Broadneck Peninsula Communities Handbook





Broadneck Council of Communities, Inc.

Anne Arundel County, Maryland

Edition – November 20, 2026

Overview

Purpose. This handbook gathers, in one place, the essential facts about each community on the Broadneck Peninsula: who to contact, how the community is organized, what kind of homes it has, and where it is located. It is intended to help the Broadneck Council of Communities (BCC) reach every neighborhood, welcome new member associations, and keep an accurate, shared record that the committee can rely on and improve over time.

Scope. The handbook covers the communities of the Broadneck Peninsula in Anne Arundel County, Maryland—generally ZIP codes 21409, 21012 and 21402—within County Council District 5. The entire Broadneck Peninsula (ZIPs 21409, 21012, and 21402) is in Maryland's 3rd Congressional District under the 2022 map. Communities are included whether or not they are currently BCC members or registered with the County.

How each page is organized. Every community has a two-page spread: the left page opens with an "About" summary of its character, history, location and homes, followed by Contact, Association, Profile and Districts sections drawn from the BCC community spreadsheet. Each community text page notes when that community's information was last revised; the right page is a map of the community. Shaded areas are Anne Arundel County parcels recorded in the community's subdivision (or on its streets); communities that cannot be matched reliably show an "Approximate area" with no boundary. Map data © OpenStreetMap contributors; parcels: Anne Arundel County GIS. Fields we have not yet been able to confirm are shown as *Not yet found* in grey italics.

This edition. This edition covers 113 communities on the BCC list.

Cover flags: Flag of Maryland, public domain; Flag of Anne Arundel County, Maryland, by Coliop-Kolchovo, Wikimedia Commons, CC BY-SA 4.0.

Contents

BCC Member Communities....5
Umbrella Organizations....6
Revision History....7
Admirals Ridge....8
Amberley....10
Arnold Overlook....12
Arnold Ridge....14
Ashcroft....16
Asquith....18
Atlantis....20
Bancroft....22
Bay Head....24
Bay Hills....26
Bay Hills Townhomes (Tanglewood Regime)....28
Bayberry....30
Beacon Hill....32
Beechwood on the Burley....34
Belle Pointe....36
Belvedere Heights....38
Birchwood....40
Brenwoode of St. Margaret....42
Briar Lea....44
Briarcliff on the Severn....46
Broadwater Beach....48
Browns' Woods....50
Burley Creek....52
Campus Green....54
Cape St. Claire....56
Capetowne....58
Capri Estates....60
Cherrywood....62
Chesapeake Preserve....64
College Manor....66
College Station....68
Cresston Park....70
Deep Creek Village....72
Divinity Cove....74
Dorado Hills....76
East Pendennis Mount....78
Element at Mill Creek....80
Fernbrook....82
Ferry Farms....84
Four Seasons at St. Margarets....86
Foxmoor....88
Glen Oban....90
Harbor Glen....92
Harting Estates....94
Harting Farm....96
Hickory Hills....98
Hidden Hills....100
Hidden Point Rd....102
Hidden Ridge....104
Holly Anna Acres....106
Hollyberry Woods....108
Homewood....110
Indian Hills....112
Joyce Acres....114

Kimberly Woods Village....116
Landhaven....118
Lark Hill....120
Laurel Valley....122
Log Inn Estates....124
Longview....126
Mago Vista....128
Magothy Estates....130
Magothy Manor....132
Moorings on the Magothy....134
Mulberry Hill....136
Northport....138
Oakland Hill....140
Oakmont....142
Oakwood....144
Old Mill Bottom Estates....146
Pine Bluff....148
Pines on the Severn....150
Pleasant Plains....152
Podickory Point....154
Pondview....156
Raintree....158
Revell Downs....160
Rosslare....162
Rubert Manor....164
Rugby Hall Estates....166
Sanders Point....168
Sandy Point Heights....170
Severnview....172
Shore Acres....174
Sillman Estates....176
Skidmore....178
St. Margaret's Landing....180
Stonecrest....182
Stonington....184
Sturbridge....186
Swann Point Estates....188
Tanglewood....190
Terrace Gardens....192
The Meadows (Brice Manor, Forest Meadow, Great Meadow)....194
The Timbers....196
Twin Harbors....198
Ulmstead Cove....200
Ulmstead Estates....202
Walnut Ridge....204
Water's Edge at Woods Landing....206
Weatherly....208
West Magothy Manor....210
Wexford....212
Whitehall....214
Whitehall Beach / Whitehall Creek....216
Whitehall Creek Farms....218
Whitehall Heights....220
Whitehall Manor....222
Wild Rose Shores....224
Winchester on the Severn....226
Windsor....228
Woodfield Village....230
Woods Landing....232

In Word, right-click the list and choose Update Field to refresh page numbers after edits.

BCC Member Communities

These are the member communities of the Broadneck Council of Communities that are in good standing, as listed in the BCC Acting Treasurer's Report, November 19, 2026. Names follow the spellings used in this handbook.

1. Amberley
2. Bay Hills
3. Beechwood on the Burley
4. Cape St. Claire
5. Deep Creek Village
6. Homewood
7. Pines on the Severn
8. Podickory Point
9. Raintree
10. Stonecrest
11. Stonington
12. Winchester on the Severn
13. Windsor

Pending applications. Atlantis HOA, Whitehall Beach CA.

Past members (expired). East Pendennis Mount CA (7/2023); St. Margarets Landing HOA (2/2024); Old Mill Bottom Estates (7/2025).

Member list current as of November 19, 2026 (source: BCC Acting Treasurer's Report, November 19, 2026)

Umbrella Organizations

Some Broadneck communities belong to a larger association that covers more than one neighborhood or section. The organizations below are listed only with facts confirmed in BCC research as of November 20, 2026.

Bay Hills Community Association, Inc.

The mandatory master association of the Bay Hills Planned Unit Development (P.U.D.) in Arnold. It was formed on November 24, 1972 (Maryland corporation, SDAT ID D00874701, status Active). Annual dues are $200 per household. Website: bayhillsonline.com. Condominium regimes include Tanglewood Regime, Tanglewood II Regime, and Colonial Ridge Regime. Bay Hills also lists Pine Valley, The Bluffs at Deep Creek, St. Andrew Hill, Bay Hills Apartments, and Oakland Hills Apartments among its sections.

Bayneck Recreation Association, Inc.

A shared recreation association within the Bay Hills P.U.D. for townhouse and condominium sections. It was formed on August 27, 1976 (Maryland corporation, SDAT ID D00687863; state status Suspended, as republished from SDAT records). A Point-O-Woods community page describes it as the umbrella for seven communities; the full member list is unconfirmed. County land records show Bayneck Inc. owning common parcels in Tanglewood, Oakmont, and Point-O-Woods.

Mago Vista Area Civic Association

A voluntary umbrella civic association, with dues of $25 a year, covering 30 subdivisions. Communities on this handbook's list that it covers include Belvedere Heights, Birchwood, Broadwater Beach, Capri Estates, Cherrywood, Fernbrook, Longview, Magothy Manor, Moorings on the Magothy, Wexford, and Windsor (Forrest), among others.

Ulmstead Club, Inc.

A voluntary civic association covering Ulmstead Estates I–V, Ulmstead Point, and Point II, which this handbook lists as one community (Ulmstead Estates).

Meadows Residents Association

A voluntary association for the Meadows sections, including Brice Manor, Forest Meadow, and Great Meadow, listed in this handbook as one community.

Magothy Manor Improvement Association

A voluntary association covering Magothy Manor and West Magothy Manor.

Pines Community Improvement Association

A civic association for Pines on the Severn.

Sources: Bay Hills Community Association, bayhillsonline.com (history, dues, and documents); Maryland SDAT records as republished by Netstate (queried 2026-11-20), including Bayneck Recreation Association, Inc. (D00687863); Anne Arundel County GIS parcels; BCC community research, November 20, 2026.

Revision History

This table lists recent handbook editions, newest first. It is limited to one page; older rows drop off. Each community text page also shows when that community's information was last revised.

Edition date	What changed	Source
November 20, 2026	Revell Downs: homes previously described as townhouses are duplexes (detached homes unchanged).	Mike Jarjoura (BCC VP)
November 20, 2026	Added a BCC member communities page (from the BCC Acting Treasurer's Report, November 19, 2026), an Umbrella Organizations page, per-community revision dates, political districts, and this Revision History page. Atlantis: contacts (Janice John; Janice@abodeswell.com; community email atlantisHOA@gmail.com; 443-871-2308); children's playground with exercise equipment; removed Green Holly Drive from the street list. Noted Bay Hills Townhomes (Tanglewood Regime) as part of the Bay Hills P.U.D. Bayberry official home count set at 54 and the map expanded to the county's Bayberry parcels. Cape St. Claire home count note (sometimes listed as 2,365). Stonington POC: Amy Rimel. Added Bayneck Recreation Association, Inc. as a shared recreation association within the Bay Hills P.U.D. Added Laurel Valley (18 townhouse condominiums). Updated Bay Hills management (Victory Management since 2026; Victoria Burnett, property manager; JoJo Fife for dues/resale). Noted that the entire Broadneck Peninsula (ZIPs 21409, 21012, 21402) is in Maryland's 3rd Congressional District under the 2022 map. Bayberry residence type set to single-family (all 54 homes).	BCC Acting Treasurer's Report, November 19, 2026; Last Verified dates; Maryland iMAP 2022 election boundaries; Anne Arundel County GIS parcels and council districts; Bay Hills Community Association (bayhillsonline.com); contacts and counts provided by Mike Jarjoura (BCC VP)
November 20, 2026	Updated Browns' Woods from a community representative: no HOA or management company; loosely structured Brownwoods Improvement Association with no dues; president Alma Henson Darden (since at least 1990).	Community representative reply to BCC board questions
November 18, 2026	New classic formal cover with the flags of Maryland and Anne Arundel County. (The cover edition date remained November 15, 2026 until the November 20 Browns' Woods update.)	Cover design C, adopted for the handbook
November 15, 2026	Podickory Point corrections from Ginny Jones of the Podickory Point Civic Association.	Ginny Jones (PPCA)
November 11, 2026	Amberley update: official home count (180 homes on 182 lots) and current officers.	Britt Griswold, BCC Acting Treasurer and Amberley resident
November 8, 2026	First full edition covering all 112 researched communities (229 pages, facing text-and-map spreads).	BCC community research; handbook backup of the completed edition
November 8, 2026	Working drafts issued during the day as research continued (167 pages, then 177 pages) before the full edition later that day.	Handbook draft backups
November 6, 2026	Working draft (157 pages) prepared for the November 19, 2026 BCC committee meeting.	Handbook draft backup

Admirals Ridge

About

Admirals Ridge is a newer townhome community in Arnold, built between 2016 and 2018 along Admirals Ridge Drive and Admirals Court, a short walk from Arnold Elementary School. Its roughly 42 townhomes offer low-maintenance living close to the shops, schools and commuter routes of the Broadneck Peninsula, with a homeowners association that looks after the shared grounds.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Admirals Ridge (HOA name per MLS)
Also Known As	*Not yet found*
Management Company	Caster Management (UNCONFIRMED - one 2025 listing)
BCC Member	Not a member
County-Registered	No

Profile

Homes	~42 (approx.)
Homes Count Basis	Estimate
Residence Type	townhome
Year Built	2016-2018
General Location	Admirals Ridge Dr / Admirals Ct, ~0.4 mi from Arnold Elementary (95 Joyce Ln)
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 28, 2026

Admirals Ridge



Shaded: county parcels in subdivision Admirals Ridge

Amberley

About

Amberley is a single-family community of 180 homes on 182 lots between Whitehall and Ridout Creeks, reached from St. Margaret's Road via Holly Drive North (Route 50 Exit 29A). The community was created in 1949, and the Amberley Community Association dates from 1959. Homes carry ZIP 21409, while the association's mailing address is PO Box 69, Arnold 21012; federal (USGS) records spell the name "Amberly." The association, a BCC member, collects dues of $100 per year, and a common property assessment of about $250 per year is billed through the county tax bill. The association can be reached at treasurer@amberley.org.

Contact

POC Name	Trueman Thompson (President)
POC Email	president@amberley.org
POC Phone	410-271-0715
Website	https://amberley.org

Association

Association/HOA	Amberley Community Association
Also Known As	Amberly (USGS spelling)
Management Company	*Not yet found*
BCC Member	Member in good standing
County-Registered	Yes

Profile

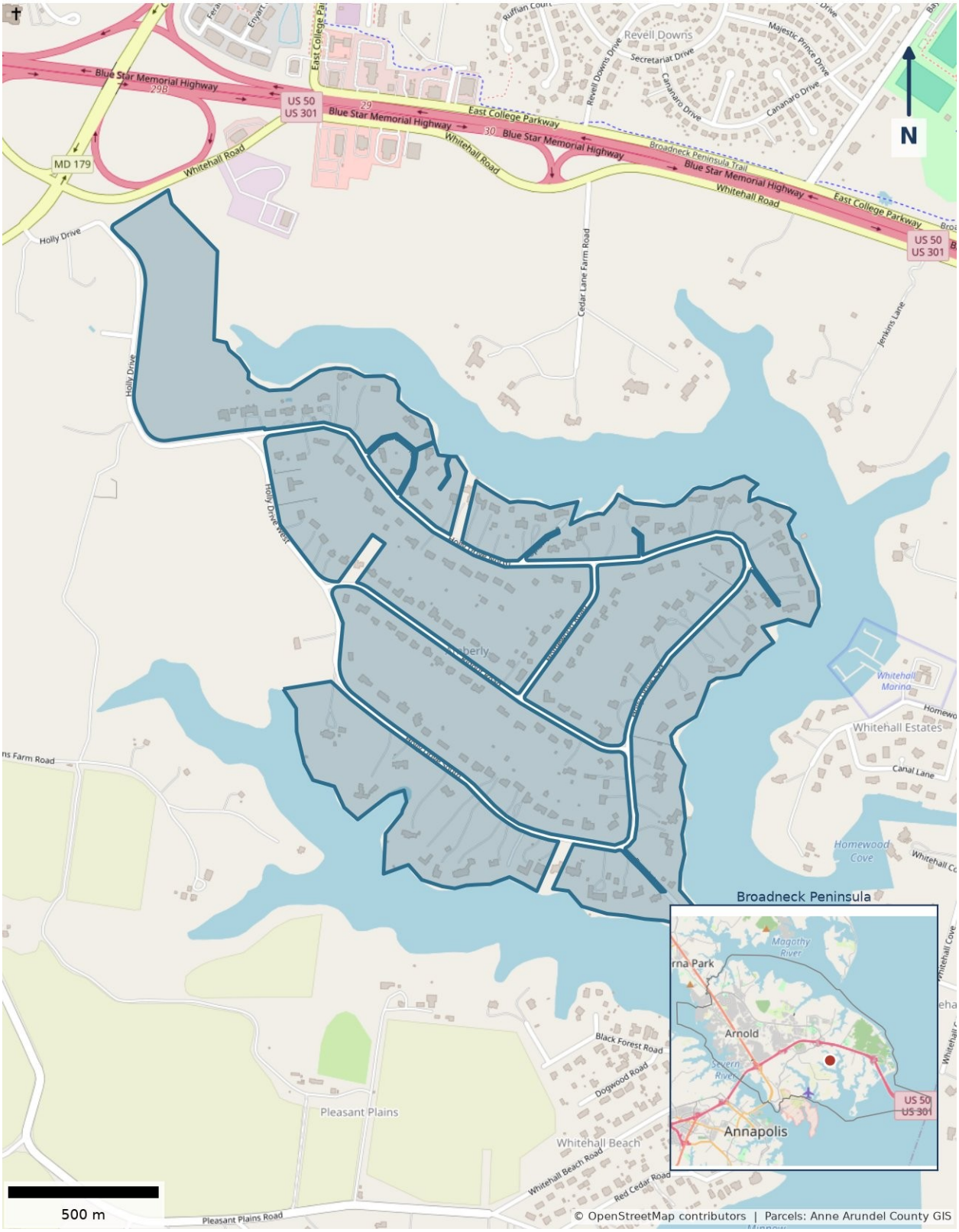
Homes	180
Homes Count Basis	Official
Residence Type	Single-family
Year Built	1949 (community founded)
General Location	Between Whitehall and Ridout Creeks, off St. Margaret's Rd via Holly Dr N (Rt 50 Exit 29A)
ZIP	21409
County List District	District 3; District 5; blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 11, 2026

Amberley



Shaded: county parcels in subdivision Amberley

Arnold Overlook

About

Arnold Overlook is one of Arnold's newer neighborhoods: a community of single-family detached homes built in 2019 and 2020 by D.R. Horton along Arnold Overlook Lane and Silver Oak Lane, off Old Frederick Road from Route 2 and close to Arnold Elementary School. The Arnold Overlook Homeowners Association, Inc. is registered with Anne Arundel County and is professionally managed by Riveter Management Group, with Community Manager Angela Vazquez as the point of contact. Reported HOA dues vary by listing, from about $60 to $130 a month.

