contractors—can go a long way toward your *forever home* happiness. Ditto, for those on the other side of the deal, selling the dream.

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Ballet Theatre of Maryland Summer Intensive 2025

Location: BTM Annex Studios – 1981 Moreland Parkway, Building 4, Bay 4-5, Annapolis **Contact:** Emily Carey, ecarey@balletmaryland.org; balletmaryland.org/summer-intensive **Ages:** Session 1 and 2- By Audition placement, Session 3 – Ages 8-12 **Dates/Times:** Session 1 - June 23-July 25, 9 a.m.-4 p.m., Session 2 - July 7-25, 9 a.m.-4 p.m., Session 3 – July 28-August 1, 9 a.m.-3 p.m. **Cost:** Session 1 - \$2,500, Session 2 - \$1,350, Session 3 - \$450

A summer dance intensive is an excellent opportunity to not only keep active during the summer but to learn new skills and grow both technically and artistically as dancers. Led by Artistic Director Nicole Kelsch, Conservatory Principal Emily Carey, and the BTM Conservatory faculty, students will be taught, rehearsed, and mentored by current or previous professional dancers. During both the 1-week and the 3/5-week intensives, students will take dance classes in ballet technique, pointe or pre/demi-pointe (as applicable), variations, partnering (as applicable), jazz, contemporary/modern, conditioning, and acting or musical theatre, as well as rehearsals for the Summer Showcase Performance.

Naval Academy Athletic Summer Camps

Location: U.S. Naval Academy, Annapolis **Contact:** 410-293-5845; navysports.com, click 'Camps' tab **Ages:** Varies by Camp **Dates/Times:** June through August **Cost:** Varies by Camp

Please visit website for information.

Summer at the Creek

Location: Indian Creek School, Crownsville
Contact: Bob Laffey, Director of Summer Programming, summer@indiancreekschool.org **Ages:** 3-16 **Dates/Times:** 6 weeks: June 16-July 25, 9 a.m. -3 p.m.; Before and after care available **Cost:** \$400-900

Indian Creek's Summer Program provides immersive adventures and memorable experiences for students ages 3-16. Offerings include sports, performing arts, and traditional day camps, academic courses, and more. Summer at Indian Creek is more than just fun. With intentional and deliberate conversations and celebrations of character, summer programming at ICS hopes to not only make smiles but build great people. The program takes place on Indian Creek's beautiful 114-acre wooded campus just minutes north of Annapolis, where campers have access to the School's wooded trails, performing arts spaces, classrooms, labs, and the Eagles Athletics Complex, including turf fields, the dome, courts, gym, and fitness center. Spend your summer at the Creek!

Summer at Key

Location: Key School, Annapolis **Contact:** keyschool.org/community/summeratkey **Ages:** 3.5 years to grade 12 **Dates/Times:** Varies by Camp **Cost:** Varies by Camp

Summer at Key offers over 150 camps for families to choose from. Some hands-on camps feature culinary arts, velocity adventures, handwork studios, and more.

Peak Academic Solutions Summer Tutoring

Location: Online **Contact:** Jennifer Birdsell, Director of Student & Academic Services; peakacademicsolutions.com **Ages:** K-12 to College **Dates/Times:** Flexible, Online **Cost:** Varies

Camp Description: Students stay sharp, catch up, and get ahead while enjoying your planned summer activities and receiving personalized, flexible support from our expert online tutors and coaches. Travelers, practice and learn conversational Spanish and French with expert online language coaches.

Discover Summer at Rockbridge Academy

Location: Rockbridge Academy, 680 Evergreen Road, Crownsville **Contact:** Tim Steward, tstewart@rockbridge.org **Ages:** 5-12 **Dates/Times:** June 2-August 1, 7:30 a.m. to 5 p.m. **Cost:** Half Day - \$160, Full Day - \$320

This summer has amazing things in store for our campers! The mission is to guide them toward Christ, build meaningful relationships, and create an environment where learning, fun, and outdoor play come together in exciting ways. Discover Summer Day Camp offers 6 weeks of full-day camp for students entering 1st through 6th grade. Each week is packed with themed activities, outdoor exploration, and playtime! Our camp is staffed by passionate teachers and members of the Rockbridge community who are dedicated to making this a summer to remember.

Summer Explorers at St. Anne's School of Annapolis

Location: 3112 Arundel on the Bay Road, Annapolis **Contact:** Tracy Edlich, Camp Director **Ages:** 3.5 to rising Kindergarten **Dates/Times:** 8 weeks - June 16 through August 8, 9 a.m. to 3 p.m., extended hours offered 8-9 a.m. and 3-5 p.m. **Cost:** \$385

The camp is for adventurers aged 3.5 to 5 years old and includes eight separate weeks of fun, themed explorations. Special "Expert Explorers" join us each week to help us dive further into the week's theme. We break out our water toys on Fun in the Sun Fridays for some extra splashin' around. Summer Explorers camp runs Monday through Friday with optional before and after care add-ons. Camp is \$385 per week and multi-week discounts are available. Please note that campers must be fully potty-trained to attend Summer Explorers camp with us, and while we provide a healthy, daily snack, we ask that campers bring their own water bottle and nut-free lunch.

Club SciKidz

Location: St. Martin's-in-the-Field: 375-A Benfield Road, Severna Park **Contact:** Andrea, 267-250-0172 and Matt, 443-561-400; sciencecamps@clubscikidzmd.com **Ages:** Pre-K-7th Grade (4-13) **Dates/Times:** June 16-August 1 (Weekly Offerings) **Cost:** \$369-394

Full-day, week-long science and technology camps for children in grades Pre-K-7th grade. Each week campers participate in twenty different hands-on activities and experiments related to the theme of their camp topic. Besides the four themed activities and experiments each day, campers have two 30-minute outdoor periods where they can play on the playground and join friends in playing a game. Club SciKidz believes that all children are scientists, and throughout the week, campers become even better scientists.

St. Mary's Summer Camps

Location: St. Mary's School in Downtown Annapolis **Contact:** Mr. Monte Jones: mjones@stmarysannapolis.org; stmarysannapolis.org/school/student-life/elementary-school/summer-camps **Ages:** Varies by Camp **Dates/Times:** Varies by Camp **Cost:** Varies by Camp

Visit the website in the coming weeks for more information. You do not have to be a student at St. Mary's School to join our summer camps. All are welcome!

Camp Summit

Location: The Summit School, 664 E Central Avenue, Edgewater **Contact:** Mary Anton; camp@thesummitschool.org **Ages:** Grades 1-8 **Dates/Times:** June 30 through July 25, 8:25 a.m. to 3:00 p.m. **Cost:** \$2,000-2,400

Students are grouped into small classes based on skill level to address their learning profile. Trained teachers use research-based methods and multisensory strategies to reinforce learning. Campers avoid learning loss while having fun and making new friends. Afternoon recreation offers a wide variety of fun activities for all campers.

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Spend your summer at Indian Creek School!
Summer at the Creek offers fun, enriching adventures for campers ages 4-14.

2025 camp offerings include Robotics, Pickleball, Drones, Graphic Novels, Mountain Biking, Ceramics, Dance, Nerf Battles, Lego Sports, Skateboarding, Photography, Dungeons & Dragons, Sewing, Cooking, Journalism, Smithsonian camps, and many more options!

