



Elizabeth's Landing Community Association, Inc.

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ELCA Board's 2024 Annual Letter Report to Owners December 2024

Greetings Neighbors,

While this year has flown by, it has also proven to be a busy and constructive time for the community as a whole. The elected Board has been focused on two primary projects, as well as working towards financial agility with the state mandated HB 107 reserve. Additionally, the community has welcomed a new Board member, including a new President and Treasurer.

As we closed out 2023 and during the 2024 Community meetings, we conveyed that the Board along with local Businesses have been engaged with State and County officials, regarding the long overdue Fort Smallwood side-walk project. This is a project that the Board and Community have been pushing for, over the course of many years, as this side-walk is much needed; which will connect Northeast High School, the new Rivera Beach Library, and run through our Community, Sunset Elementary School/Buccaneer Field to Kenton Road.

Furthermore, the second project that the Board and Community have been focused on is the upcoming Living Shoreline that will provide erosion protection on the waterfront. The project and construction are slated for March of 2025 via BayLand Consultants & Designers, Inc, and the Board has already received a grant towards the structure. The Board will communicate with the Community in the monthly meetings, the website, and the X (formerly known as Twitter) in relation to the preparation and specific timing of this necessary project.

For the overall awareness, please find the attached 2025 Budget and Analysis, which depicts the upcoming income and expenses for our Community. As communicated in the monthly meetings, the result of the rise in cost of Water and Sewer expenses, along with the continued requirement from the HB 107 reserve, the Community will need to increase the HOA Dues to \$132.00 per Month (which is inclusive of the State mandated Flush Tax and HB 107 Reserve).

The elected Board of Directors would like to extend a special note of appreciation to the residents who pay their HOA dues in a consistent and timely manner. There are numerous fixed costs within the community that require a firm payment schedule. Likewise, thank you to all the Homeowners who attend and participate in the monthly meetings at the office, as your input is greatly valued, and we enjoy the conjecture.

Please have a happy and safe Holiday Season, as well as a happy New Year.

Board of Directors Elizabeth's Landing Community Association

Brian Halusky, President
Timothy Kelly, Vice President
Lisa Phipps, Treasurer
Kati Pope, Secretary
Cliff Fagg, Director
Diane Gresham, Association Manager

For the latest information, please bookmark the following:

ELCA Website: <http://www.elizabethslanding.com>

X / Twitter: https://x.com/ELCA_21122

ELCA Office: 410-437-7309 / ELCA@verizon.net