Contact

POC Name	Angela Vazquez (Community Manager, Riveter Management Group)
POC Email	clientservices@rivetermanagement.com
POC Phone	410-674-4351
Website	*Not yet found*

Association

Association/HOA	Arnold Overlook Homeowners Association, Inc.
Also Known As	*Not yet found*
Management Company	Riveter Management Group
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family
Year Built	2019-2020
General Location	Arnold Overlook Ln / Silver Oak Ln, off Old Frederick Rd from Rt 2; near Arnold Elementary
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 28, 2026

Arnold Overlook



Shaded: county parcels in subdivision Arnold Overlook

Arnold Ridge

About

Arnold Ridge is one of Arnold's newest townhome communities: 51 townhouses built around 2019 by Messick & Associates along Hickory Hill Circle, off Joyce Lane East near Arnold Elementary School and the Bay Hills Shopping Center. Residents enjoy a community dog park and walking trail.

The Arnold Ridge Homeowners Association is registered with Anne Arundel County and is professionally managed by Chambers Management, Inc., with Property Manager David Thompson as the point of contact. HOA dues are about $121 a month.

Contact

POC Name	David Thompson (Property Manager, Chambers Management)
POC Email	dthompson@chambersmanagementinc.com
POC Phone	301-680-0700
Website	*Not yet found*

Association

Association/HOA	Arnold Ridge Homeowners Association
Also Known As	*Not yet found*
Management Company	Chambers Management, Inc. (301-680-0700)
BCC Member	Not a member
County-Registered	Yes

Profile

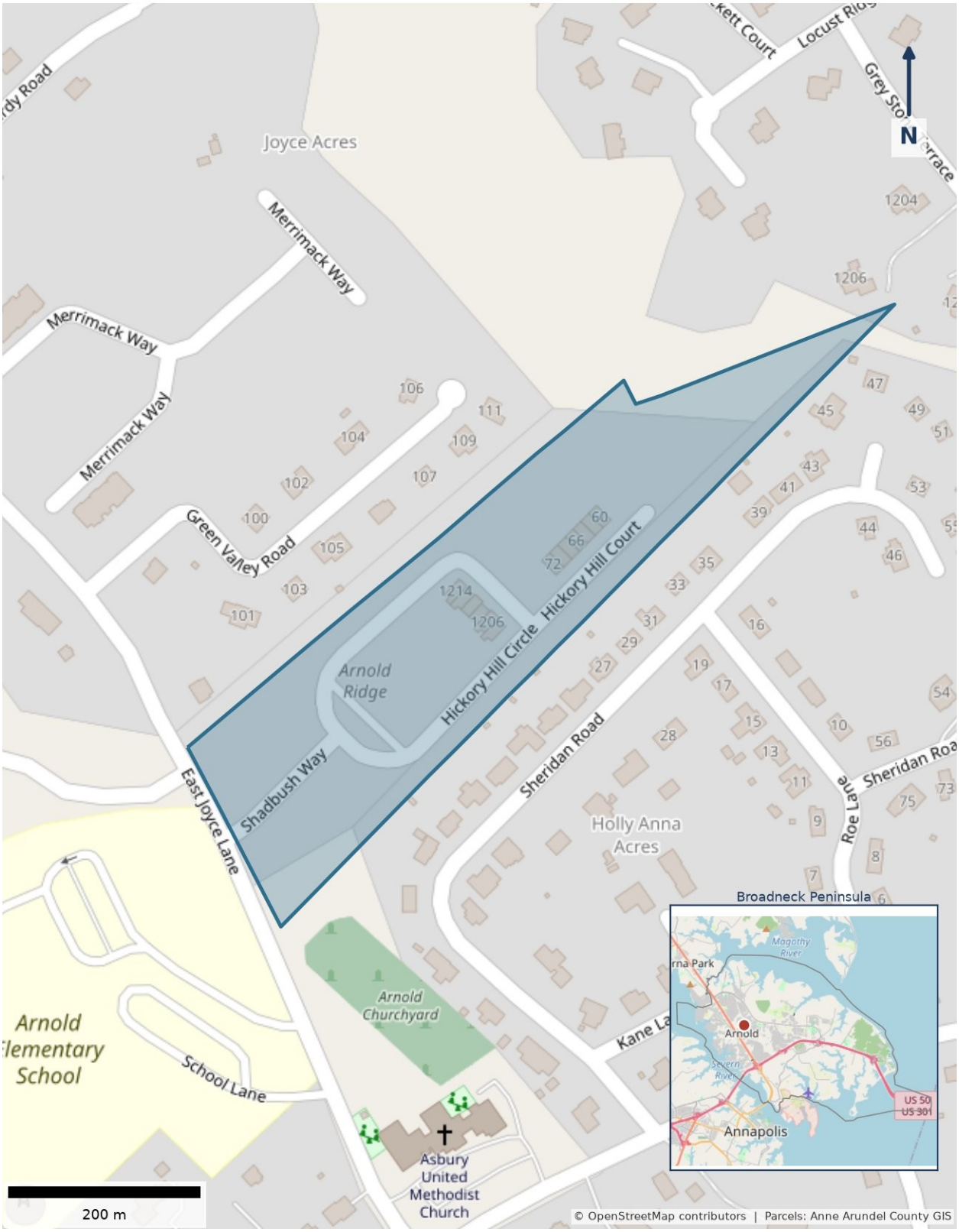
Homes	51
Homes Count Basis	Official
Residence Type	townhome
Year Built	~2019
General Location	Hickory Hill Cir, cross street Joyce Ln E; near Arnold Elementary and Bay Hills Shopping Center
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 28, 2026

Arnold Ridge



Shaded: county parcels in subdivision Arnold Ridge

Ashcroft

About

Ashcroft is a small, established neighborhood of single-family homes in Arnold, set on Ashcroft Lane and Ashcroft Court just off Ritchie Highway and backing onto the B&A Trail. Most homes date from the 1960s and early 1970s and sit on generous lots of about a half acre to an acre, within the Broadneck school cluster.

There is no mandatory HOA; instead, the Ashcroft Community Association runs a neighborhood pool on Ashcroft Court that serves as a summer gathering place for residents.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Ashcroft Community Association, Inc. (pool association; no mandatory HOA fee per MLS)
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

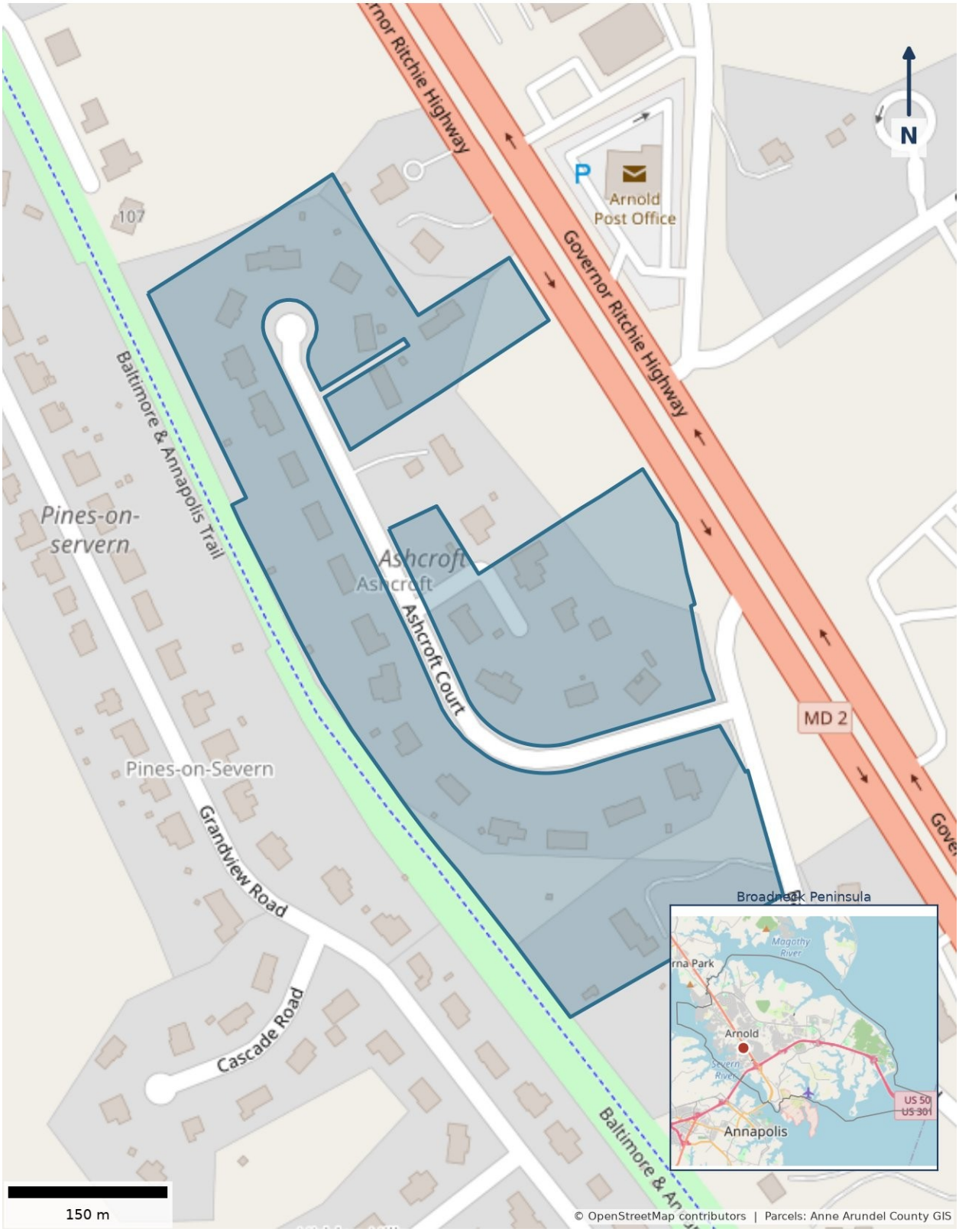
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family
Year Built	1963-1974 (sampled homes; one 1994 infill)
General Location	Ashcroft Ln / Ashcroft Ct off Rt 2 (Ritchie Hwy) / B&A Blvd; backs to B&A Trail; community pool at 10 Ashcroft Ct
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: October 28, 2026

Ashcroft



Shaded: county parcels in subdivision Ashcroft

Asquith

About

Asquith is a cluster of streets in the Rugby Hall Estates area of Arnold, on the Severn River side of the peninsula: Asquith Drive with Asquithoaks Lane, Asquithpines Place and Asquithview Lane, together home to about 30 single-family houses. Real-estate listings place these homes within Rugby Hall Estates, a water-privileged community with a marina and boat ramp on the Severn River.

Asquith has no association of its own; the Rugby Hall Community Association represents the area.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Rugby Hall Community Association (covers Rugby Hall Estates)
Also Known As	Part of Rugby Hall Estates (Asquith Dr / Asquithoaks Ln / Asquithpines Pl / Asquithview Ln)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

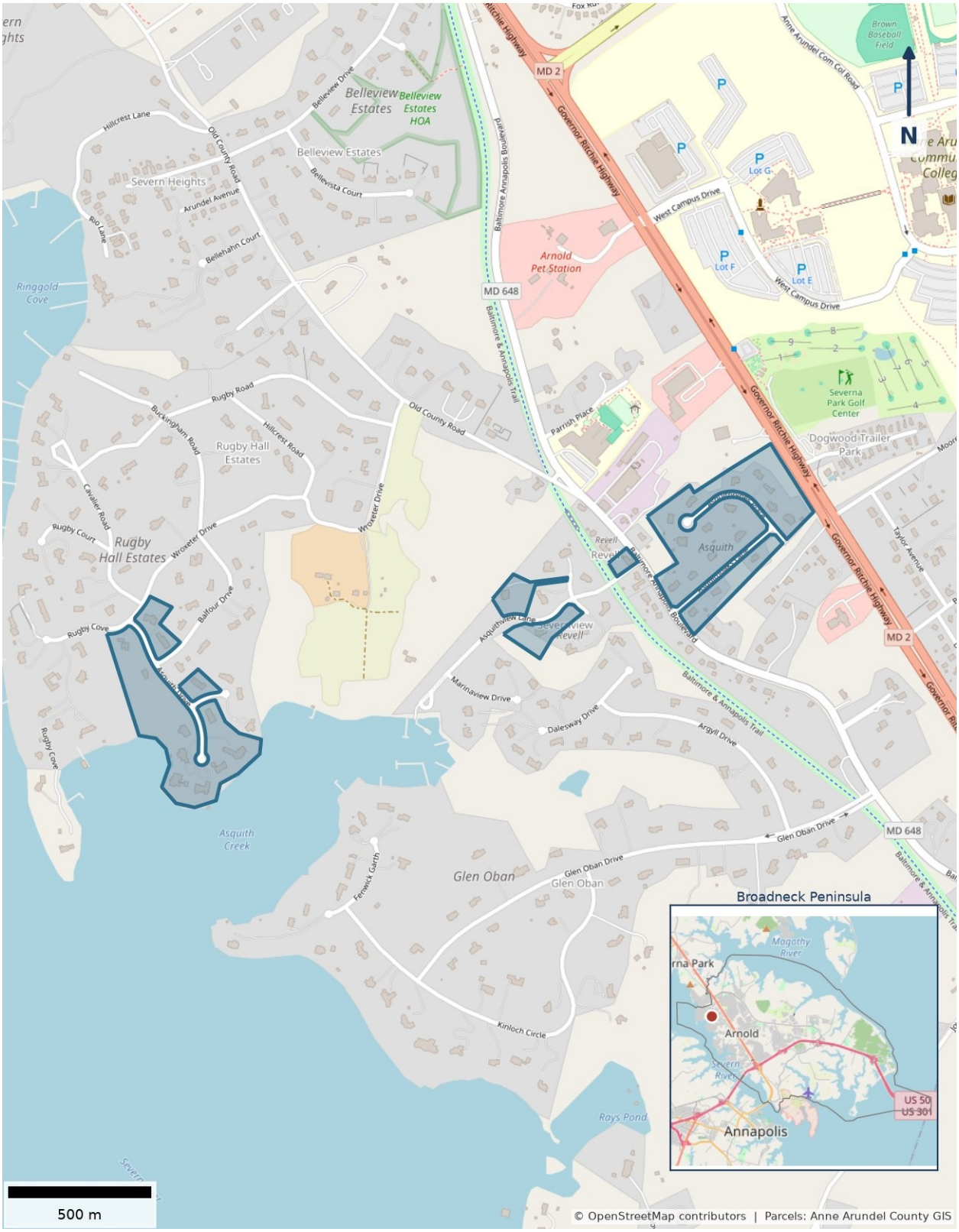
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family
Year Built	*Not yet found*
General Location	Asquith Dr and Asquith-named lanes off Rugby Hall area, Severn River side of Arnold
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: October 28, 2026

Asquith



Shaded: county parcels on Asquith, Asquithoaks, Asquithpines, Asquithview

Atlantis

About

Atlantis is a water-privileged community of 258 single-family homes off College Parkway near Broadneck High School, with streets such as Sea Green Drive, Marine Drive and Neptune Place. The Atlantis Community Association was formed in 1979, and most homes were built in the mid-1980s.

Residents enjoy a community crabbing pier on the Magothy River, a walking trail leading to a quiet park and a children's playground with exercise equipment, with views of the Magothy and the Chesapeake Bay, and modest annual dues keep the shared amenities in good shape.