The program takes place on Indian Creek's beautiful 114-acre wooded campus just minutes north of Annapolis, where campers have access to the School's wooded trails, performing arts spaces, classrooms, labs, and the Eagles Athletics Complex, including turf fields, dome, courts, gym, and fitness center.

Summer at the Creek is fun...but also so much more!
Daily camp meetings and character-themed conversations will ensure that campers of all ages feel connected as they learn and grow, and "Water Wednesdays" will provide tons of splashy fun.

Before and after camp care and daily lunch options are also available.

Enroll today and get ready for a summer to remember!

Creek Summer!

WWW.INDIANCREEKSCHOOL.ORG/SUMMER



Summer at Summit - Specialty Camps: EmPOWER Writing & Executive Functions

Location: The Summit School, 664 E Central Avenue, Edgewater **Contact:** Mary Anton; camp@thesummitschool.org **Ages:** Grades 6-9 **Dates/Times:** July 14 through 18 and 21 through 25 **Cost:** \$480/class

These week-long classes dive into writing and executive functions for students grades 6-9. For more information, please visit the-summitschool.org

Cherry Tree Young Writers' Conference

Location: Washington College, Chestertown **Contact:** washcoll.edu/admissions/visit/upcoming-events/summer-conferences.php#CTYWC **Ages:** High School Students **Dates/Times:** July 15 through 18 **Cost:** \$849

At the Cherry Tree Young Writers' Conference, students take intensive creative writing workshops with nationally renowned authors in one of three genres (poetry, fiction, or journalism), discuss literature with English faculty, and attend professional readings and craft panels. They explore the world of literary internships and grants in publishing, writing, and editing. Additionally, they learn what it's like to work at college publications such as Cherry Tree, Washington College's national literary journal. We offer a number of merit, regional, and/or genre scholarships that cover the full cost of the conference.

Weekly Camps at St. Margaret's Day School

Location: St. Margaret's Day School, Annapolis **Contact:** Aleshia Marshall; smds-director@outlook.com **Ages:** 3-6 **Dates/Times:** Week 1 - June 23rd-27th; Week 2 - July 7th-11th; Week 3 - July 14th - 18th; Week 4 - July 21st - July 25th; Week 5: July 28th - August 1st; Week 6: August 4th - 8th ; All camps 9 a.m. - 3 p.m. **Cost:** \$300

Week 1 - Disney Week; Week 2 - Dinosaur Week; Week 3 - Science Week; Week 4 - Animal Week; Week 5: Olympic Week; Week 6: Pirate Week

Holy Trinity Summer Camp

Location: 11902 Daisy Lane Glenn Dale, MD 20769 **Contact:** Ms. Becky Williams (301)464-3215 ext. 216 summercamp@htrinity.org **Ages:** Pre/K 4- 9th grade **Dates/Times:** Mon- Fri 9am-3pm daily: June 23- July 25 Pre/K4- Kindergarten; June 23- Aug 8 (2nd - 9th grade); June 23- Aug 1 (1st grade); Closed July 3-4 (Holiday) **Cost:** \$275- \$400

We're a full day camp. That offers both academic and recreational camps, ranging from Stem to outdoor adventures. We offer our current students the opportunity to engage in our Band program ahead of the school year. Come join us to see what we have to offer your Camper.

Pallotti Summer Camps 2025

Location: St. Vincent Pallotti High School | 113 St. Mary's Place, Laurel, MD 20707 **Contact:** Aneisha Felton, Summer Camp Coordinator | afelton@pallottihs.org **Ages:** 6-17 **Dates/Times:** 4 Weeks of Camps - Run from July 7th – August 1st; Week 1: July 7 – July 11; Week 2: July 14 – 18; Week 3: July 21 – July 25; Week 4: July 28 – August 1; Each week has Day Camps 9:00 AM – 3:00 PM, Evening Camps 2:00 PM – 5:00 PM & 5:00 PM – 8:00 PM **Cost:** \$225 per week for Day Camps, \$125 per week for Evening Camps

At Pallotti Summer Camps, we encourage personal growth in a caring and family-like atmosphere. We strive to empower children to discover new interests while making friends and lasting memories. There are 4 weeks of camps for various ages, skill levels, sports and interests.

Musical Theatre Summer Camp

Location: Mercy High School (Baltimore); Key School (Annapolis) **Contact:** musicalstages.org **Ages:** 6-15 **Cost:** \$550 **Dates:** Baltimore - July 7th - July 18th; Annapolis - July 21st - August 1st

The camp is taught by musical theater professionals. The campers are assigned to small groups by age, and take classes in singing, dancing, acting, costumes, and stagecraft. Learning age-appropriate songs from great Broadway shows, the campers are taught healthy vocal technique, develop poise and coordination through dance, explore acting skills and improvisational games, rehearse scenes, make their costumes, design and paint the backdrop.

Naptown Sings Music Camps

Location: 141 Gibraltar Ave, Annapolis **Contact:** naptownsings.com **Ages:** 3-11 **Cost:** \$355 per week **Dates:** June 16-20; June 23-27; June 30-July 4; July 7-11; July 14-18; July 21-25; July 28- August 1; August 4-8; August 11-15; August 18-22

Enjoy playing and learning ukulele and piano, world drumming, pop glee clubs, music exploration and more fun activities. Before and after care is available for campers.

Chesapeake Bay Foundation Eco-Camp

Location: Chesapeake Bay Foundation's Port Isobel Island Environmental Education Center, adjacent to the historic island community of Tangier, Virginia; Drop-off/pick-up at Somers Cove Marina, Crisfield **Contact:** cbf.org/ecocamp; 800-445-5572 **Ages:** Rising 6th, 7th, and 8th grade students **Cost:** \$1,000 per student **Dates:** July 14th-18th; August 11th-15th

Adventure into the heart of the Chesapeake during a five-day environmental education summer camp designed for middle school students and hosted at a CBF island education center. Join us this summer for Middle School Bay Eco-Camp, a weeklong learning adventure designed for students interested in the outdoors and the Bay's natural ecosystems. Eco-campers will create lasting memories with new friends, explore the outside world, and engage in physical, social, and educational activities.

Summer 2025 at Maryland Hall

Location: Maryland Hall, Annapolis **Contact:** marylandhall.org **Ages:** Varies by class **Cost:** Varies by class **Dates:** Varies by class

Maryland Hall has over 50 camps, classes, and workshops to choose from in art, dance, music, and theatre to fill your summer! Get your kids and teens involved in the arts with offerings in pottery, painting, dance and more.

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|---|--|

Registration opens on
February 1, 2025

For full camp listing, registration, job listings, and additional information, visit www.pallottihs.org/summer-camps or scan the QR code.



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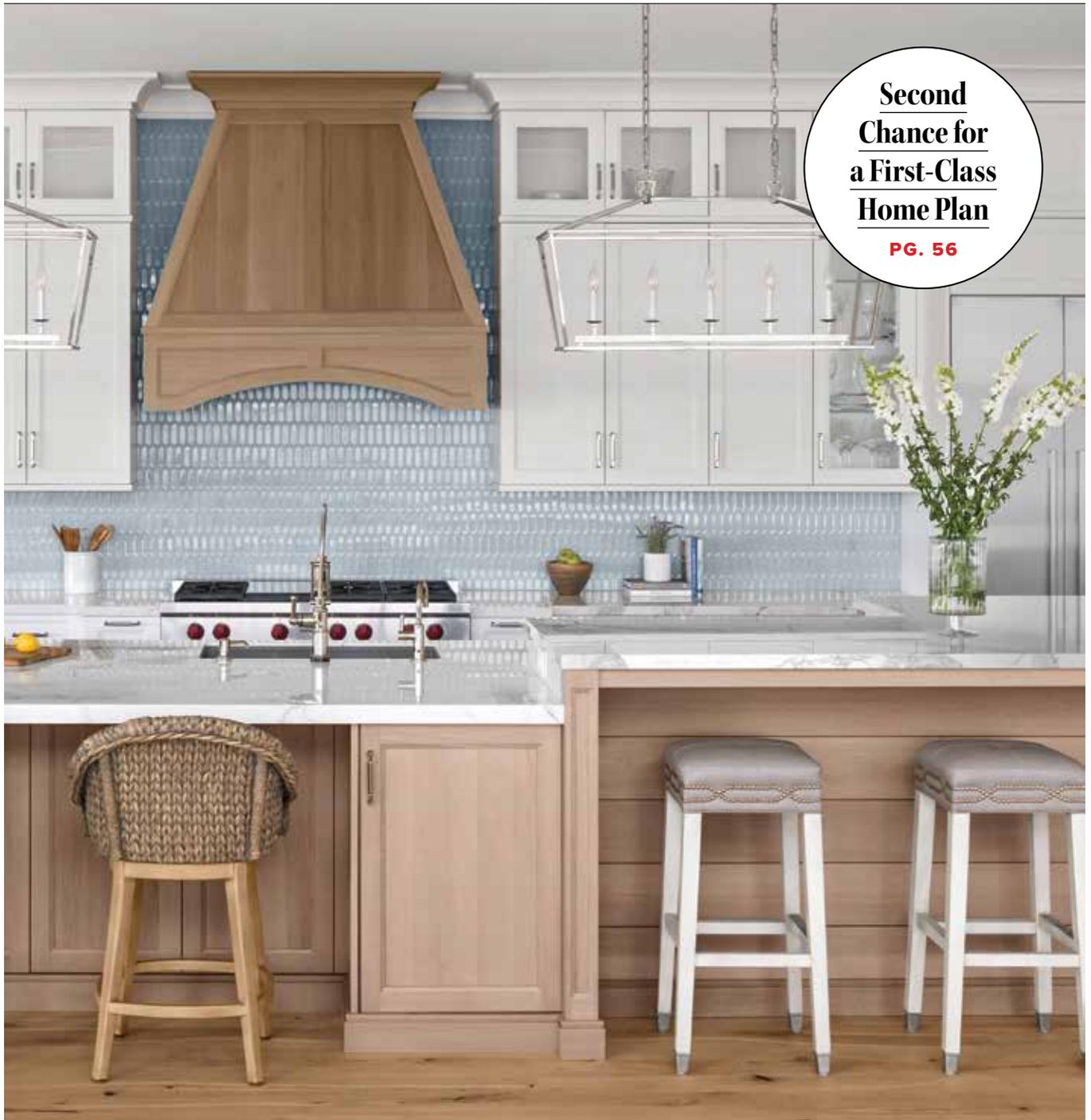
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Home & Garden

64 PLANNING FOR A YEAR-ROUND GARDEN

66 LIVING CRAFTSMAN-STYLE IN CROFTON





Second Chance for a First-Class Home Plan

By Lisa J. Gotto

In life we are always told to trust our instincts. The owners of this month's feature residence fortunately took that particular piece of advice to heart when they realized the plans they initially had drawn up for their dream waterfront home were somehow off the mark, uninspiring, and not in sync with the wish list they had envisioned.

"They had me look at their [original] plans...and those plans just didn't reflect what they were telling me they wanted," says Jonathan Rivera, owner of East Coast-based Jonathan Rivera Architecture. "So, we had a meeting; we kind of reset. I interviewed them and asked them a ton of questions, and then I came up with a plan that was entirely different—because the previous plans, the previous design, it had a garage facing the best view on the property, and so we were going to change all that."

Changing all that would not be easy, however, but Rivera felt the lot with its nearly 300-degree views of the waterfront had exceptional potential with a properly engineered and well executed design.

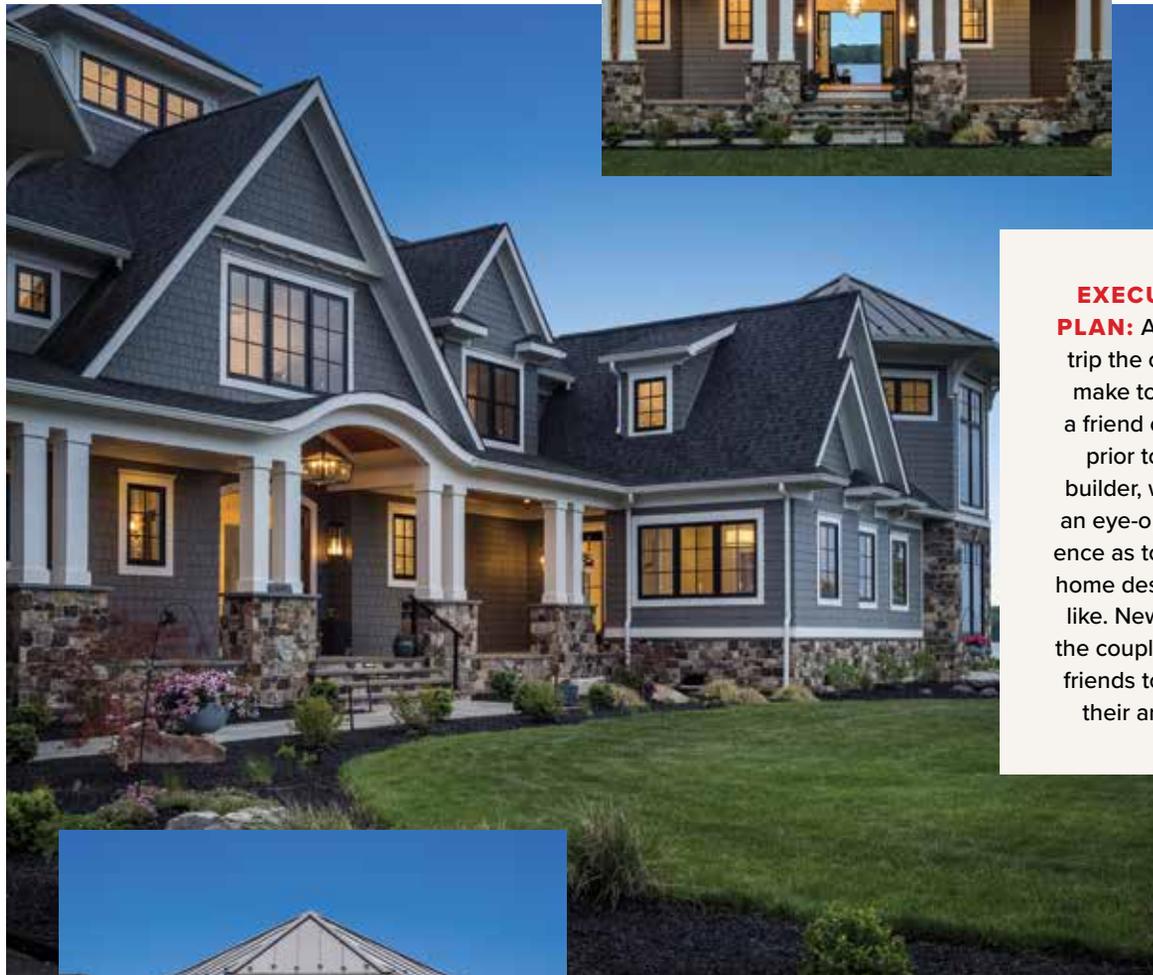
"My biggest concern was that the property had major setback issues from the water and a little bit of wetlands, but the buildable area was a very odd-shaped area," Rivera explains. "And so, my concern immediately was knowing what they had planned and what they wanted to do and how was I going to make this work inside of a buildable footprint? That was the driving factor...we were going back and forth trying to make something work inside of a very difficult footprint."