Contact

POC Name	Janice John
POC Email	Janice@abodeswell.com; atlantisHOA@gmail.com (community email)
POC Phone	443-871-2308
Website	https://atlantishoa.org/ (also www.atlantishoa.org HOA Start portal - currently deactivated for non-payment)

Association

Association/HOA	Atlantis Community Association, Inc. (MD SDAT D00990135, formed 1979-01-02, Active)
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Application pending
County-Registered	No

Profile

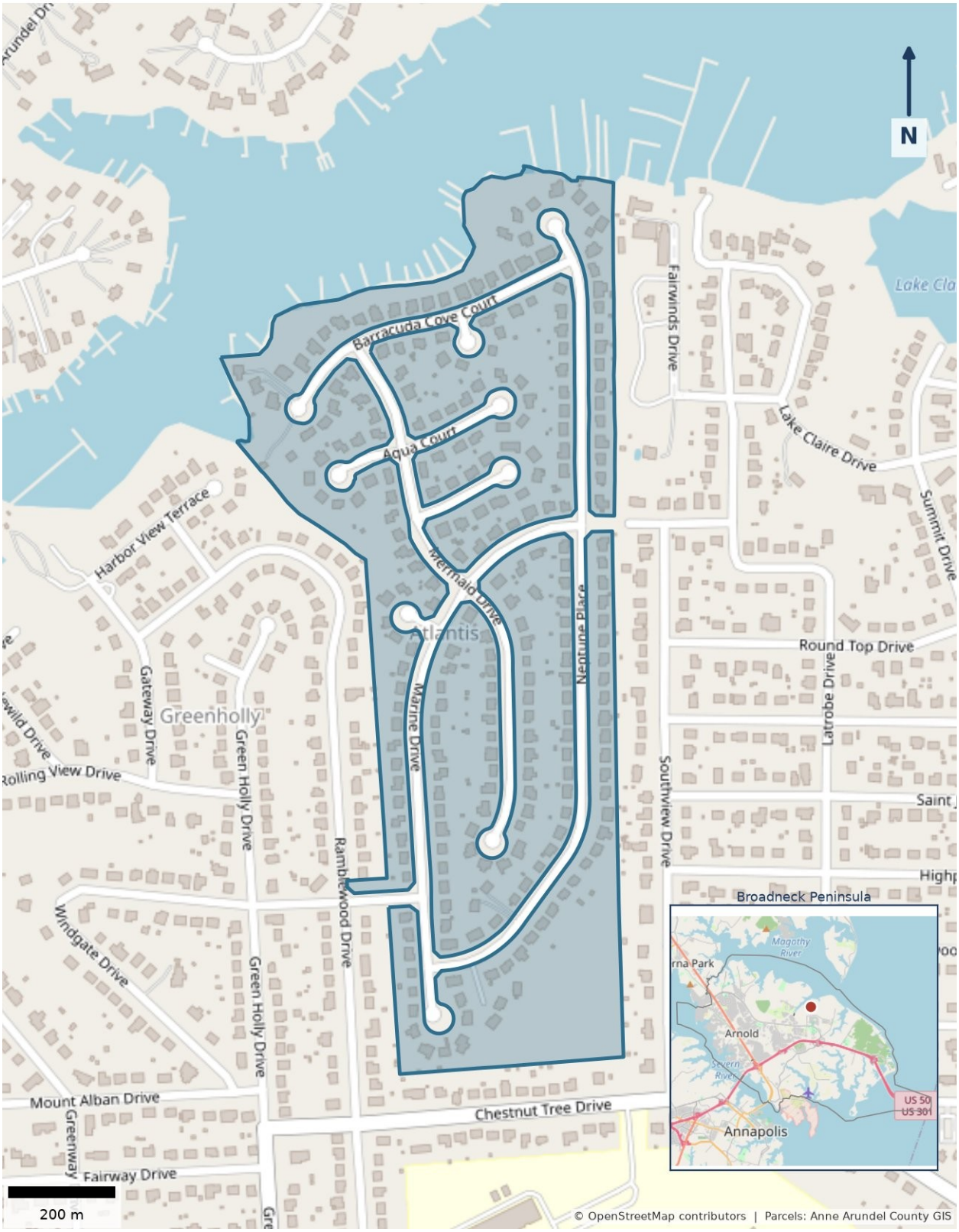
Homes	258
Homes Count Basis	Official
Residence Type	single-family
Year Built	~1984-1986 (sampled MLS homes); association formed 1979
General Location	Off College Pkwy via Green Holly Dr / Sea Green Dr / Marine Dr / Neptune Pl, near Broadneck HS; Magothy River pier
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 20, 2026

Atlantis



Shaded: county parcels in subdivision Atlantis

Bancroft

About

Bancroft is a place name that appears on online maps of Arnold, at a point near Winchester on the Severn, close to the Severn River. No subdivision, association, real-estate listing or county record uses the name today, so it does not appear to be a current neighborhood.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	Map point 39.01841N, 76.50833W (OSM/GeoNames hamlet) near Winchester-on-the-Severn and Hickory Hills
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: October 28, 2026

Bancroft



Approximate area (no reliable parcel match)

Bay Head

About

Bay Head is a waterfront area along Bay Head Road, off East College Parkway southeast of Cape St. Claire, near Bay Head Park where the Little Magothy River meets the Chesapeake Bay. Rather than a single subdivision, its single-family homes, many on generous waterfront or estate lots, belong to several small recorded subdivisions, and part of the road is sometimes grouped with neighboring Podickory Point.

Homes sampled along the road date from the 1990s to recent years. There is no homeowners or civic association, and real-estate agents use the Bay Head name for this stretch of shoreline.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found (MLS: HOA = No)
Also Known As	Bay Head Shore (BCC.docx); Bay Head Road area
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

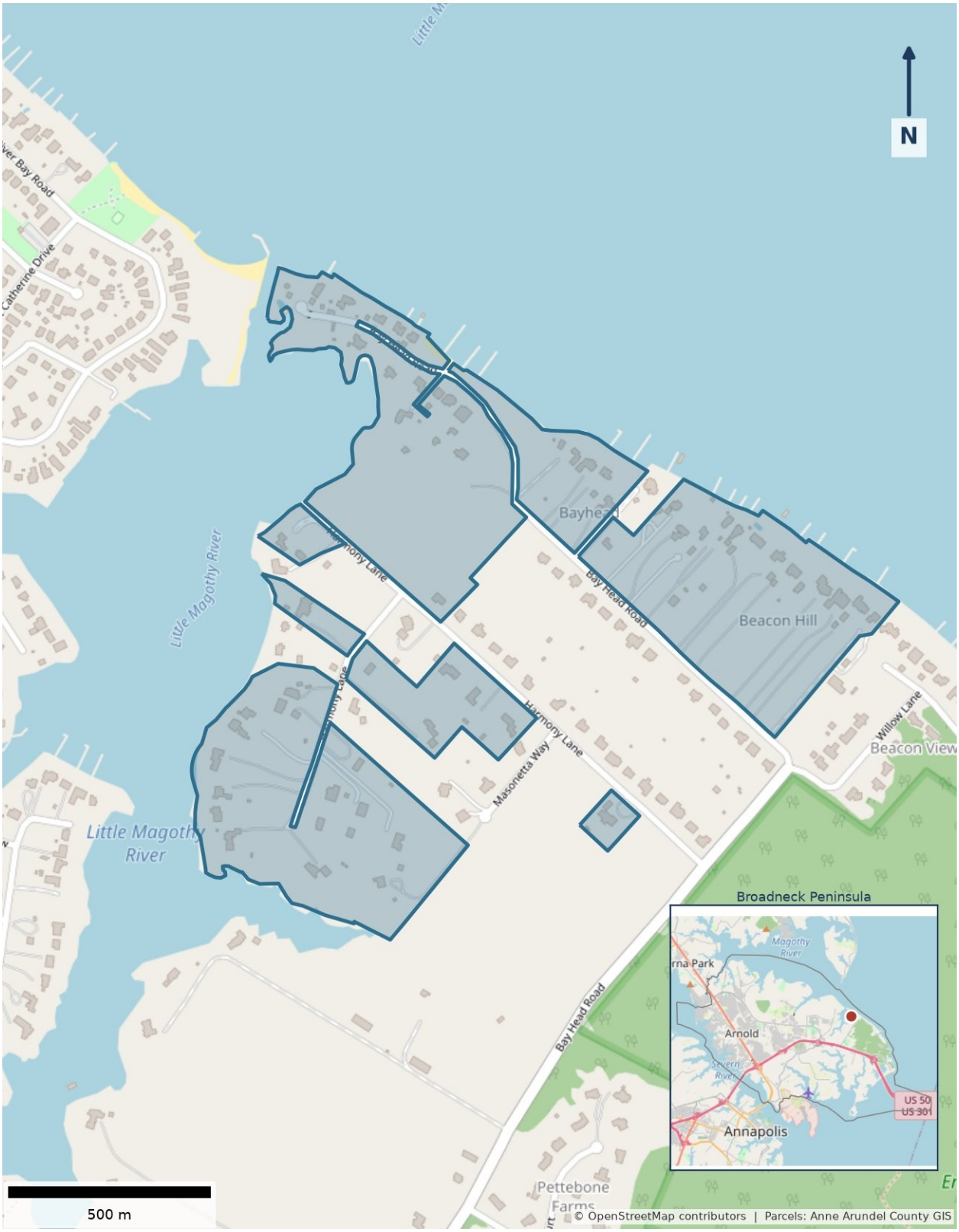
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family (waterfront/estate lots)
Year Built	Mixed (sampled: 1991, 1995, 2017)
General Location	Bay Head Rd off E College Pkwy, near Bay Head Park; Little Magothy River / Chesapeake Bay, SE of Cape St. Claire
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 28, 2026

Bay Head



Shaded: county parcels in subdivision Bay Head

Bay Hills

About

Bay Hills is one of the Broadneck Peninsula's largest planned communities, with more than 600 homes laid out around the Bay Hills Golf Club off College Parkway and Bay Dale Drive in Arnold, with Deep Creek to the north. Developer Tom Baldwin's master plan was approved in 1968, the first section was built in 1969, and most of the single-family homes were built by Ryland Homes in the 1970s; the final section, St. Andrew Hill, was begun in 1996. True to its golf heritage, its streets are named for famous golf courses, and the community mixes single-family homes, townhouses, condominiums and apartments, including the Pine Valley, The Bluffs at Deep Creek and St. Andrew Hill sections.

The all-volunteer Bay Hills Community Association, Inc. serves as the umbrella association, with dues of about $200 a year handled by Victory Management, the property manager since 2026, and it is registered with Anne Arundel County. Residents gather at the Five Acres play area with its pool and pavilion, and the board, led by President Edward Dawson, meets on the second Tuesday of each month at the golf clubhouse, with the annual meeting in October.

Contact

POC Name	Edward Dawson (President, 2025 board per bayhillsonline.com)
POC Email	president@bayhillsonline.com
POC Phone	804-305-7179
Website	https://www.bayhillsonline.com/

Association

Association/HOA	Bay Hills Community Association, Inc. (umbrella association; $200/yr dues)
Also Known As	Bay Hills Community Association, Inc. (BHCA); sections incl. Pine Valley, The Bluffs at Deep Creek, St. Andrew Hill, Bay Hills Apartments, Oakland Hills Apartments; Bellerive Village (USGS map name)
Management Company	Victory Management, Inc. (property manager since 2026: Victoria Burnett, vickiburnett@victorymgt.com, 443-249-0172); dues and resale packets: JoJo Fife, 443-249-0172, Jojo@victorymgt.com; board is all-volunteer
BCC Member	Member in good standing
County-Registered	Yes

Profile

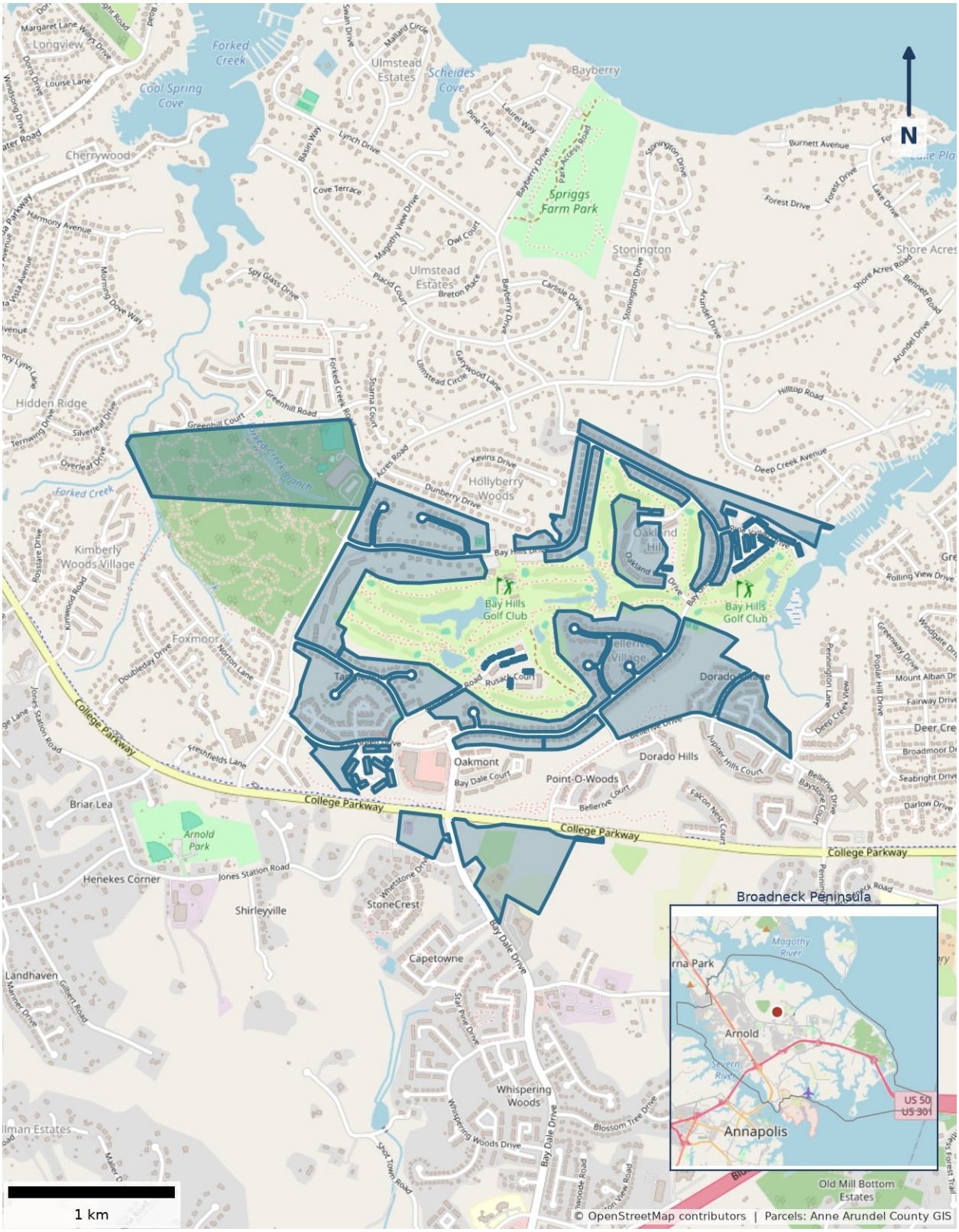
Homes	600+
Homes Count Basis	Official
Residence Type	mixed: single-family, townhouses, condominiums, apartments (planned unit development)
Year Built	1969 onward (first section 1969; most single-family by Ryland Homes in 1970s; final section Andrew Hill begun 1996)
General Location	Off College Pkwy / Bay Dale Dr via Bay Hills Dr, Arnold; built around Bay Hills Golf Club (545 Bay Hills Dr); Deep Creek to the north; Five Acres play area/pool/pavilion
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A; District 33C
County Council District	District 5

Information last revised: November 20, 2026

Bay Hills



Shaded: county parcels in 31 recorded subdivisions (see map_matches.json)

Bay Hills Townhomes (Tanglewood Regime)

About

The Tanglewood regime of Bay Hills Townhomes is a condominium community of 61 townhouses on Masters Drive, Caddie Drive and Court, and Eagle Court, tucked inside the larger Bay Hills neighborhood in Arnold near the Bay Hills Golf Club. The townhouses were built in 1977 and 1978.

The association, Bay Hills Townhomes, A Condominium, Tanglewood Regime, is professionally managed by Complete Management Services, and a monthly condo fee of a little over $200 covers shared upkeep. Residents enjoy a golf-course setting with Bay Hills shopping and dining close at hand.

Contact

POC Name	Sari McLeod (Community Manager)
POC Email	smcleod@completemgt.com
POC Phone	410-255-4255
Website	*Not yet found*

Association

Association/HOA	Bay Hills Townhomes, A Condominium, Tanglewood Regime
Also Known As	Bay Hills Tanglewood (MLS subdivision); 'Bay Hills Townhouses, A Condo - Tanglewood Regime 1' (HUD/FHA condo record)
Management Company	Complete Management Services, Inc. (PO Box 882, Pasadena, MD 21123; 410-255-4255)
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	61
Homes Count Basis	Official
Residence Type	condominium townhouses
Year Built	1977-1978 (MLS/assessor, sampled units)
General Location	Masters Dr, Caddie Dr/Ct and Eagle Ct off Bay Green Dr, inside Bay Hills, Arnold (near Bay Hills Golf Club)
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Part of the Bay Hills Planned Unit Development (P.U.D.); homes are members of Bay Hills Community Association, Inc. (Tanglewood Regime). Bayneck Recreation Association, Inc. is a shared recreation association within the Bay Hills P.U.D.; county records show Bayneck Inc. owning a common parcel here. The full list of communities it covers is unconfirmed.

Information last revised: November 20, 2026

Bay Hills Townhomes (Tanglewood Regime)



Shaded: county parcels on Bay Green, Caddie, Eagle, Masters

Bayberry

About

Bayberry, also known as Bayberry on the Magothy, is a long-established waterfront community in Arnold off Shore Acres Road near Broadneck Elementary School, centered on streets such as Laurel Way and Pine Trail. Its 54 single-family homes were built over many decades, from the early 1950s to recent years.

The Bayberry Community Association, Inc., which dates to 1953, looks after the community's prized water privileges: a Magothy River beach, a pier and an eight-slip community marina, along with a playground. Membership dues are about $575 a year, and the association can be reached at admin@bayberryonthemagothy.com.