The first order of business, Rivera explains, was making sure that the four-car garage that they requested was placed in a spot that was the least advantageous in relation to the views, which would enable the rest of the plan to focus on view maximization.

"It was all about the sunrise and the sunset and trying to get the views as soon as you walk in the house to the water, as well," Rivera says. The owner wished to retain the open-plan concept that her former home had, with views to the east and the west. The plan he ultimately devised gave the family sunrise and sunset vistas from the kitchen.

It also checked the boxes for a guest suite with a separate entrance over the garage, two home offices, four bedrooms in the main section of the residence, a huge, first floor gym, and a massive open-plan kitchen and great room with an incredible soaring ceiling.

THE PROJECT: Taking a less-than-optimal, whole-home design back to the drawing board, so a 7,800-square-foot, five-bedroom residence could be constructed with a new concept that would utilize every square inch of possible space to its best advantage and hit the mark for fine design.



EXECUTING THE PLAN: A serendipitous trip the owners would make to the home of a friend on Kent Island prior to securing a builder, would provide an eye-opening experience as to what ultimate home design could look like. Newly motivated, the couple queried their friends to find out who their architect was.

THE PLACE: This family, a professional couple and their teenage daughter chose a three-acre waterfront lot located on a picturesque peninsula in St. Michaels. The site made for a very challenging build and design due to its exacting 100-foot buffer at the back and on both sides of the property.

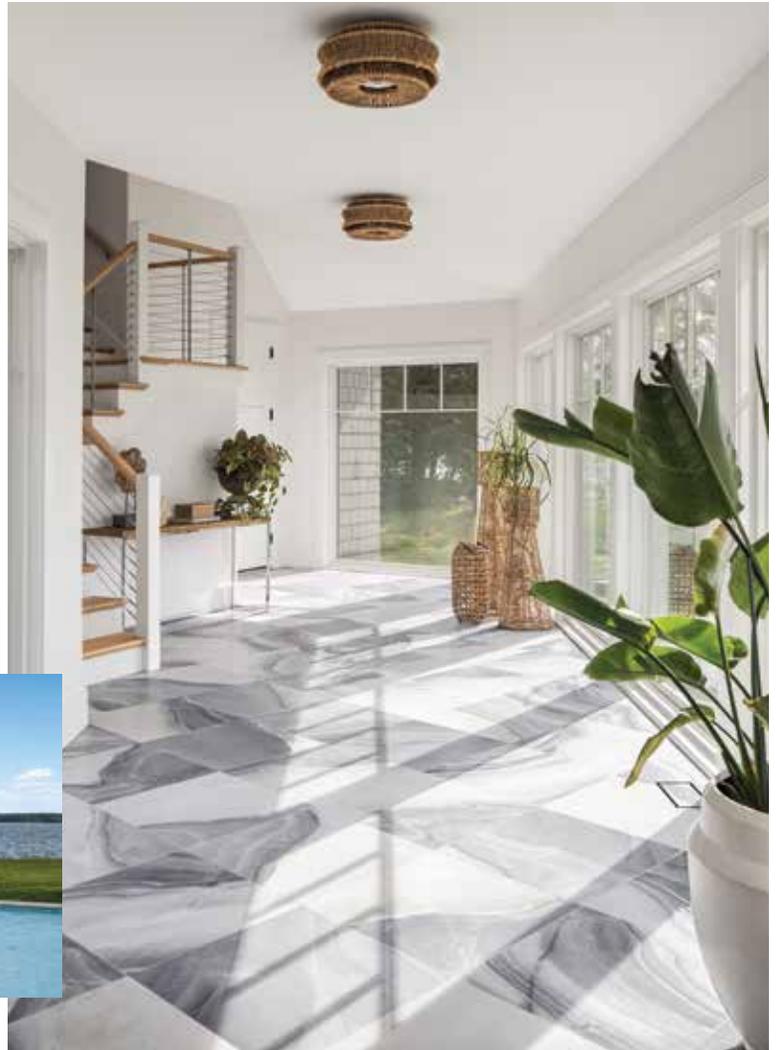


NOTES FROM THE BUILDER

Once the enhanced coastal farmhouse plan was perfected, the couple interviewed a short-list of potential builders and ultimately chose Mueller Homes of Annapolis.

“Jonathan had suggested us as a builder and introduced us to the homeowners. They ended up choosing us just as a result of our process, our transparency, and our team,” says P.J. Mueller, President of Mueller Homes in Annapolis.

“They liked on the front end how we estimated and went through everything with them in detail—and that we’ve also worked with Jonathan on several other projects. So, it was pretty cohesive from that aspect, as well.”



Up there with the most important aspects associated with the construction of any home, is its curb appeal, and Mueller says the location of this property in particular denoted bringing the highest level of attention to the exterior.

“The curb appeal obviously was very important from a material standpoint,” adds Mueller, who explained that his team employed a thin-cut natural stone sourced from Pennsylvania to complement the classic, Federal blue Hardie-plank shingle exterior. A solid collection of Anderson A-Series windows would provide its views and a wealth of natural light.

Architecturally, the home’s profile is striking with its multiple-pitch roof line and the implementation of two, round towers that were employed in the design to enhance the views with a radius of windows in each one, while adding character to the entire expanded footprint.

INSIDE THE DREAM

And what a footprint it is! Rivera provided the ultimate flow throughout the home starting with a glorious entry with sightlines leading straight from an expanded foyer back through a gleaming gallery space to a pretty back patio.

The entry foyer and gallery spill into the right side of the floorplan and into the kitchen and great room, respectively. This incredible space is the beating heart of the home with its stone fireplace wall and a dramatic, soaring ceiling enhanced with decorative trusses and two stories of windows that overlook the waterfront and the understated sophistication of the property's pool and patio area.

Again, Mueller says, the choice of materials was pivotal to the overall aesthetic.

"The materials were a huge, huge deal in the overall space because of the vast areas and keeping them very neutral. [The feel] is super light and airy with the trim details that you see with the shiplap and it being white. The trim is the same color as the walls, so you don't get that variation of depth, but you do get that light and airiness [despite] all of the heavy trim, as a result of that color choice."