Contact

POC Name	*Not yet found*
POC Email	admin@bayberryonthemagothy.com
POC Phone	*Not yet found*
Website	https://www.bayberryonthemagothy.com/ (placeholder 'Coming Soon'; also https://bayberrycommunity.com/)

Association

Association/HOA	Bayberry Community Association, Inc. (MD SDAT D00055517, incorporated 1953-06-17, in good standing; mail PO Box 42, Arnold, MD 21012-0042)
Also Known As	Bayberry on the Magothy; MLS legal subdivision 'Bayberry Hill' for some lots (not the Crownsville Bayberry Hill); Nextdoor area 'Bayberry/Shore Acres'
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

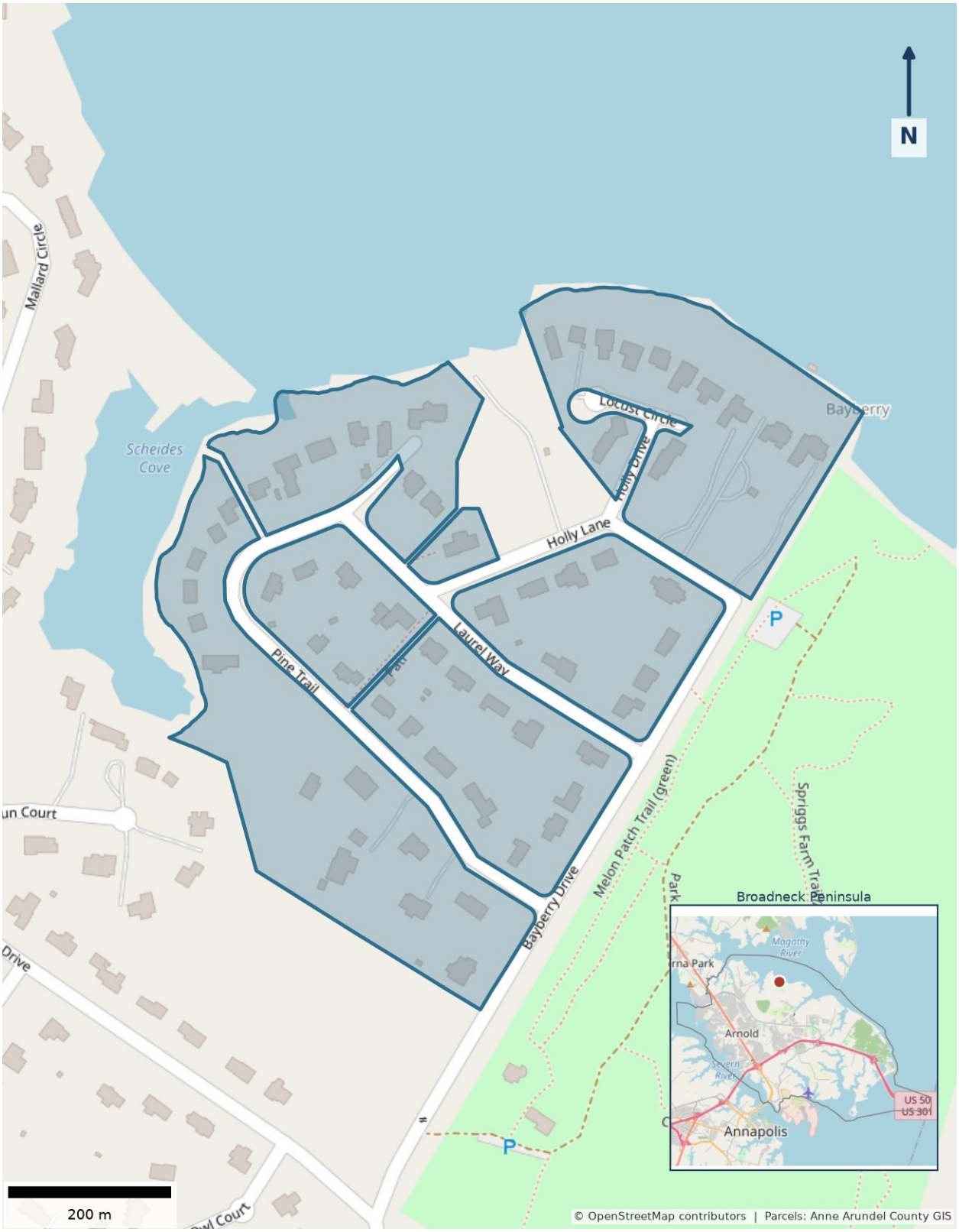
Homes	54
Homes Count Basis	Official
Residence Type	single-family
Year Built	1951-2020 range (neighborhoods.com); sampled 1973
General Location	Off Shore Acres Rd near Broadneck Elementary (Laurel Way, Pine Trail area), Arnold; Magothy River community beach, pier and 8-slip community marina
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 20, 2026

Bayberry



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Beacon Hill

About

Beacon Hill is a water-privileged neighborhood of single-family homes on Shipsview Road, reached by Willow Lane at the end of Bay Head Road near Sandy Point State Park. Some homes sit right on the Chesapeake Bay, and the community has two access points to the Bay for residents to enjoy.

The homes span several eras, from the 1960s and 1980s to brand-new construction, and modest annual dues to the community association help maintain the roads and water privileges. Children attend Cape St. Claire Elementary, Magothy River Middle and Broadneck High.

Contact

POC Name	Philip Spevak (Community Liason)
POC Email	pjspevak@gmail.com
POC Phone	410-903-5987
Website	*Not yet found*

Association

Association/HOA	Beacon Hill (community association; MLS shows HOA dues ~$300-$400/yr covering road maintenance and water privileges)
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	Yes

Profile

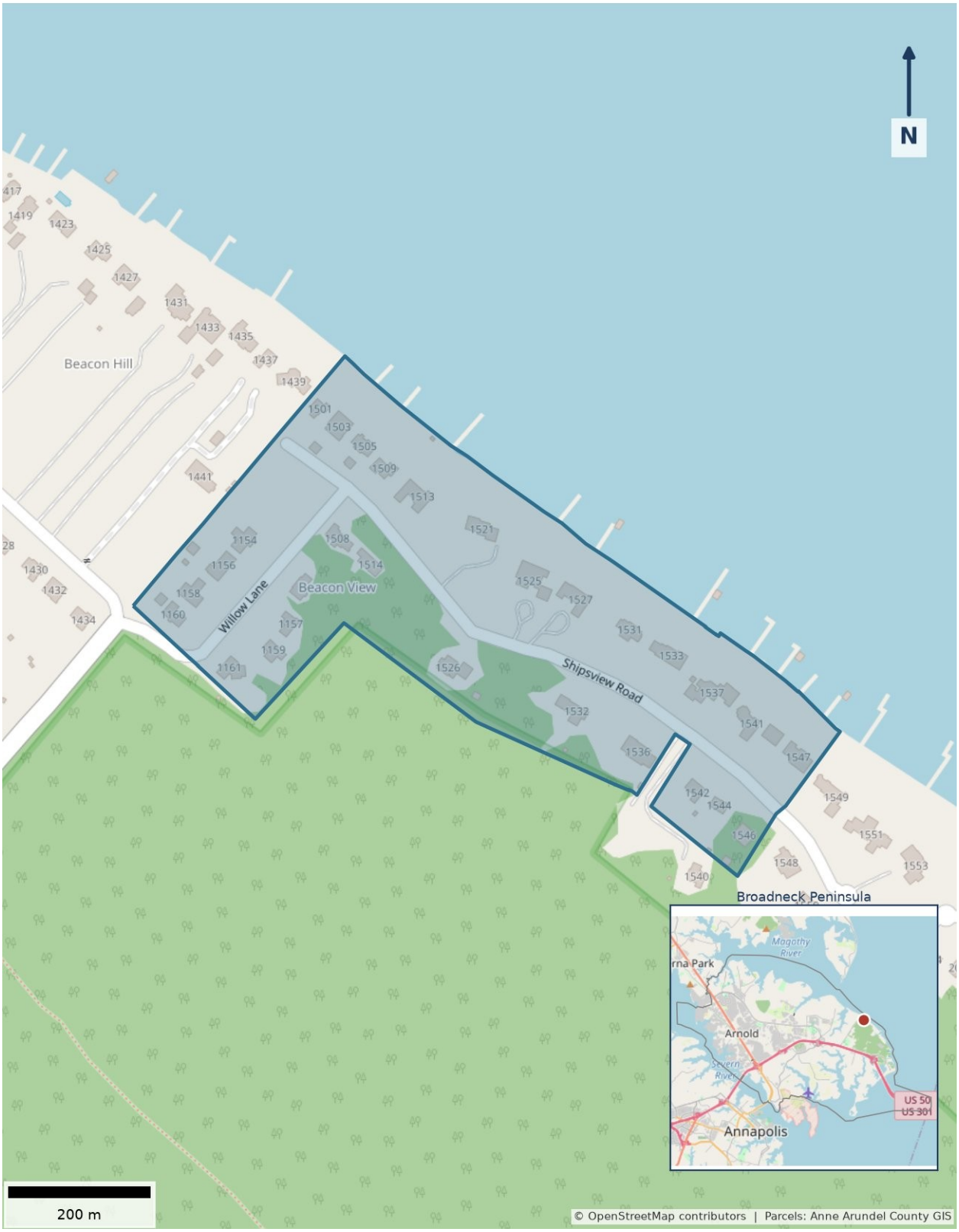
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family (water-privileged; some Chesapeake Bay waterfront)
Year Built	Mixed (sampled: 1967, 1984, 2026 new construction)
General Location	Shipsview Rd via Willow Ln off the end of Bay Head Rd (from E College Pkwy), Annapolis 21409; two community access points to the Chesapeake Bay; near Sandy Point State Park; Cape St. Claire ES / Magothy River MS / Broadneck HS
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 28, 2026

Beacon Hill



Shaded: county parcels in subdivision Beacon Hill

Beechwood on the Burley

About

Beechwood on the Burley is a water-privileged neighborhood of about 90 single-family homes off Pleasant Plains Road in the St. Margaret's area of Annapolis, along Burley Road, Edwards Road, Truxton Road, Maidstone Farm Road, Burley Lane and part of Hidden Point Road. Dating to 1963, it sits on Burley Creek, and some homes are right on the water; most were built between the late 1950s and about 2000.

Neighbors can join the voluntary Burley Creek Community Association, whose modest $50 yearly dues support a community waterfront park with a pier and boat slips, kayak racks and a playground. The association is a BCC member and also belongs to the Severn River Association. Children attend Windsor Farm Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Peter Dixon (President, Burley Creek Community Association - per county CECS list)
POC Email	bcca21409@gmail.com
POC Phone	732-829-6108
Website	https://burleycreek.com/ (Facebook group: https://www.facebook.com/groups/BeechwoodontheBurley)

Association

Association/HOA	Burley Creek Community Association (BCCA) - voluntary, $50/yr dues (community site and MLS)
Also Known As	St. Margaret's / Beechwood on the Burley (RE/MAX area name); association = Burley Creek Community Association (BCCA)
Management Company	*Not yet found*
BCC Member	Member in good standing
County-Registered	Yes

Profile

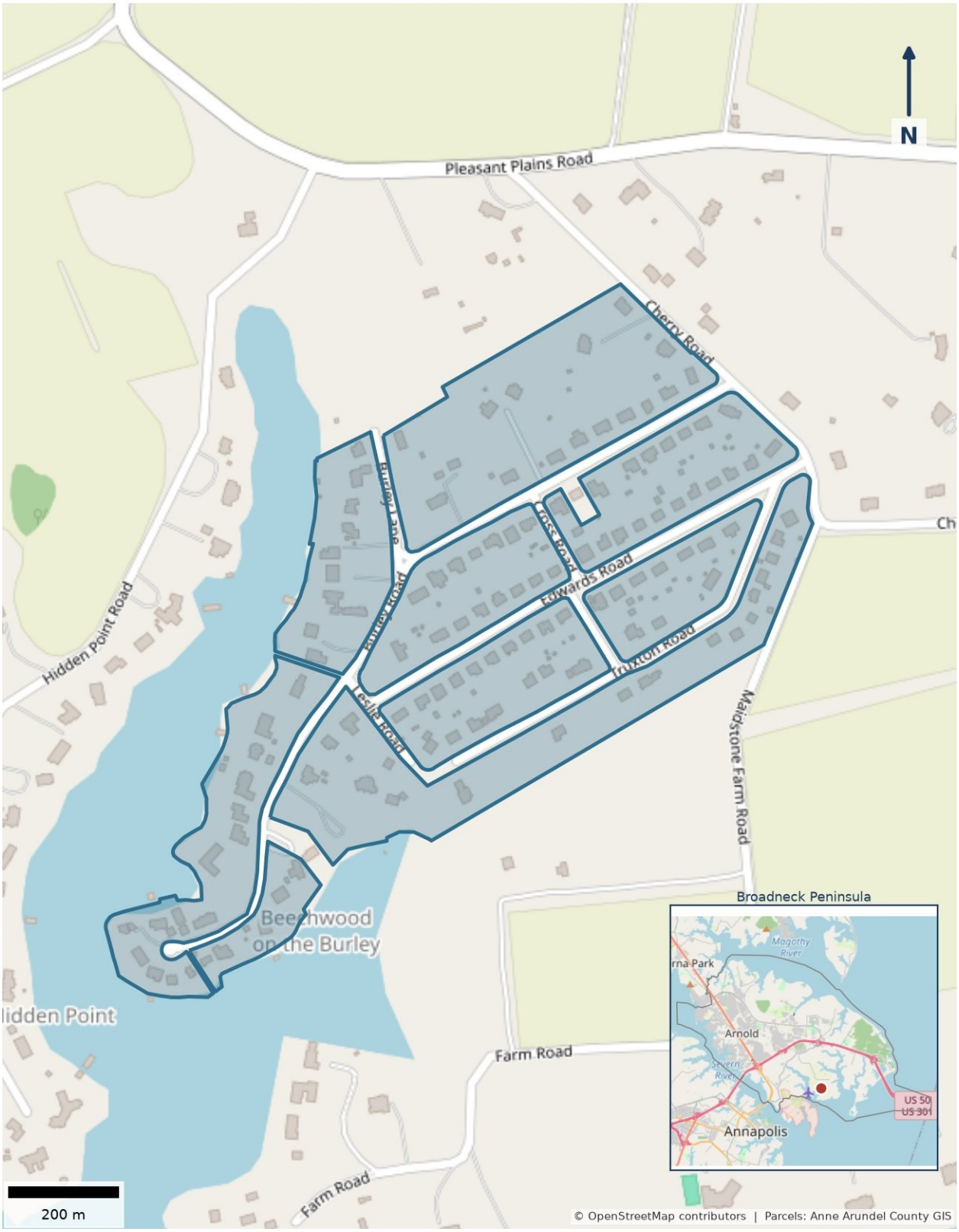
Homes	~90 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (water-privileged; some waterfront on Burley/Little Burley Creek)
Year Built	1956-2001 range (neighborhoods.com; community dates to 1963); sampled 1967, 1973
General Location	Off Pleasant Plains Rd in St. Margaret's, Annapolis 21409: Burley Rd, Edwards Rd, Hidden Point Rd, Truxton Rd, Maidstone Farm Rd, Burley Ln; on Burley Creek (Whitehall Creek side); community waterfront park, pier/slips, playground, kayak racks; Windsor Farm ES / Severn River MS / Broadneck HS
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 29, 2026

Beechwood on the Burley



Shaded: county parcels in subdivision Beechwood On The Burley

Belle Pointe

About

The Courts at Belle Pointe is a townhome community of about 78 homes on the Broadneck Peninsula, laid out along Anna Marie Court, Chester Town Circle and Katheryne Village Square where College Parkway East becomes Peregoy Park Place, near Cape St. Claire Road. The homes were built between 1997 and 2001 and are three-level end and interior townhouses, many with finished lower levels, gas fireplaces, decks and fenced rear yards. Residents are minutes from the Cape St. Claire shopping center, Route 50 and downtown Annapolis, and a newly built neighborhood trail leads to Bay Dale Drive.

The community is governed by the Belle Pointe Townhome Association, Inc., which is registered with Anne Arundel County and led by President Jeff Dickens, and it is managed by PMI Village Alliance. Dues run about $97 a month, billed quarterly, and cover common-area and lawn maintenance and snow removal.

Contact

POC Name	Jeff Dickens (President)
POC Email	president@courtsatbellepointe.com
POC Phone	240-425-3396
Website	http://www.CourtsAtBellePointe.com

Association

Association/HOA	Belle Pointe Townhome Association, Inc.
Also Known As	The Courts at Belle Pointe (MLS and county subdivision 'Courts at Belle Pointe'; county list spells it 'The Cours at Belle Pointe')
Management Company	PMI Village Alliance
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	~78 (approx.)
Homes Count Basis	Estimate
Residence Type	townhome (fee-simple, three-level end and interior row townhouses, about 1,900-2,300 sq ft)
Year Built	1997-2001 (county parcel records)
General Location	Anna Marie Ct, Chester Town Cir and Katheryne Village Sq off College Pkwy East / Peregoy Park Pl near Cape St. Claire Rd, Annapolis 21409; close to the Cape St. Claire shopping center and Route 50
ZIP	21409
County List District	blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 30, 2026

Belle Pointe



Shaded: county parcels on Anna Marie, Chester Town

Belvedere Heights

About

Belvedere Heights is a modest, established neighborhood of single-family homes in Arnold, around Harmony Avenue off Mago Vista Road near Belvedere Elementary School and the Magothy River. Most homes date from about 1950 and 1951, many of them Cape Cods and other midsize houses.