The “heavy trim” being all the board and baton wall treatment that feels much smaller because of the color chosen. That airy feeling was replicated in the choice of floors, which are all white oak and carry through into the incredible kitchen.

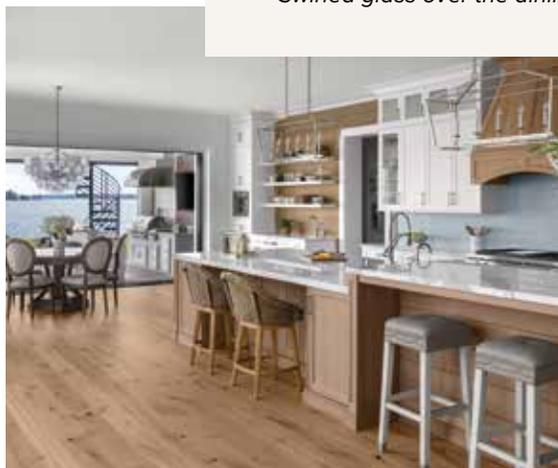
It is in this space where the observer can see how re-thinking that original design really paid off, as the water views are just as impressive from the kitchen as they are from the great room. An enormous two-level center island marries the two large spaces exquisitely with its positioning and its style. The flow continues past a large, eat-in area (this home was designed without a formal dining room, which Rivera remarks is a growing trend he is seeing throughout his client base) and out to the outdoor kitchen and patio area.



KITCHEN: INSIDE DISH

Mueller Home’s Design Concierge played a pivotal role in guiding the homeowners through the interior design selection process and kept the project on budget and on time. The Design Concierge also brought in Wesley Pehlke of Simply Wesley and Tracy Farasy of Plain2Pop for specific rooms and finishes.

A refined beauty was created in the kitchen with a Glazzio-Decko Collection mosaic backsplash in Sweet Erte, countertops of 12mm Mediterraneo Stataurio Extra Polished porcelain with a mitered profile on all exposed edges, and a statement-making Talia Large Chandelier in Burnished Silver Leaf and Clear Swirled glass over the dining area.



Once outside the kitchen, the observer will also notice one of several conveyances to the home's second level, a custom, spiral staircase to the upper deck off the primary suite. A stellar spot for stargazing and fresh-air consumption, this area puts the cherry on the sundae of the homeowners' private quarters, which is located in the larger of the two towers conceived in the design.

Much more than just a bedroom-in-the-round, the room offers that aforementioned radius of windows overlooking the water and is just one part of an entire wing of the home that includes a luxurious primary bath, two walk-in closets, and a separate sitting room.

One of the home's signature elements is the gorgeous staircase that transports the family to and from all four bedrooms on the second floor. This element is indicative of the attention to detail and engineered design that exemplifies the entire home.

"That is the only staircase to the second-floor bedrooms and primary suite," Mueller explains. "That was again, important to the theme of the home, and a really special focal point. The ceiling's got a beam detail that's lower profile but mimics and almost correlates to the star light fixture in there. And the cable railing again, keeps the coastal [vibe] light and airy, and it just really complements and ties together the second floor to the first floor."

Among this home's additional first floor highlights are its second room-in-the-round that houses an impressive in-home gym overlooking the water and the wife's to-die-for home office. This room faces the waterfront and was designed with a sliding glass (instead of wood) barn-style door that opens to the interior gallery—a next-level use of material for a now very popular interior feature.

Clearly, from second thoughts to second chances, this project was all about what can happen when one steps back and takes time for a gut check and a second look.







Planning for a Year-Round Garden

By Janice F. Booth

Of course, the gardening year never really starts or ends. It is one continuous, entwining circle. A succession of tasks and pleasures; where one plant dies and another grows up to take its place. A balance of planning for tomorrow and next month and five years hence, whilst living for today. —Mahatma Gandhi

Like me, you're probably nodding and smiling as you reflect on Gandhi's observations on gardening. Spring is in the air, and we who garden are sharpening our trowels and buying new gardening gloves. Maybe you've looked over last year's garden diary and photos, and you're thinking about a few changes in your garden. One project to consider is extending your garden's year-round beauty.

A garden that offers beautiful lines and colors 12 months of the year is a bit of a challenge. If you're ready to take on that challenge, here are a few things to consider: (A) plants that add color in the winter and (B) review your mature plants for expanding seasonal color.

A. Coloring your winter garden. While your garden's winter appearance is still fresh in your mind, consider how to add color next winter.

Pause here: Success for any garden project depends on 4 things: watering, mulching, fertilizing, and pruning. We're doing a lot of that now that Spring is here, but don't forget to continue these essential activities into autumn in preparation for the winter garden you're planting now. Now is the time to expand your garden's seasons. So, let's get started:

1. Consider the heights and widths of your garden when all the lovely foliage has wilted and the neighbor's cement block garage or doghouse are peaking at you through the fence. Where do you need height? Where breadth of growth?
2. Three types of plantings can enhance the color and architecture of next winter's garden – *trees* (conifers and deciduous), *shrubs and bushes*, and *perennial plants*.
3. Starting with trees and shrubs, here are some wonderful choices to plant now for beautiful colors next November:

Witch Hazel—a small tree or large shrub, its elegant branches are festooned with feathery blossoms; yellow, orange, or red, depending on the variety, from January to March. Witch Hazel is valued for its medicinal uses too. ➤

Dogwood, red or yellow twigged—a familiar small tree in our region, its renowned for white or pink spring show. But the red or yellow winter bark is a showstopper! Dogwood's easy to plant and maintain. (Whether you're doing it yourself or using those wonderful, strong gardeners.)

Copper crape myrtle—you may already have one of these beauties in your garden. The copper crape myrtle's bark may be cinnamon, red, beige, or yellow. The smoothness of the tree's trunk enhances the elegance of the trunk.



Winterberry, Serviceberry, & Beauty Berry shrubs—these guys are a chorus of winter delight. Each has clusters of berries in reds or purple. They fill in nicely in areas where the flowers of summer are no longer on display.

4. Don't forget to include in your plans those sturdy plants that bloom in summer and into the early winter. They include:

Camelias—glossy, green leaves and showy blossoms in shades of pink and red. Stunning in February, if they're planted in a protected area they can become bushes.

Hellebore—if they love where you've planted them, they'll give you blossoms from November through to March! Pink, white, and green.

Winter jasmine—that lovely vine, flowers now and even in February. Keep an eye on that vine. It may get out of hand.

Kale and Ornamental Cabbage—to avoid legginess, plant or pot them in autumn; they add color and texture to winter's blandness. ➤



B. Year-round color. Coordinating the colors of our flowering plants is a familiar challenge for all of us who garden. Changing conditions in the garden may require some revisions in the planting. Consider these:

1. Sun-to-shade ratios: The sunny garden has its problems with watering and fertilizer, but the shade garden has those problems plus the problem of encouraging color in the shade. Are those lovely trees casting shadows further over the flowerbeds? Will the neighbor's new addition block the morning sun? Here are a few suggestions for the *shady* parts of your garden

Actaea or Fairy Candles—pink with dark maroon foliage

Blue Mistflower—tiny purple flowers bloom in early autumn ➤

Bottle Gentian—blue flowers bloom in early autumn

Coral Bells—bright autumn flowers

Windflowers—pink and purple autumn flowers

Korean Angelica—beautiful red to purple clusters, but... biennial.