The neighborhood has no homeowners association of its own. It is one of the subdivisions served by the voluntary Mago Vista Area Civic Association, founded in 1945, whose small annual membership supports community waterfront amenities and neighborhood events. Children attend Belvedere Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Dave Bishop (President, Mago Vista Area Civic Association - MVACA site; Belvedere Heights sub-division rep 'Request Pending')
POC Email	magovista.md@gmail.com (MVACA; also info@magovista.org)
POC Phone	410-975-0335
Website	https://www.magovista.org/ (MVACA umbrella site)

Association

Association/HOA	No subdivision HOA found ($0 association fee per MLS/neighborhoods.com); covered by Mago Vista Area Civic Association (voluntary umbrella civic group, founded 1945, $25/yr)
Also Known As	GNIS populated place 'Belvedere Heights' (Feature ID 589733); one of the ~30 subdivisions of the Mago Vista Area Civic Association (MVACA)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No (subdivision itself); umbrella MVACA is county-registered

Profile

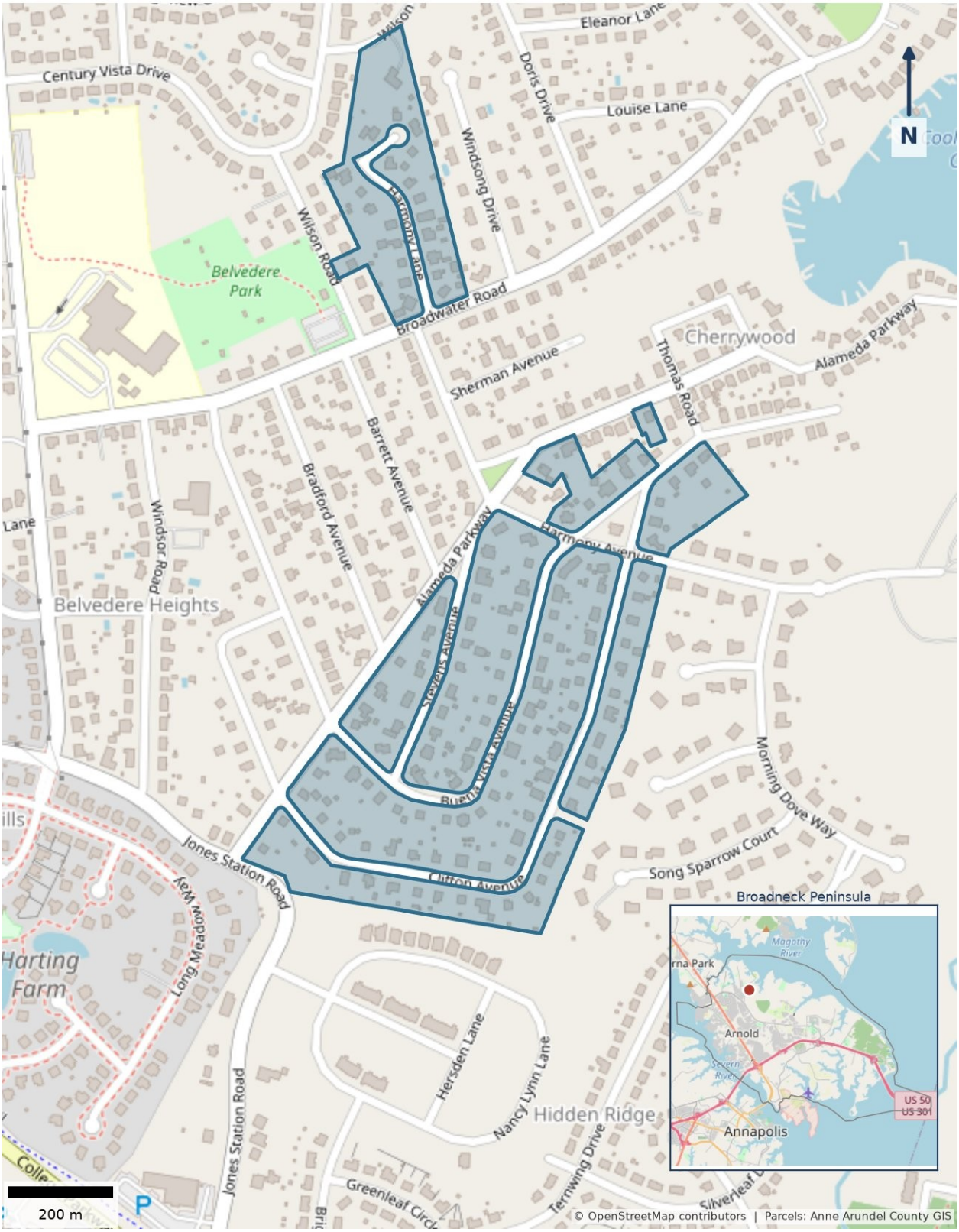
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family detached (Cape Cods / midsize homes)
Year Built	1950-1951 (neighborhoods.com range; sampled 777 Harmony Ave 1951)
General Location	Harmony Ave / Broadwater area off Mago Vista Rd via Jones Station Rd, Arnold; near the Magothy River and Belvedere Elementary; GNIS point at Forest Ln (39.0559N 76.5022W); Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 29, 2026

Belvedere Heights



Shaded: county parcels in subdivision Belvedere Heights

Birchwood

About

Birchwood is a small, wooded neighborhood of single-family homes off Mago Vista Road in Arnold, near Belvedere Elementary School and Mago Vista Park, next to Fernbrook and Spriggs Cove. Nearby homes, many of them split-foyers, date from the mid-1970s.

Birchwood has no HOA of its own. It is one of the subdivisions served by the voluntary Mago Vista Area Civic Association, which pairs it with neighboring Fernbrook and keeps a board seat for a Birchwood representative; modest $25 yearly dues support the association's pier, pavilion and kayak launch on the Magothy River. Children attend Belvedere Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Dave Bishop (President, Mago Vista Area Civic Association - MVACA site; Birchwood sub-division rep seat 'Available')
POC Email	magovista.md@gmail.com (MVACA; also info@magovista.org)
POC Phone	410-975-0335
Website	https://www.magovista.org/ (MVACA umbrella site)

Association

Association/HOA	No subdivision HOA found; covered by Mago Vista Area Civic Association (voluntary umbrella civic group, $25/yr)
Also Known As	'Fernbrook/Birchwood' (MVACA home page); GNIS populated place 'Birchwood' (Feature ID 1710791)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No (subdivision itself); umbrella MVACA is county-registered

Profile

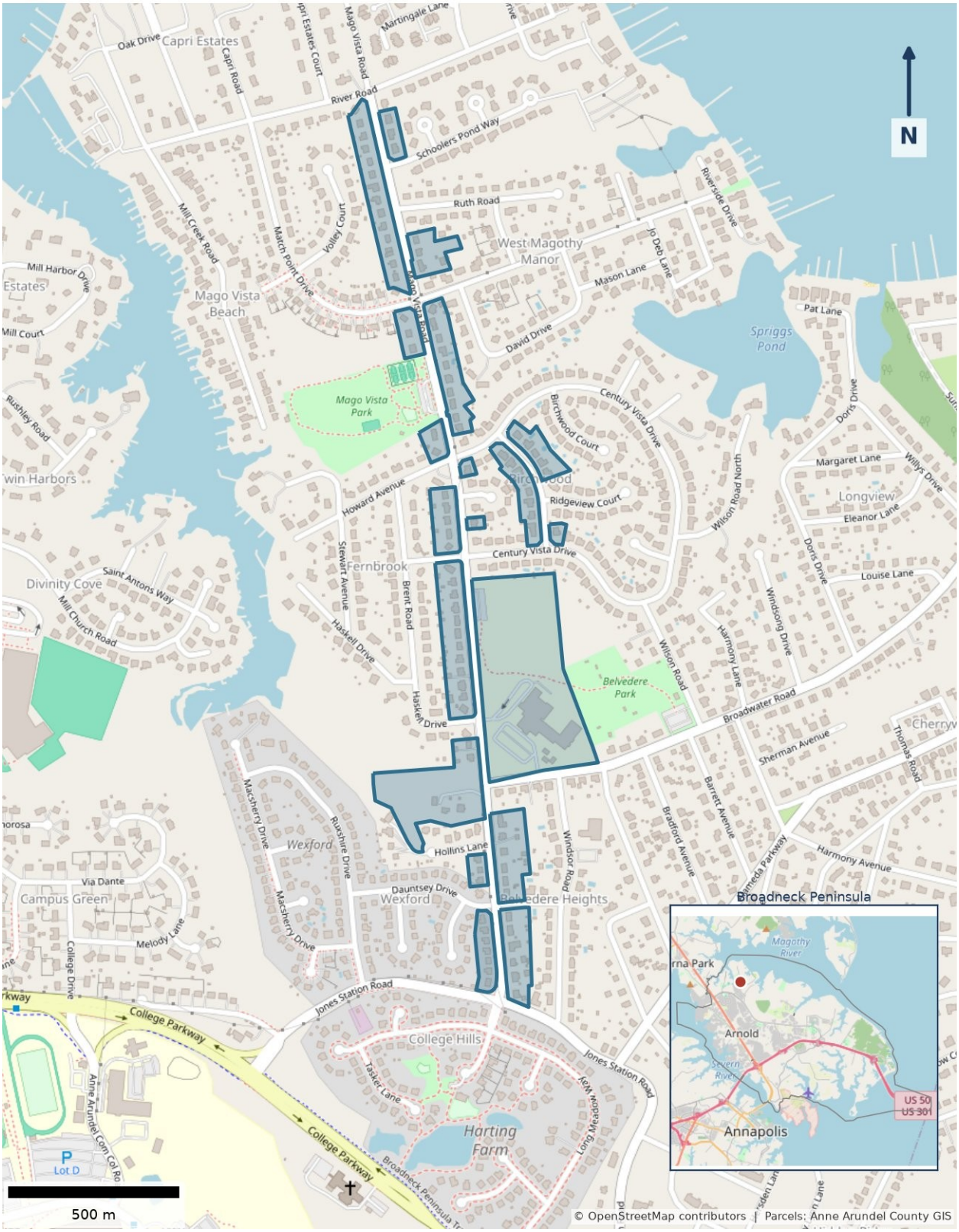
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family detached (split foyers; nearby homes)
Year Built	~1975-1977 (assessor years for nearby Birchwood Ct / Meadow Heights Ln homes, which MLS labels Spriggs Cove)
General Location	Off Mago Vista Rd via Jones Station Rd, Arnold, next to Belvedere ES/Mago Vista Park; GNIS point at Meadow Heights Ln (39.0626N 76.5025W), adjoining Fernbrook and Spriggs Cove; Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 29, 2026

Birchwood



Shaded: county parcels on Mago Vista, Meadow Heights

Brenwoode of St. Margaret

About

Brenwoode of St. Margaret is a quiet cul-de-sac neighborhood of about 26 single-family homes on Brenwoode Road, just off Old Mill Bottom Road near Bay Dale Drive in Annapolis. The subdivision was platted in 1991, and its split-level and two-story homes were built between 1992 and 1995 on lots of a little under a fifth of an acre.

There is no homeowners association or front-foot fee. Residents are close to Broadneck Park and the B&A Trail, and children attend Windsor Farm Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found - MLS: 'No HOA fees or front foot assessments' (1406 Brenwoode Rd)
Also Known As	Brenwoode of St. Margarets (MLS 'Brenwoode Of St Margaret'; 1991 county plat 'Brenwoode of St. Margarets')
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

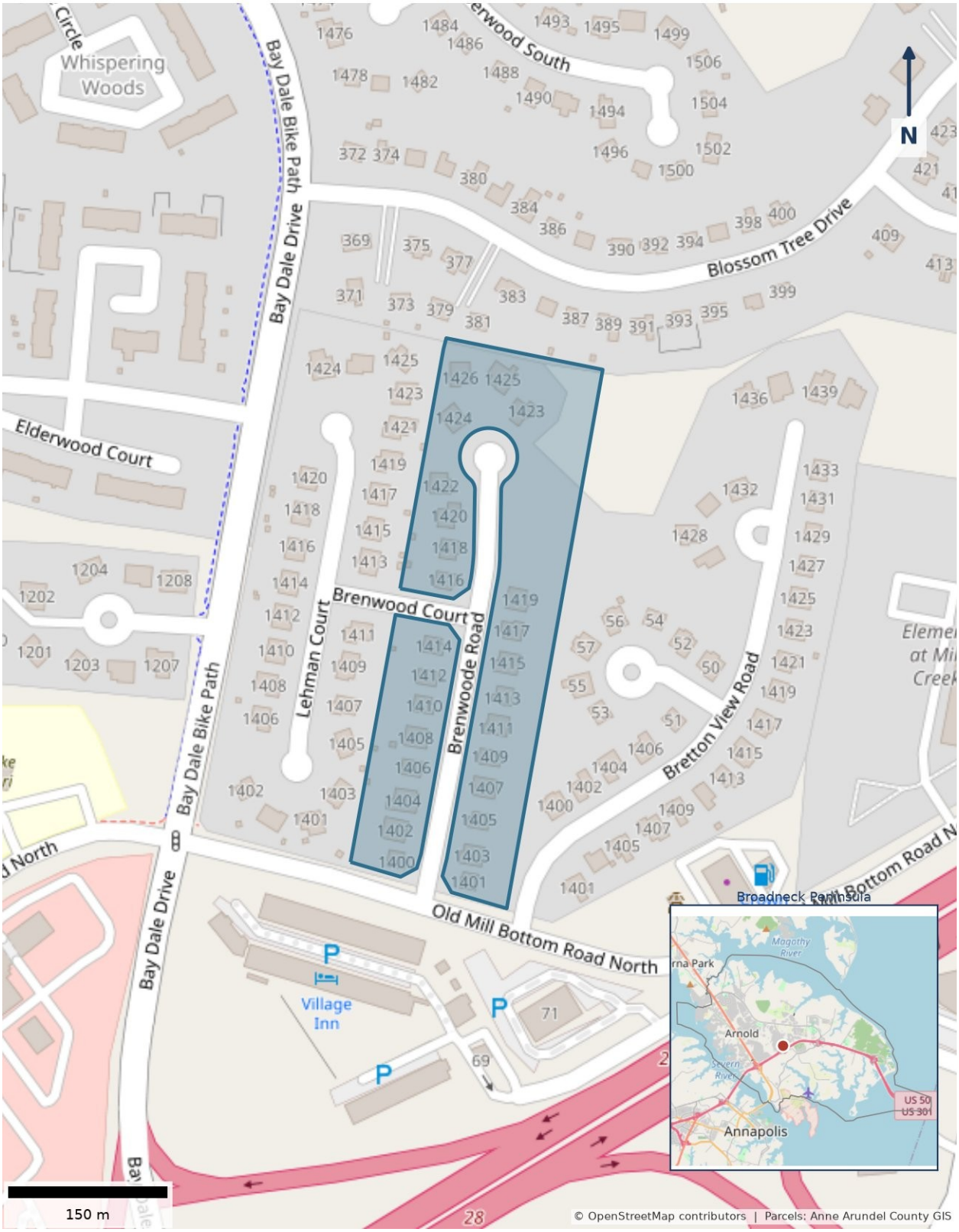
Homes	~26 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (split-levels / two-story, about 0.17-0.18 acre lots)
Year Built	1992-1995 (assessor years on Brenwoode Rd; subdivision plat recorded Dec 18, 1991)
General Location	Brenwoode Rd (cul-de-sac) off Old Mill Bottom Rd near Bay Dale Dr, Annapolis 21409; near Broadneck Park and the B&A Trail; Windsor Farm ES / Severn River MS / Broadneck HS
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 29, 2026

Brenwoode of St. Margaret



Shaded: county parcels in subdivision Brenwoode Of St Margaret

Briar Lea

About

Briar Lea is a quiet neighborhood of single-family homes off Jones Station Road in Arnold, near Henekes Corner and beside Foxmoor, along streets such as Collington Court. Homes here include colonials from the late 1970s on generous lots of nearly an acre.

There is no homeowners association, so the neighborhood keeps a simple, low-key character. Residents are close to the Broadneck schools, Route 50 and the shopping along Ritchie Highway and College Parkway.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found - MLS: 'Homeowners' Assoc. No', HOA N/A (136 Collington Ct)
Also Known As	GNIS populated place 'Briar Lea' (Feature ID 1710849); MLS subdivision 'Briar Lea'
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family detached (Colonials on large, about 0.9 acre, septic lots sampled)
Year Built	1979 (sampled: 136 Collington Ct)
General Location	Off Jones Station Rd near Henekes Corner, Arnold 21012 (GNIS point 39.0376N 76.4944W, Gibson Island quad); streets near the point include Collington Ct, Roe Ln and Sheridan Rd; zoning R1
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 29, 2026

Briar Lea



Shaded: county parcels in subdivision Briar Lea

Briarcliff on the Severn

About

Briarcliff on the Severn is a century-old, water-oriented neighborhood on Chase Creek, just off the Severn River, along Briarcliff Road and Oak Dale Road off Joyce Lane in Arnold. Its homes range from 1940s cottages and bungalows to newer custom homes, and the B&A Trail runs right nearby.