Turtlehead—clustered pink blossoms on a tall-ish stalk.

2. Space: crowding & expanding: March gives us some idea about which plants we know and love have survived winter and where sturdy plants have grown too large for their places in the garden.

Wander among the flowerbeds checking for emerging green on mature plants or telltale grayish-brown where green shoots should appear.

Observe the "footprints" of favorite plants. Can the too-large plants be divided, or must they be moved to a different location in the garden?

Where space has opened up, reconsider sunlight and moisture, and which new plants might settle in nicely. (Don't forget this may be the perfect opportunity to add the winter-color plants.)



As Ghandi so wisely observed, in our gardens the planning and work are never done. But it is fun to try some new plants for the dazzling surprises they'll provide all through the year.

Living Craftsman-Style in Crofton

By Lisa J. Gotto

Impeccable curb appeal and a refreshed traditional aesthetic throughout are the hallmarks of this craftsman-style, split-level home in Crofton.

The new homeowners will not need to do anything but unpack their personalities and favorite furnishings because this 2,000-square-foot residence is turn-key with all its major elements recently updated or upgraded.

A lush and lovely front yard welcomes guests to the foyer that starts with a gorgeous, craftsman-style door with side-light panels, leading to

Primary Structure Built: 1970

Sold For: \$780,000

Original List Price: \$739,975

Bedrooms: 4

Baths: 2 Full, 1 Half

Living Space: 2,004 Sq. Ft.

Lot Size: .33 acres

an entry level bedroom. This room boasts large front-facing windows and would make the perfect private home office, as well.

Located just a short staircase away is the home's main-level open-plan living area with its rich, walnut floors and large windows throughout, for the exchange of tons of natural light. This space is large and exceptionally well-suited for entertaining. An all-white kitchen offers beautiful cabinetry with attractive farmhouse pull hardware that is complemented by darker wood tone island which houses the sink and dishwasher and offers breakfast bar seating for four.



Listing Agent: Mia Anderson, Berkshire Hathaway Home Services, 77 Main St., Annapolis, m. 410-693-3354, o. 410-505-9700, mia@miamovesyou.com, bhhs.com **Buyers' Agent:** Kevin Poist, TTR Sotheby's International Realty, 1515 14th St., NW, Washington, D.C., m. 202-441-1757, o. 202-234-3344, kpoist@ttsir.com, ttsir.com

All the working surfaces are topped with gleaming, light-stoned granite, and the white subway tile backsplash is paired with a stainless-steel appliance package, including a gas range. A multi-functional workspace is featured on one side of the room and offers attractive glass cabinetry above, a wine fridge, and integrated desk.

This room is framed with a wide bow window with a charming built-in upholstered seating area below, as well as a large, informal dining space.

Descend a level and you'll find the home's formal living room designed with a gorgeous stone feature wall fireplace and a wall of windows overlooking the property's meticulous landscape and two-tiered pool area.

A set of attractive sliding glass doors in that wall provide easy access to the large concrete patio and exceptionally well-designed hardscape planted with attractive perennials. The lush grounds and six-foot fencing encompassing the property make this an impeccable outdoor oasis.

Back inside, the home boasts a roomy primary suite with en-suite bath, and two additional bedrooms that share a bath on the upper level.

Add in a large, two-car garage and a lovely neighborhood aesthetic, and you have an attractive home in the highly desirable, family-oriented community of Crofton.



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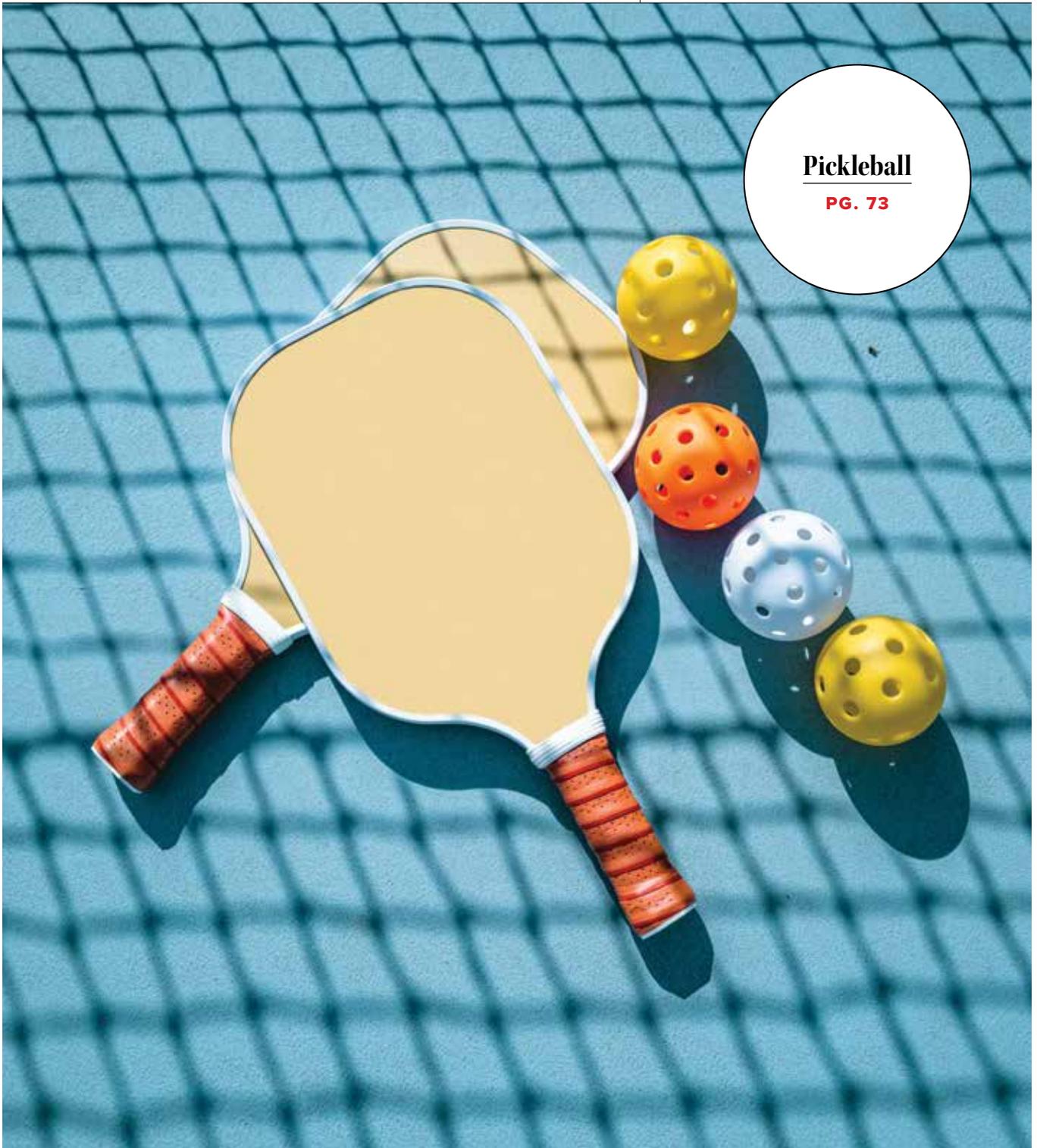
Health & Beauty

70 STRONG TEETH, HAPPY SMILES

72 GET SALTY

Pickleball

PG. 73





Strong Teeth, Happy Smiles

FLUORIDATED WATER KEEPS DECAY AT BAY

By Dylan Roche

Strong, healthy teeth are more than just the makings of a beautiful, confident smile—good oral health is a key component to good overall health. This might explain why adding fluoride to tap water is considered by the Centers for Disease Control and Prevention to be one of the greatest public health achievements of the 20th century.

Fluoride is a naturally occurring mineral found in food that strengthens teeth and reduces risk of decay and cavities by 25 percent, according to the Cleveland Clinic. In fact, fluoride is a “powerhouse for oral health,” in the words of Dr. Scott Finlay of Annapolis Smiles. “It strengthens tooth enamel, making it more resistant to

“FOR BOTH CHILDREN AND ADULTS, FLUORIDE SERVES AS AN ESSENTIAL DEFENSE AGAINST TOOTH DECAY.”

decay caused by acids produced by bacteria. Additionally, fluoride can reverse early stages of tooth decay by re-mineralizing weakened enamel. It also helps reduce harmful bacterial activity in the mouth, creating an environment less conducive to cavities. For both children and adults, fluoride serves as an essential defense against tooth decay.”

WHY FLUORIDATE WATER?

The movement to fluoridate tap water really gained momentum in 1962 with a U.S. Public Health Service recommendation following decades of research. But even before this recommendation from a public agency, many municipalities had been adding fluoride to tap water and seeing a sharp decrease in the number of children with cavities.

The concept: When small amounts of fluoride are added to public water, anyone who consumes that water from the tap throughout the day gets exposure to fluoride, which coats the teeth and strengthens them. Most water contains natural amounts of fluoride, but not in levels high enough to prevent tooth decay.

Over the decades that followed the U.S. Public Health Service recommendation, more state and local governments chose to implement water fluoridation into their public water supply based on the agency’s guidance. Since then, oral health across populations have drastically improved. In a 2015 statement, Dr. Vivek H. Murthy, then the U.S. Public Health Service Surgeon General, noted that it wasn’t uncommon for young teenagers to have lost one or more of their adult teeth to tooth decay prior to the 1960s, and half of Americans age 65 or older had lost all their natural teeth, which had to be replaced with dentures.

“Patients who regularly use fluoride, whether through water or other sources, typically experience fewer cavities and less severe decay,” Finlay says. “Their teeth are generally more resilient against the acids that cause decay. In contrast, individuals without regular fluoride exposure are more likely to develop cavities and may face more frequent dental treatments. Over time, the difference can significantly impact both oral health and dental expenses.”

PROTECTING THOSE PEARLY WHITES

Although most of us would agree we want a vibrant smile with strong teeth, the benefits of good oral health go far beyond aesthetics. Harmful bacteria breeding in the mouth can cause inflammation and instigate problems all over the body. Studies have found correlation between gum disease and heart disease, likely because oral bacteria can enter the bloodstream and worsen the

buildup of plaque that causes heart attacks and strokes. Oral bacteria entering the bloodstream can also cause an infection of the heart lining known as endocarditis.

Despite these benefits, the process of public water fluoridation has been the subject of criticism from people who call it “mass medication” (though it’s worth noting that fluoride is a natural mineral, not a type of medicine). Fluoride, like many other minerals, can be harmful in excessive amounts—hence why we’re not supposed to swallow toothpaste—but extensive research on the part of the CDC and the World Health Organization have found water fluoridation to be both safe and effective.

WHY WATER IS SUCH A WINNER

Are there other sources of fluoride that can benefit teeth? Of course. Many brands of toothpaste and mouthwash have fluoride, as do foods like fish, shellfish, spinach, and potatoes. The American Dental Association considers fluoridated tap water to be better than these other sources because it provides consistent, low-level exposure on an ongoing basis—pretty much every time you take a sip of tap water.

Finlay agrees with this. “To benefit fully from fluoride in tap water, regular consumption is essential. The small amounts in water work cumulatively to strengthen teeth over time,” he says. “While fluoride toothpaste does provide some protection, it doesn’t replicate the consistent exposure from drinking fluoridated water.”

So, if you’re looking for strong, beautiful teeth that will last you a lifetime, brushing and flossing are important—but drinking tap water throughout the day could be the unsung hero of your oral health routine.



OTHER SOURCES OF FLUORIDE

Fluoridated water is not the only source of fluoride. If you’re looking to increase your consumption of fluoride, you can look for fluoridated toothpaste or mouthwash, or you could include more of the following foods in your diet:

- ◆ Black tea
- ◆ Spinach
- ◆ Potatoes
- ◆ Shellfish, especially shrimp and crab
- ◆ Okra
- ◆ Chard
- ◆ Grapes and raisins
- ◆ Oats



TIPS FOR STRONG TEETH

Fluoride isn’t your only safeguard against tooth decay. Remember to practice good tooth care by:

- ◆ Brushing your teeth twice a day with a soft-bristle toothbrush—and don’t forget to floss
- ◆ Watching your consumption of sugary and acidic foods, which can break down tooth enamel.
- ◆ Not smoking or chewing tobacco, which will not only discolor your teeth but also cause gum disease.
- ◆ Getting plenty of calcium, which is important for strengthening your teeth the same way it strengthens your bones.
- ◆ Visiting your dentist every six months for a cleaning and checkup.

Get Salty

MAKING A DIY BODY SCRUB WITH SALT

By Dylan Roche

When it comes to soothing and improving your skin, one of the most reliable ingredients is probably already sitting right in one of your kitchen cabinets: salt. Yes, the same go-to mineral you add to food can also help remove dead skin cells and other debris for healthier skin. A DIY homemade body scrub is a great choice for *exfoliating*, when fine particles (such as salt grains) slough away debris to freshen up your skin and prime it for absorbing products like moisturizer. This leaves your skin, both body and face, smooth and soft, with reduced redness and inflammation, as well as smaller pores and less visible fine lines. Exfoliating can also increase the flow of blood to the surface of your skin, so it can not only give you a vibrant glow but also improve the healing of blemishes or pimples.



THE BEST PART IS THAT A HOMEMADE BODY SCRUB IS EASY—AND IT CAN BE TAILORED TO YOUR SPECIFIC NEEDS AND WANTS. HERE'S HOW TO DO IT:



1 cup salt: Start with selecting a salt of your choice. Fine-grain salt is gentler and better for sensitive skins, but a coarser sea salt will give you a more intense exfoliation. Sea salt is also richer in trace minerals like magnesium, calcium, and potassium, which are nourishing for your skin, especially in dry weather. (You can even replace the salt with sugar if your skin is especially sensitive and you need only a mild exfoliant, as sugar granules are much smaller and less abrasive.)

1/4 cup oil: Oil will serve as a moisturizer to soften your skin once the salt has stripped off dead skin and other debris. Cooking oils, such as olive or coconut, are rich in antioxidants that your skin can absorb topically. If you're using coconut oil, you'll need to melt it in the microwave before combining with other ingredients in your scrub.