Neighbors share a community deep-water dock and kayak racks, and the community belongs to the Severn River Association. In 2022 residents planted a native rain garden with help from a Unity Gardens grant.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Briarcliff on the Severn (community group; Severn River Association member organization) - no dues/HOA fee shown in MLS
Also Known As	Briar Cliff on the Severn (GNIS Feature ID 1710792; MLS subdivision 'Briar Cliff on the Severn' / 'Briar Cliff')
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

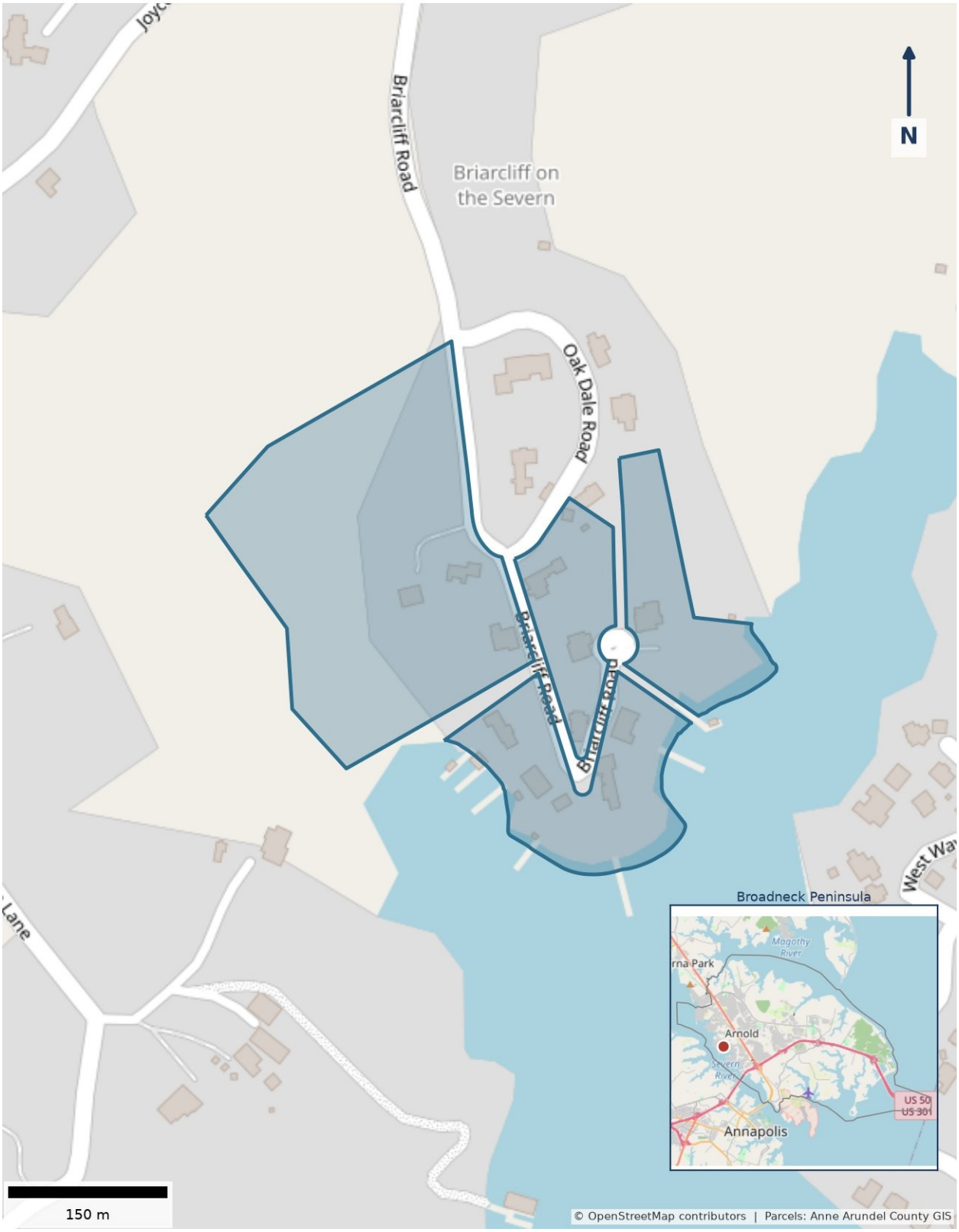
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family detached (1940s cottages/bungalows plus newer custom homes; water-oriented on Chase Creek)
Year Built	1940s to present (sampled: 1509 Oak Dale Rd 1942; 1516 Briarcliff Rd 2019-2020); MLS calls it a 'hundred-year-old neighborhood'
General Location	Briarcliff Rd / Oak Dale Rd off Joyce Ln from B&A Blvd, Arnold 21012, on Chase Creek off the Severn River (GNIS 39.0259N 76.5155W, Round Bay quad); community deep-water dock and kayak racks; on the B&A Trail
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: October 29, 2026

Briarcliff on the Severn



Shaded: county parcels on Briarcliff, Oak Dale

Broadwater Beach

About

Broadwater Beach is a waterside neighborhood of single-family homes on the south shore of the Magothy River in Arnold, reached from College Parkway by way of Jones Station Road, Mago Vista Road and Broadwater Road. Its houses range from custom and waterfront homes to water-privileged properties with private access to the Magothy, and they span several eras, from the 1990s to homes completed in 2023. Children attend Belvedere Elementary, Severn River Middle and Broadneck High School.

Broadwater Beach has no homeowners association of its own. It is one of about 30 subdivisions served by the Mago Vista Area Civic Association, a voluntary civic group founded in 1945, which can be reached at magovista.md@gmail.com or 410-975-0335.

Contact

POC Name	Mago Vista Area Civic Association (general contact; no named officer posted)
POC Email	magovista.md@gmail.com
POC Phone	410-975-0335
Website	https://www.magovista.org/

Association

Association/HOA	No mandatory HOA (MLS for 520 Broadwater Rd: 'HOA: No', 'Condo Coop Association: No'). Area is covered by the Mago Vista Area Civic Association, which lists Broadwater Beach among its 30 subdivisions
Also Known As	Broadwater Beach (GNIS populated place within Arnold CDP, 39.065N 76.493W; MLS subdivision 'BROADWATER BEACH')
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No (Mago Vista Area Civic Association also not on county.csv)

Profile

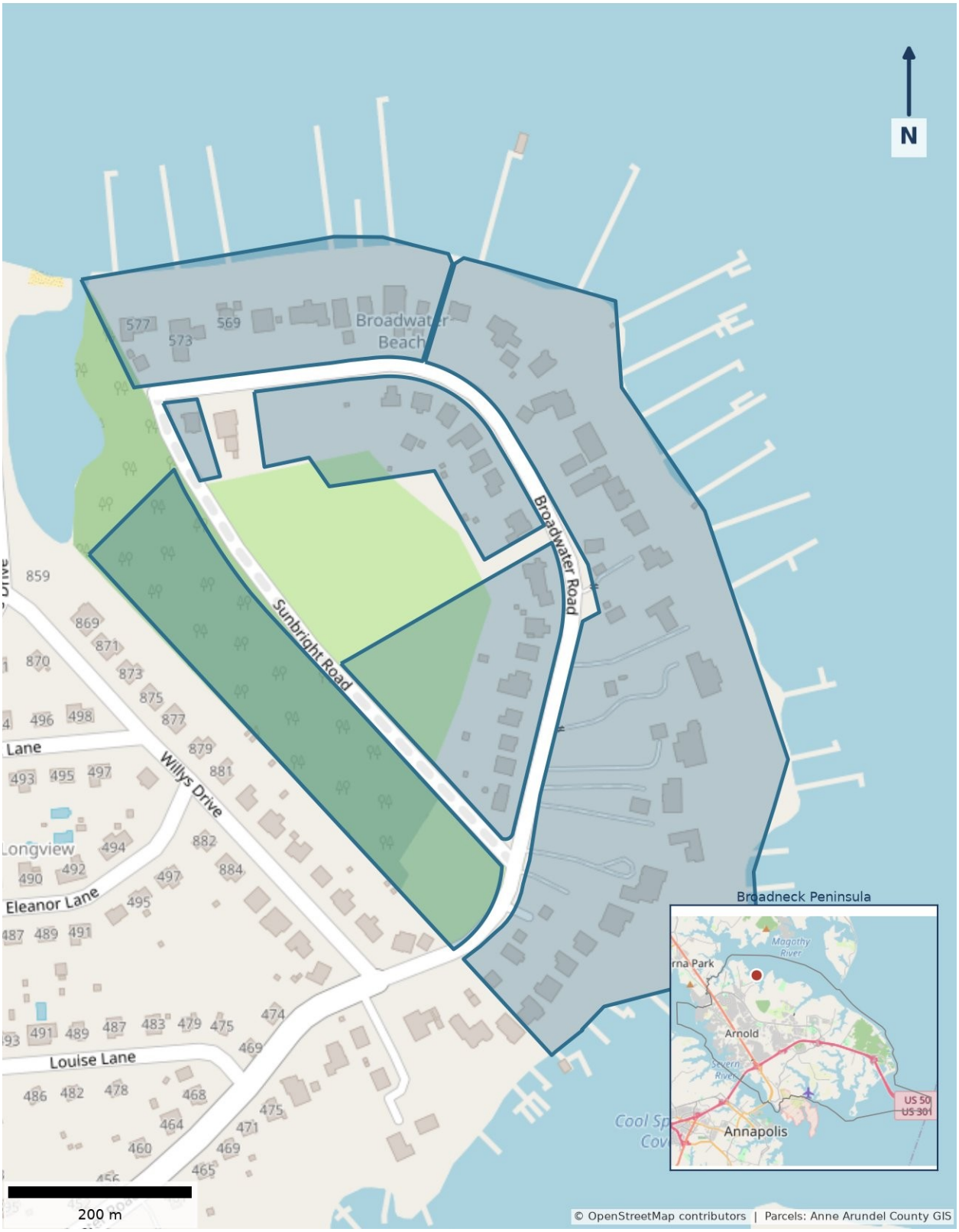
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family detached (custom and waterfront homes; water-privileged lots with private access to the Magothy)
Year Built	Mixed: sampled 1996 (520 Broadwater Rd) to 2023 (553 Broadwater Rd)
General Location	Broadwater Rd off Mago Vista Rd from Jones Station Rd, Arnold 21012, on the south shore of the Magothy River (Billig directions: College Pkwy to Jones Station Rd to Mago Vista Rd to Broadwater Rd); Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 30, 2026

Broadwater Beach



Shaded: county parcels in subdivision Broadwater Beach

Browns' Woods

About

Browns' Woods is one of the Broadneck Peninsula's historic communities, centered on Forest Beach Road, Browns Woods Road and Orchard Beach Road off St. Margaret's Road in Annapolis. County property records tag about 106 homes with the Browns Woods name, including the Browns Woods Villa section along Ash, Holly Oak and Hollyhock Lanes. They are single-family homes on generous lots, built across a full century from the 1920s to today, with most dating from the 1950s through the 1970s. At the heart of the neighborhood is Browns Woods Park, a small county park at 321 Forest Beach Road with athletic fields, a basketball court and a playground.

Browns Woods has deep roots as part of the historic Black community across the Severn River from Annapolis, with families whose ties to the land reach back before the Civil War. The Browns Woods Rosenwald School, a two-room school built in 1924 for Black children during segregation, still stands, much changed, as a private home on Browns Woods Road across from Forest Beach Road. Today there is no HOA and no management company. Residents have a loosely structured Brownwoods Improvement Association with no dues; Alma Henson Darden has been its president since at least 1990. The association appears on the county community list, and the community has asked the county to update its information.

Contact

POC Name	Alma Henson Darden (President since at least 1990)
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Brownwoods Improvement Association (loosely structured, no dues; not an HOA)
Also Known As	Browns Woods / Brownswoods; includes the Browns Woods Villa section (county parcel subdivision for Ash Ln, Holly Oak Ln, Hollyhock Ln); Browns Woods Park (321 Forest Beach Rd)
Management Company	None (no management company)
BCC Member	Not a member
County-Registered	Yes

Profile

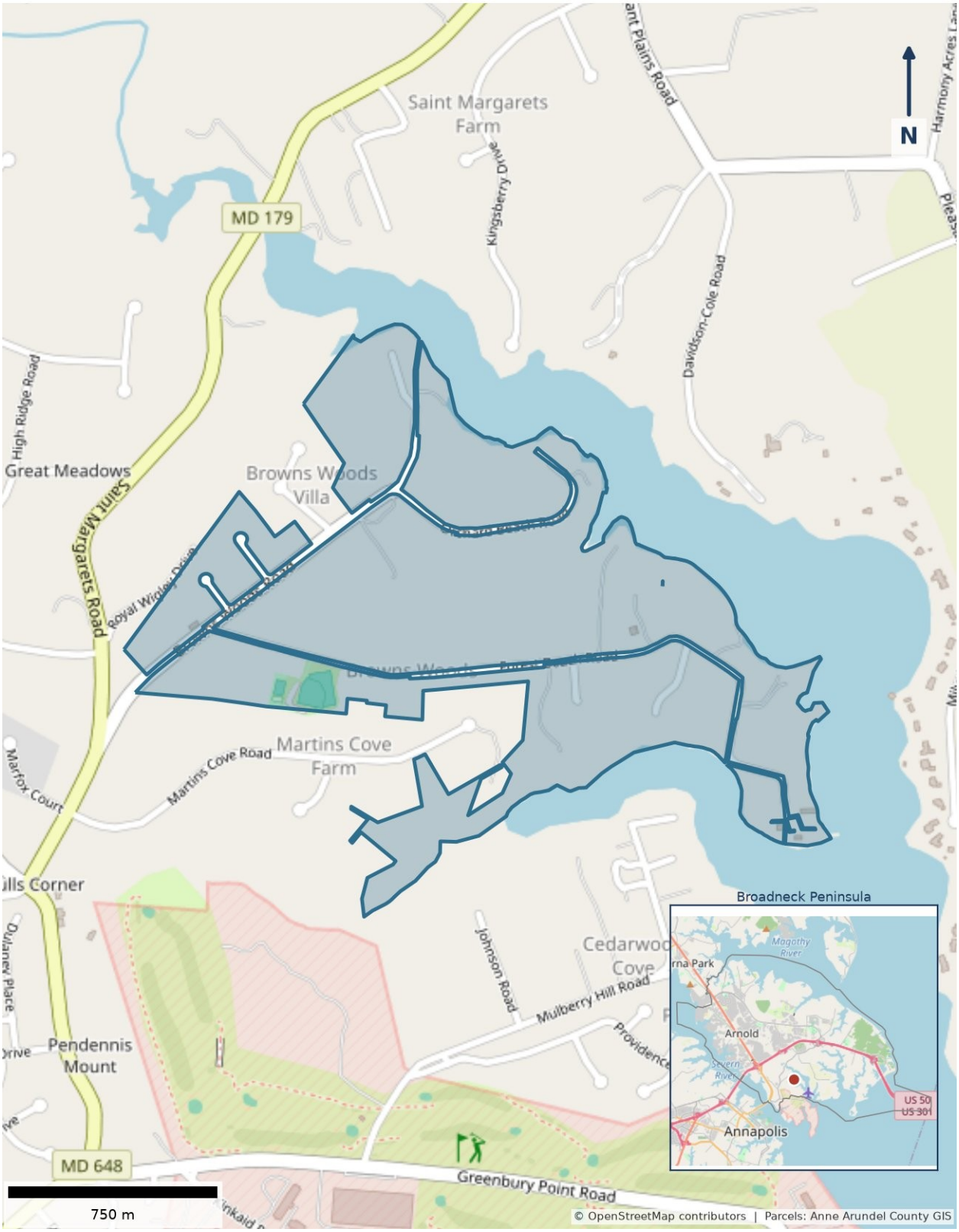
Homes	~106 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (mixed ages and styles on large lots, sampled about 0.4-4 acres)
Year Built	1920s-2020s (county parcel records; most 1950s-1970s)
General Location	Forest Beach Rd, Browns Woods Rd and Orchard Beach Rd off St. Margaret's Rd, plus Ash Ln, Holly Oak Ln, Hollyhock Ln and Mountain Laurel Ln, Annapolis 21409; Browns Woods Park at 321 Forest Beach Rd
ZIP	21409
County List District	blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 20, 2026

Browns' Woods



Shaded: county parcels on Browns Woods, Forest Beach, Holly Oak, Hollyhock, Mountain Laurel, Orchard Beach

Burley Creek

About

Burley Creek is the name of the community association for the water-privileged neighborhood along Edwards Road and Burley Road off Pleasant Plains Road in St. Margaret's, on Burley Creek. The homes, built from the mid-1950s into the early 2000s, are single-family houses, some right on the water of Burley and Little Burley Creek.

The voluntary Burley Creek Community Association, with modest annual dues, serves the same roughly 90 homes known in real-estate listings as Beechwood on the Burley, and it is a member of the Broadneck Council. Children attend Windsor Farm Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Peter Dixon (President, Burley Creek Community Association - county CECS list)
POC Email	bcca21409@gmail.com
POC Phone	732-829-6108
Website	https://burleycreek.com/ (site titled 'Beechwood on the Burley')

Association

Association/HOA	Burley Creek Community Association (BCCA) - voluntary, $50/yr dues (MLS 614 Edwards Rd; burleycreek.com)
Also Known As	Burley Creek Community Association (BCCA) - the association for Beechwood on the Burley
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	Yes

Profile

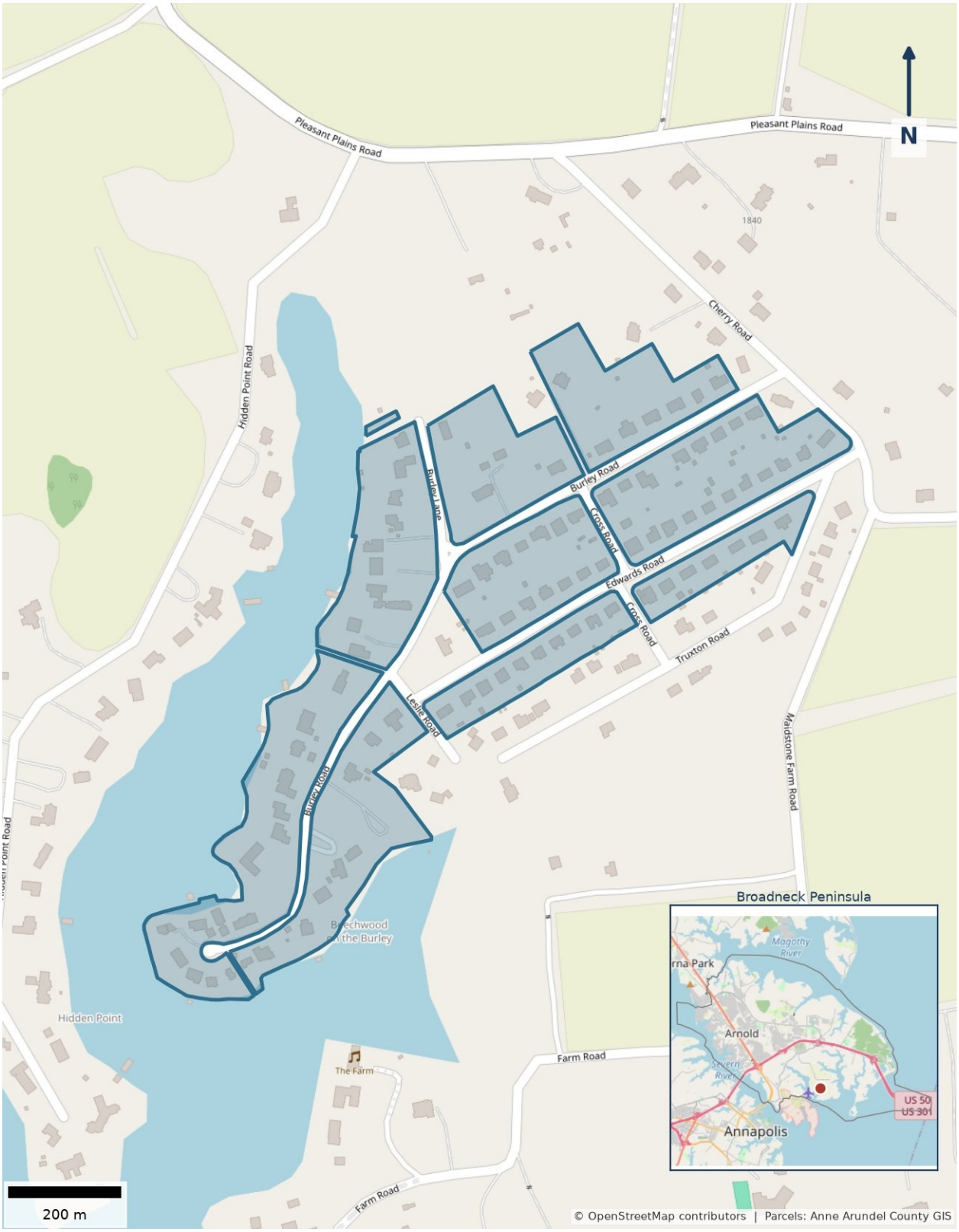
Homes	~90 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (water-privileged; some waterfront on Burley/Little Burley Creek)
Year Built	1956-2001 range (same neighborhood as Beechwood on the Burley; see that row)
General Location	Edwards Rd / Burley Rd area off Pleasant Plains Rd, St. Margaret's, Annapolis 21409, on Burley Creek; BCCA president's county-listed address is 623 Edwards Rd; Windsor Farm ES / Severn River MS / Broadneck HS
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 30, 2026

Burley Creek



Shaded: county parcels on Burley, Edwards

Campus Green

About

Campus Green is an established neighborhood of single-family homes in Arnold, set along Campus Green Drive, Via Dante and Via Amorosa off Jones Station Road, near College Parkway and Anne Arundel Community College. Built in the late 1960s and early 1970s, its ranchers, split-foyers and Colonials sit on lots of about a quarter acre. Children attend Belvedere Elementary, Severn River Middle and Broadneck High School.

The Campus Green Community Association is a volunteer civic association with no mandatory HOA fee; it is registered with Anne Arundel County, and its president is Emil Petruncio. The association keeps neighbors connected through its community blog, which carries annual-meeting minutes, a community directory, mosquito-control enrollment and updates on nearby projects such as the Broadneck Trail. Campus Green is also part of the area served by the Mago Vista Area Civic Association.

Contact

POC Name	Emil Petruncio (President, Campus Green Community Association - county CECS list; posts as association on community blog)
POC Email	eauceanblu@gmail.com (county list); association email campusgreenassoc@gmail.com (community blog)
POC Phone	410-647-9470
Website	https://campusgreencommunity.blogspot.com/

Association

Association/HOA	Campus Green Community Association (volunteer civic association; no mandatory HOA fee - Movoto shows HOA fee $0/month for 192 Campus Green Dr)
Also Known As	Campus Green Community Association (blog: campusgreencommunity.blogspot.com); part of the Mago Vista Area Civic Association area
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	Yes

Profile

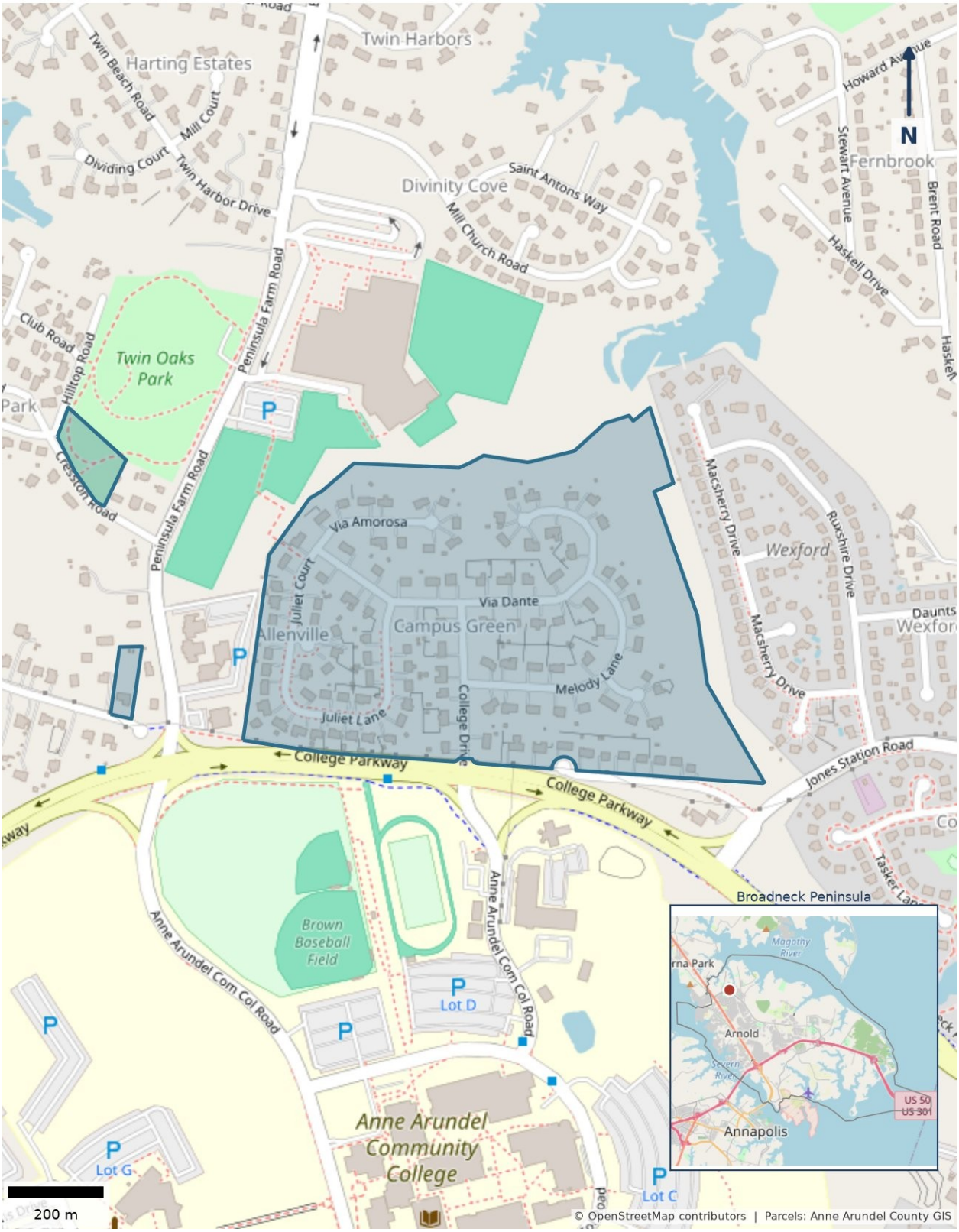
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family detached (ranchers, split-foyers and Colonials, about 0.26 acre lots, R5 zoning)
Year Built	Late 1960s to early 1970s (MLS: 220 Via Dante 1970; 192 Campus Green Dr 1972)
General Location	Campus Green Dr, Via Dante and Via Amorosa off Jones Station Rd near College Pkwy and Anne Arundel Community College, Arnold 21012; Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 30, 2026

Campus Green



Shaded: county parcels in subdivision Campus Green

Cape St. Claire

About

Cape St. Claire, known locally as “The Cape,” is the largest community on the Broadneck Peninsula. It occupies a peninsula bounded by the Magothy River to the north, the Little Magothy River to the east, Deep Creek to the west and College Parkway to the south, about seven miles east of Annapolis. The community was platted on June 14, 1949, taking in the earlier Persimmon Point plat, and began as a place of summer cottages that have since become year-round homes; today its single-family detached houses range from ranchers and split-levels to Colonials and contemporaries. Broadneck High School, Cape St. Claire Elementary School, three marinas, and the community’s beaches and parks are all within the Cape.

Cape St. Claire is a covenanted community. The Cape St. Claire Improvement Association (CSCIA)—originally the Cape St. Claire Club, renamed on May 12, 1959—is a non-stock corporation that acts as the HOA and is self-managed by its own staff, including a Town Manager and a Community Administrator. CSCIA administers the Special Community Benefit District approved by the County Council in April 1989, which covers 2,311 homes (sometimes listed as 2,365); the association describes the Cape as more than 2,300 single-family homes and about 7,800 residents. CSCIA’s 2026 Executive Committee is President Dr. Adam “Thor” Harris, Vice President Mary Lamb, Treasurer Beau Breeden (also CSCIA’s BCC chair) and Secretary Jerome Zedara. The association office is at 1223 River Bay Road (410-757-1223, office@cscia.org), open Monday through Friday, 8:30 to 3:30, and CSCIA is a BCC member.

Contact

POC Name	Dr. Adam 'Thor' Harris (President)
POC Email	office@cscia.org
POC Phone	410-757-1223
Website	http://cscia.org

Association

Association/HOA	Cape St. Claire Improvement Association, Inc
Also Known As	The Cape; Cape Saint Claire CDP (GNIS 589888); originally the Cape St. Claire Club (renamed Improvement Association May 12, 1959); includes the earlier Persimmon Point plat
Management Company	None - self-managed by CSCIA staff (Town Manager and Community Administrator, office at 1223 River Bay Rd)
BCC Member	Member in good standing
County-Registered	Yes

Profile

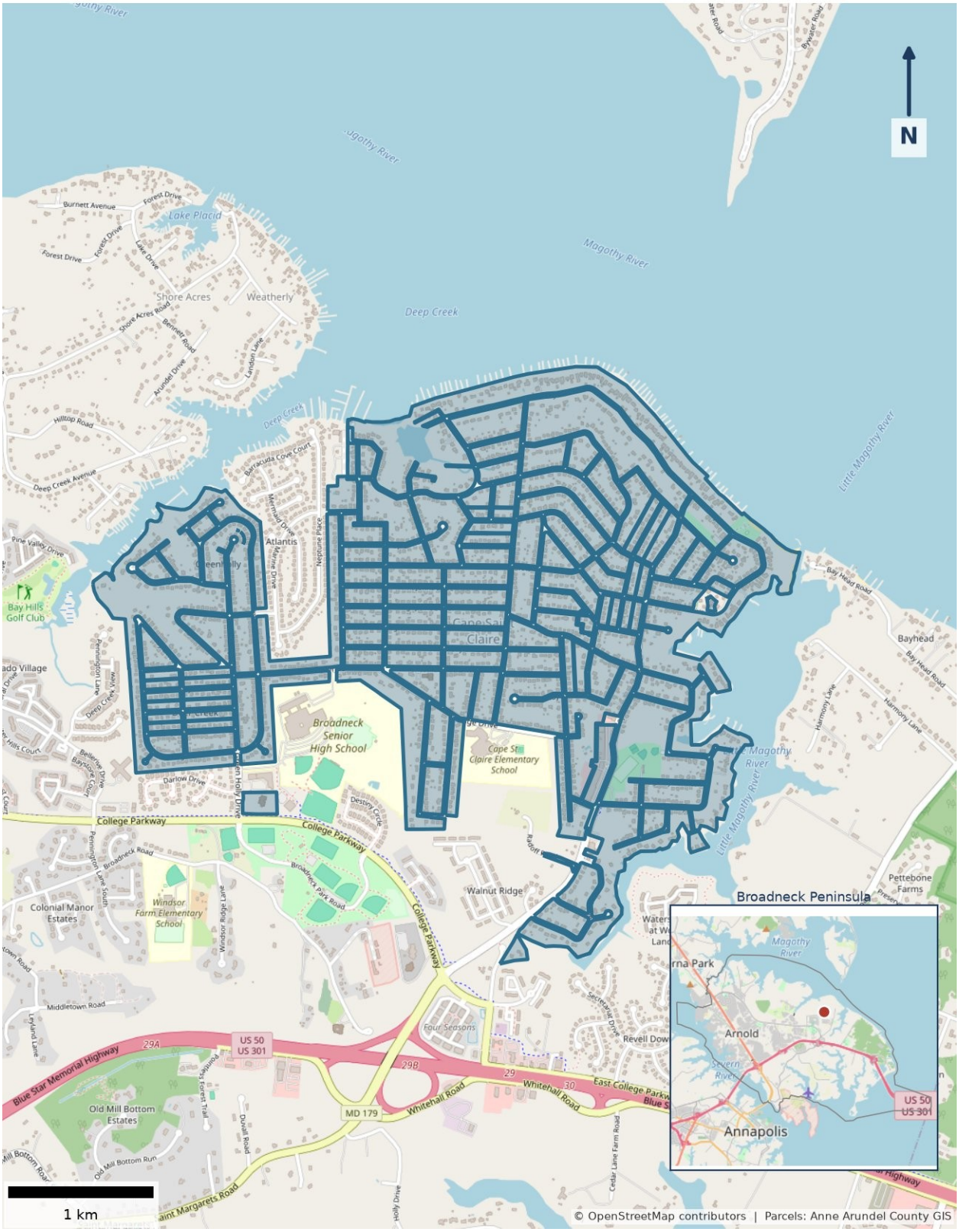
Homes	2,311 (sometimes listed as 2,365)
Homes Count Basis	Official
Residence Type	single-family detached (ranchers, split-levels, Colonials and contemporaries, originally summer cottages)
Year Built	Platted June 14, 1949; homes from 1949 onward (originally summer cottages, now year-round)
General Location	Peninsula between the Magothy River (north), Little Magothy River (east), Deep Creek (west) and College Pkwy (south), about 7 miles east of Annapolis, ZIP 21409; includes Broadneck HS, Cape St. Claire ES, three marinas, beaches and parks
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 30, 2026

Cape St. Claire



Shaded: county parcels in 7 recorded subdivisions (see map_matches.json)

Capetowne

About

Capetowne is a close-knit townhome community of about 98 homes in Arnold, set along Carronade Way, Winterberry Drive, Capetowne Road and Cathead Drive near Bay Dale Drive. Most of the homes were built in 1984, with a second group completed in 1991; they are two-story row townhouses of roughly 1,200 to 1,300 square feet, many with fenced rear yards. Each home has two assigned parking spaces, with visitor parking spread through the community, and shopping, parks and commuter routes are close by.