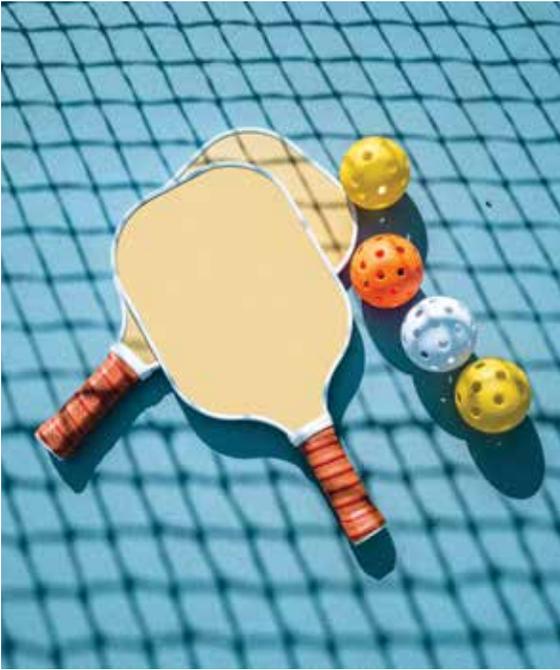
10 drops of essential oil: Essential oils smell great, which adds a boost of spa-like luxury, but they do much more than that—certain essential oils have unique benefits that are specific to your skin's needs. If you have acne-prone or inflamed skin, try tea tree oil, which has antimicrobial and antifungal properties. A citrus oil like orange or grapefruit can cut through excess sebum, the waxy substance your skin naturally produces as a barrier against the elements. Rose oil is hydrating, so it's great for dry skin.

1 tablespoon of honey (optional): Honey is hydrating for your skin, delivering much-needed moisture when you've been exposed to too much dry air.



1 tablespoon vitamin E oil (optional): You can buy vitamin E oil over the counter at most pharmacies, and it's good for repairing and nourishing dull skin.

Combine the ingredients well and store in an air-tight container, such as a glass jar. Store in a cool, dry place and use twice a week. The scrub will keep for up to two months.



Pickleball

AN ALL-AGES FITNESS TREND

By Dylan Roche

Most of us know exercise is good for us—the problem is just all the things that prevent us from getting the exercise we need. The time commitment. The boredom factor. The way exercise just seems harder and harder as our bodies age. In fact, the Cleveland Clinic reports that after age 50, more than 70 percent of people fail to get enough exercise.

Maybe this is why pickleball has exploded in popularity over the past few years. It's an all-ages sport offering physical *and* social benefits that are especially important for seniors. Pickleball is similar to tennis, but it's played on a slightly smaller court with a paddle and lightweight plastic ball instead of a racquet and heavy rubber ball. A round of pickleball is often slower paced and less physically demanding, so it's easier for beginners or casual players to participate.

BUT JUST BECAUSE PICKLEBALL IS NOT AS INTENSE DOESN'T MEAN IT'S NOT PHYSICALLY FULFILLING. HERE ARE FOUR REASONS TO PICK UP A PADDLE:

1. IT'S GOOD CARDIO. An aerobic workout doesn't have to have you wheezing to be good for you. Just 150 minutes of moderate-intense activity—that is, enough to raise your heart rate and break a light sweat—is sufficient. So, if you play for an hour just three days a week, you'll exceed your cardio needs! Aerobic activity improves circulation, staves off heart disease and stroke, and aids in weight management.

2. YOU'LL RETAIN MUSCLE AND BONE STRENGTH. We naturally lose muscle and bone strength as we get older, setting our bodies up for easy injuries. But pickleball gets you moving around on your feet, bearing your own weight as you move from side to side, forward, and backward. You'll be running, leaping, squatting, and swinging your arms. These movements are good for strengthening your legs, core, and even your arms. This will also help with your coordination and balance, which are crucial for staying injury-free in old age.

3. YOU GIVE YOUR BRAIN A WORKOUT. A lot of pickleball is strategy. You always have to think about what your opponent is going to do next and prepare to respond to it quickly. You'll find the strategic part of pickleball keeps your mind sharp and your instincts responsive. Practicing your shots can also improve your hand-eye coordination. Many seniors who engage in mental challenges on a regular basis find that it delays cognitive decline.

4. IT'S SOCIAL. Finally, pickleball is the type of workout that you do with other people—it's a great excuse to get out of the house and engage with others. This boosts your mood, reduces feelings of isolation, and improves your overall wellbeing.

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172 Fleet Street, National Harbor; 301-602-2209; bobbymckeyes.com
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Bond 45
149 Waterfront Street, National Harbor; 301-839-1445; bond45nh.com
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Busboys and Poets
5331 Baltimore Avenue, Hyattsville; 301-779-2787; busboysandpoets.com
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Crafty Crab
6800 Race Track Road, Bowie; 240-245-3715; craftycrabrestaurant.com
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Fiorella Italian Kitchen & Pizzeria
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First Watch
15471 Excelsior Drive, Bowie; 301-352-3447; firstwatch.com
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Huncho House
6451 America Blvd Suite 101, Hyattsville; hunchohouse.com
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| | |
|---|-------|
| A La Mode | 79 |
| Academy Realty, Inc | LREHP |
| Ace Home Improvements LLC..... | 67 |
| Anne Arundel Gastroenterology Associates | 68 |
| Anne Arundel Medical Center - AAMC Foundation..... | IBC |
| Archbishop Spalding High School..... | 52 |
| Baltimore Metropolitan Council | 11 |
| Baltimore Washington Medical Center | BC |
| Christy Bishop, CB Moves, Berkshire Hathaway, PenFed Realty..... | LREHP |
| Ciminelli's Landscape Services, Inc | 38 |
| Crafty Crab Seafood..... | 74 |
| Djawdan Center for Implant and Restorative Dentistry | 1 |
| Drs. Walzer, Sullivan & Hlousek, P.A..... | 3 |
| Elizabeth Seton High School..... | 46 |
| Fichtner Home Exteriors..... | 54 |
| Galliano Italian Restaurant & Wine Bar | 11 |
| Hospice of the Chesapeake | 4 |
| Indian Creek School..... | 49 |
| Let's Go! Music Festival | 6 |
| Lime & Salt | 78 |
| Mamma Roma | 74 |
| Mia Anderson, Berkshire Hathaway HomeServices Homesale Realty | LREHP |
| Miss Shirley's Cafe..... | 77 |
| Monsignor Slade Catholic School | 51 |
| Musical Stages | 52 |
| Nancy Hammond Editions..... | 68 |
| Naval Academy Athletic Assn..... | 46 |
| On The Green Inc | 38 |
| Paradise Pools Inc | 54 |
| Perfect Pet Resort..... | 79 |
| Prime Roofing and Siding..... | 53 |
| Ruth's Chris Steak House | 74 |
| Senior Provider Group..... | 11 |
| Seyern School | 51 |
| Skin Oasis Dermatology..... | 13 |
| St. Vincent Pallotti High School..... | 51 |
| The Arc Central Chesapeake Region | 5 |
| The Jaklitsch Law Group | IFC |
| The Summit School | 52 |
| Urban Air Adventure Park | 79 |
| Wylder Hotel Tilghman Island | 53 |



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