The Capetowne Homeowners Association, Inc. is a volunteer-run HOA registered with Anne Arundel County, with Alli Holstrom as board president. Dues are modest, about $720 a year, and cover snow removal and trash collection. The board meets on the third Tuesday of each month at 7 p.m., and the annual community meeting is generally held in December.

Contact

POC Name	Alli Holstrom (HOA Board President)
POC Email	capetownehoa@gmail.com
POC Phone	410-212-8694
Website	https://capetownehoa.wordpress.com/

Association

Association/HOA	Capetowne Homeowners Association, Inc.
Also Known As	Capetowne Homeowners Association, Inc. (D&B listing, 1531 Cathead Dr); MLS subdivision 'Capetowne'
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	Yes

Profile

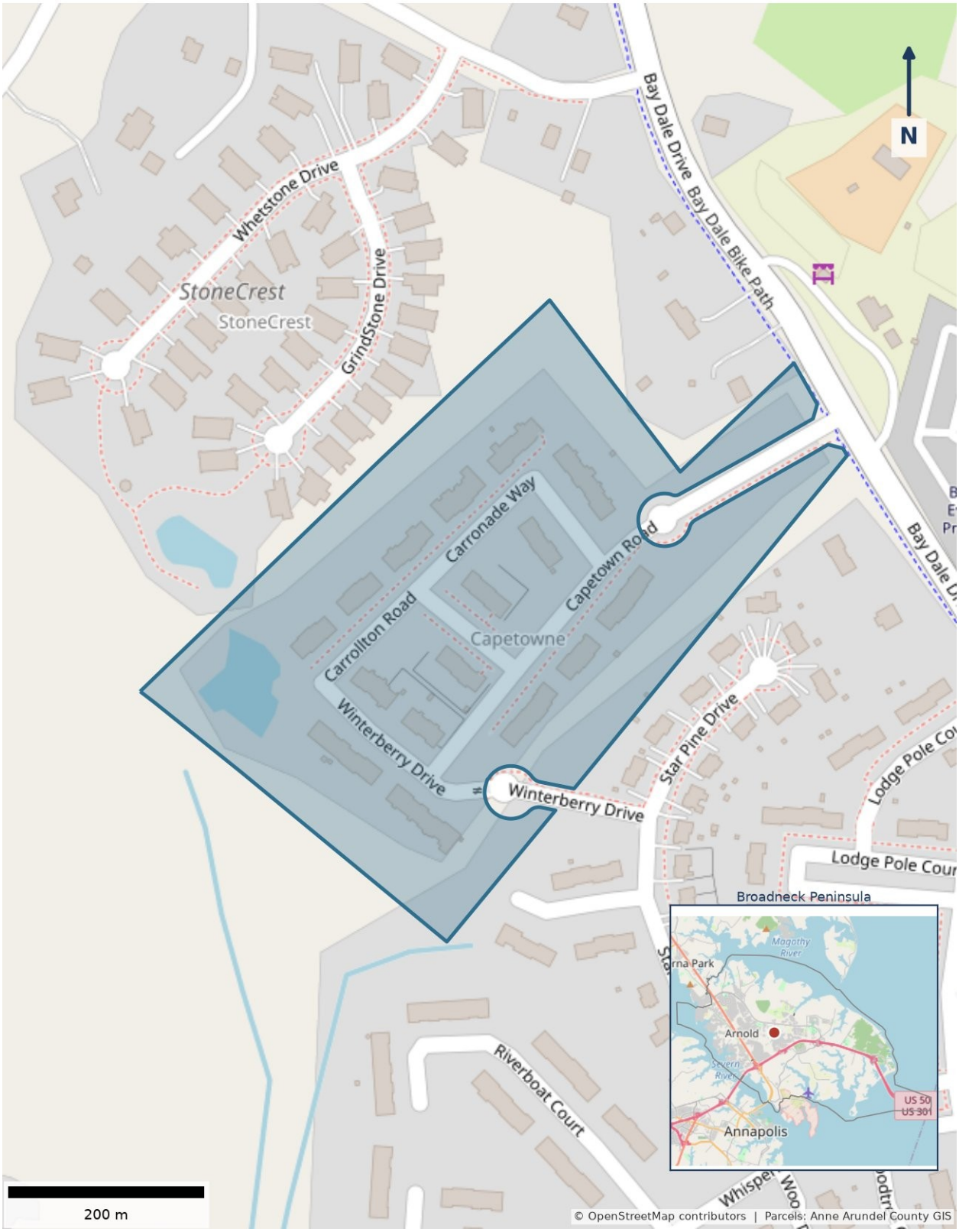
Homes	~98 (approx.)
Homes Count Basis	Estimate
Residence Type	townhome (fee-simple two-story row townhouses, about 1,200-1,300 sq ft)
Year Built	1984 and 1991 (county parcel records)
General Location	Carronade Way, Winterberry Dr, Capetowne Rd and Cathead Dr near Bay Dale Dr, Arnold 21012; Windsor Farm ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	District 5; blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: October 30, 2026

Capetowne



Shaded: county parcels in subdivision Capetowne

Capri Estates

About

Capri Estates is a small water-oriented enclave of about 24 homes on the Magothy River in Arnold, reached by following Mago Vista Road past Belvedere Elementary School to River Road, Capri Road and Capri Estates Court. Most of its single-family homes, a mix of split-levels and two-story houses on lots of roughly two-thirds of an acre, were built between 1973 and 1977, alongside two older homes from 1935 and a couple of later additions.

The community's treasured shared amenity is its waterfront: a community pier with about 20 boat slips assigned by seniority, a private beach, a kayak rack, and a small waterfront park and picnic area at the end of the court. Capri Estates has a homeowners association with dues of about $500 a year, and it lies within the area served by the Mago Vista Area Civic Association, a voluntary civic group founded in 1945 that counts Capri Estates among its subdivisions.

Contact

POC Name	Mago Vista Area Civic Association (general contact)
POC Email	magovista.md@gmail.com
POC Phone	410-975-0335
Website	https://www.magovista.org/

Association

Association/HOA	Capri Estates HOA (MLS: Home Owner Association, dues about $500/yr)
Also Known As	MLS HOA name 'Capri Estates'; county marina list 'Capri Estates' community pier; a Mago Vista Area Civic Association subdivision
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No (Mago Vista Area Civic Association also not on county.csv)

Profile

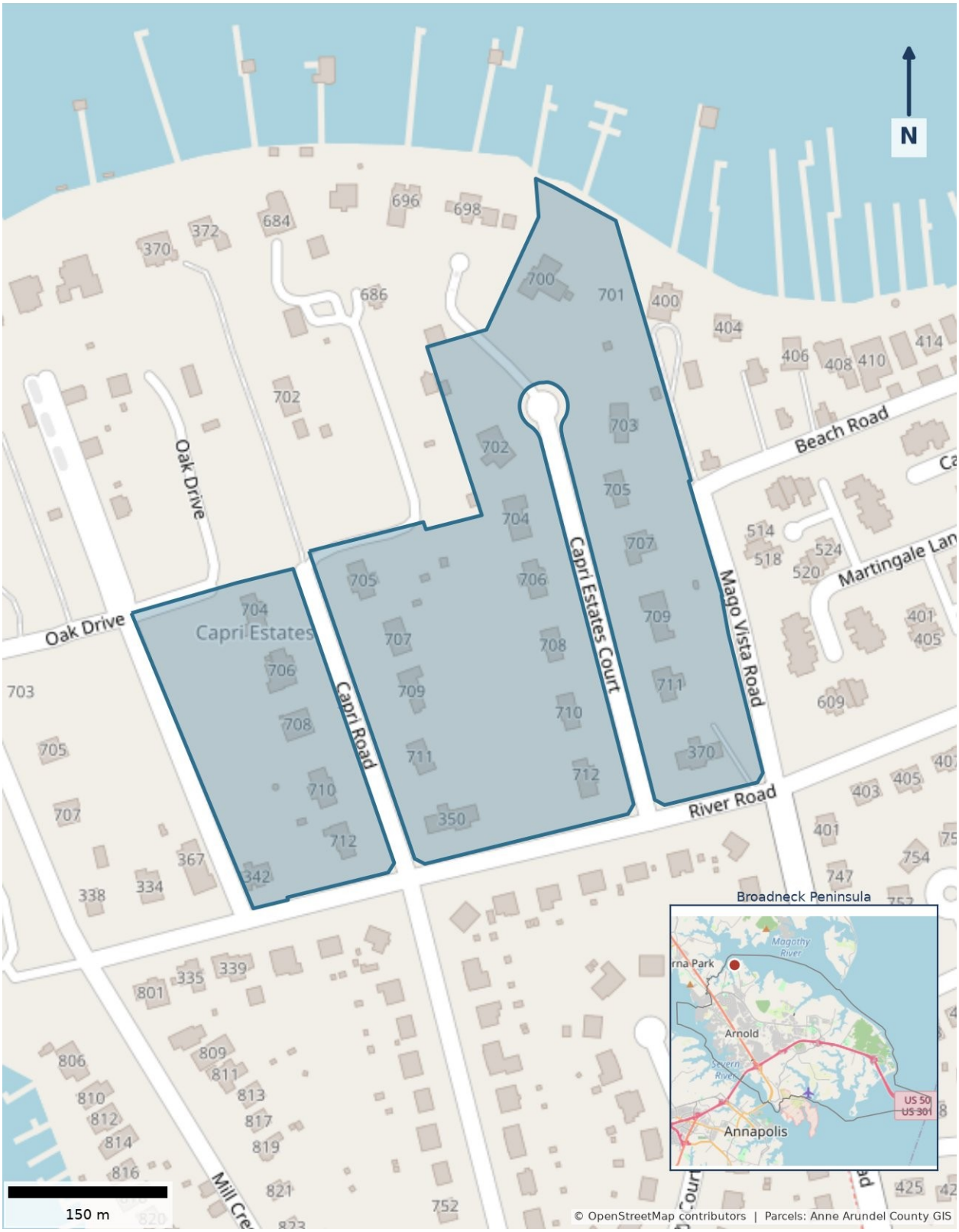
Homes	~24 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (split-levels and two-story homes, about 0.6-0.9 acre lots; water-oriented)
Year Built	Mostly 1973-1977 (county parcel records; two homes from 1935, one 1986, one 1994)
General Location	Capri Estates Ct, Capri Rd and River Rd at the end of Mago Vista Rd (past Belvedere ES), Arnold 21012, on the Magothy River; Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 30, 2026

Capri Estates



Shaded: county parcels in subdivision Capri Estates

Cherrywood

About

Cherrywood is a small, quiet neighborhood of about 16 single-family homes in the Mago Vista area of Arnold, laid out along Windsong Drive, a cul-de-sac street. The homes were built between 1967 and 1969 and include split-levels and ranchers on wooded lots of roughly a third to half an acre, some backing onto a wooded valley. Marinas and yacht clubs on Cool Spring Cove and the Magothy River are a short drive away.

Cherrywood has no homeowners association or HOA dues. It is one of the subdivisions served by the Mago Vista Area Civic Association, a voluntary civic association founded in 1945, which can be reached at magovista.md@gmail.com or 410-975-0335.

Contact

POC Name	Mago Vista Area Civic Association (general contact)
POC Email	magovista.md@gmail.com
POC Phone	410-975-0335
Website	https://www.magovista.org/

Association

Association/HOA	No HOA (MLS: 'HOA: No' for 876 and 881 Windsong Dr). Area covered by the Mago Vista Area Civic Association, which lists Cherrywood among its subdivisions
Also Known As	MLS legal subdivision 'Cherrywood'; GNIS populated place 'Cherrywood' (within Arnold CDP, 39.059N 76.494W); a Mago Vista Area Civic Association subdivision
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No (Mago Vista Area Civic Association also not on county.csv)

Profile

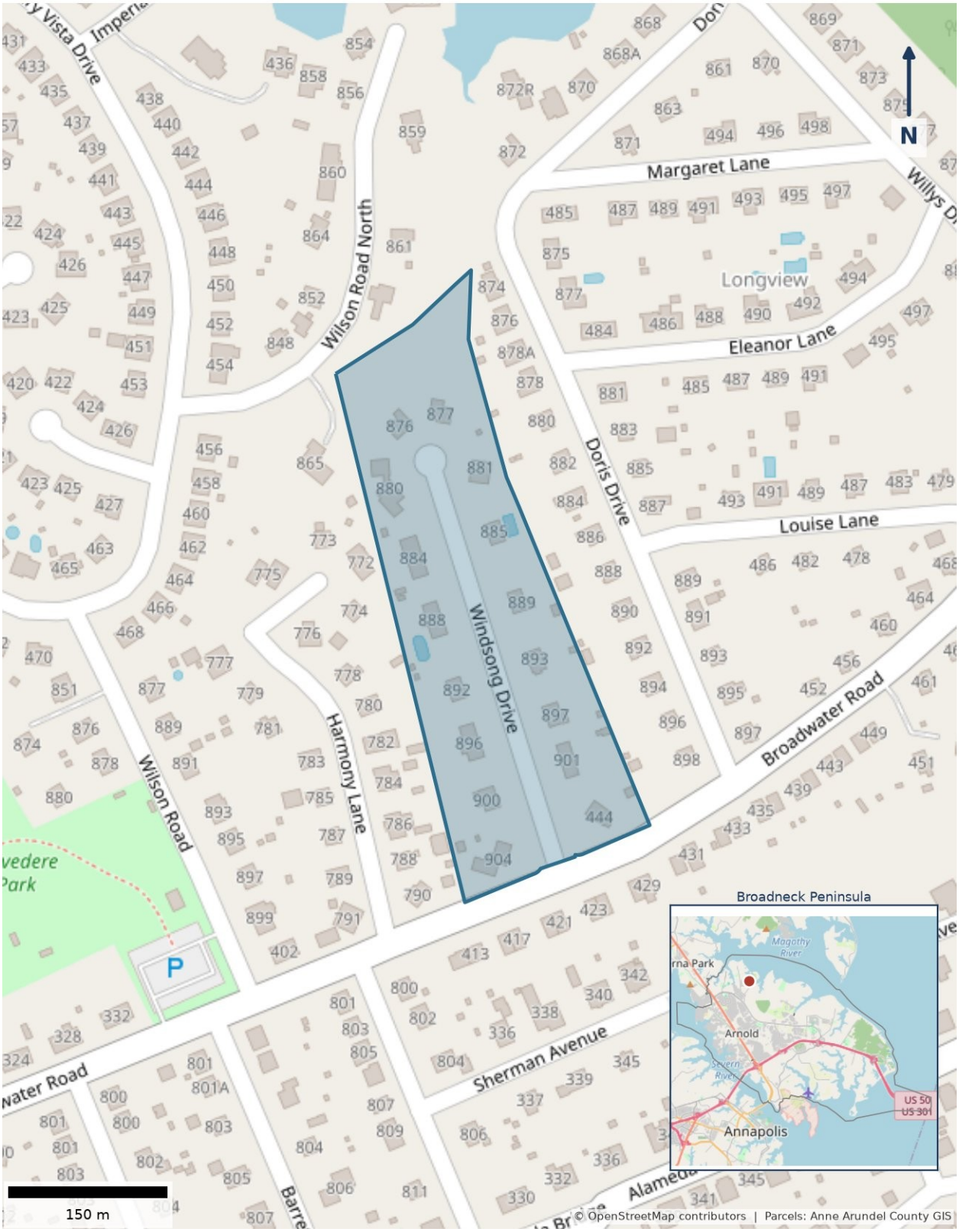
Homes	~16 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (split-levels and ranchers, about 0.35-0.56 acre wooded lots)
Year Built	1967-1969 (county parcel records)
General Location	Windsong Dr (cul-de-sac) in the Mago Vista area of Arnold 21012, near Cool Spring Cove and the Magothy River
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: October 30, 2026

Cherrywood



Shaded: county parcels in subdivision Cherrywood

Chesapeake Preserve

About

Chesapeake Preserve is a quiet enclave of about 43 single-family homes at the eastern end of the Broadneck Peninsula, set along Preserve Drive, White Tail Deer Court, White Marlin Way and Osprey Way off Bay Head Road from East College Parkway. Built between 1997 and 2004, most of its homes are large brick- and stone-front Colonials of 4,000 to 5,000 finished square feet on lots of half an acre or more. The community backs onto the Corcoran Environmental Study Area, a state-owned woodland managed by the Maryland Department of Natural Resources beside Sandy Point State Park, giving residents wooded views and trails just beyond their yards.

The community is governed by the Chesapeake Preserve HOA, which is registered with Anne Arundel County and led by President Leann Barker. Dues are modest, about $375 a year, and the neighborhood also includes a recreation area and about 13 acres of open space. Residents are close to the new Broadneck Trail, the Naval Academy, local marinas, shopping and major commuting routes, and children attend Broadneck schools.

Contact

POC Name	Leann Barker (President)
POC Email	dnlbarker@verizon.net
POC Phone	813-310-6904
Website	*Not yet found*

Association

Association/HOA	Chesapeake Preserve HOA
Also Known As	Chesapeake Preserve HOA (MLS association name); MLS legal subdivision 'Pettebone Farms' (909 White Marlin Way)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	Yes

Profile

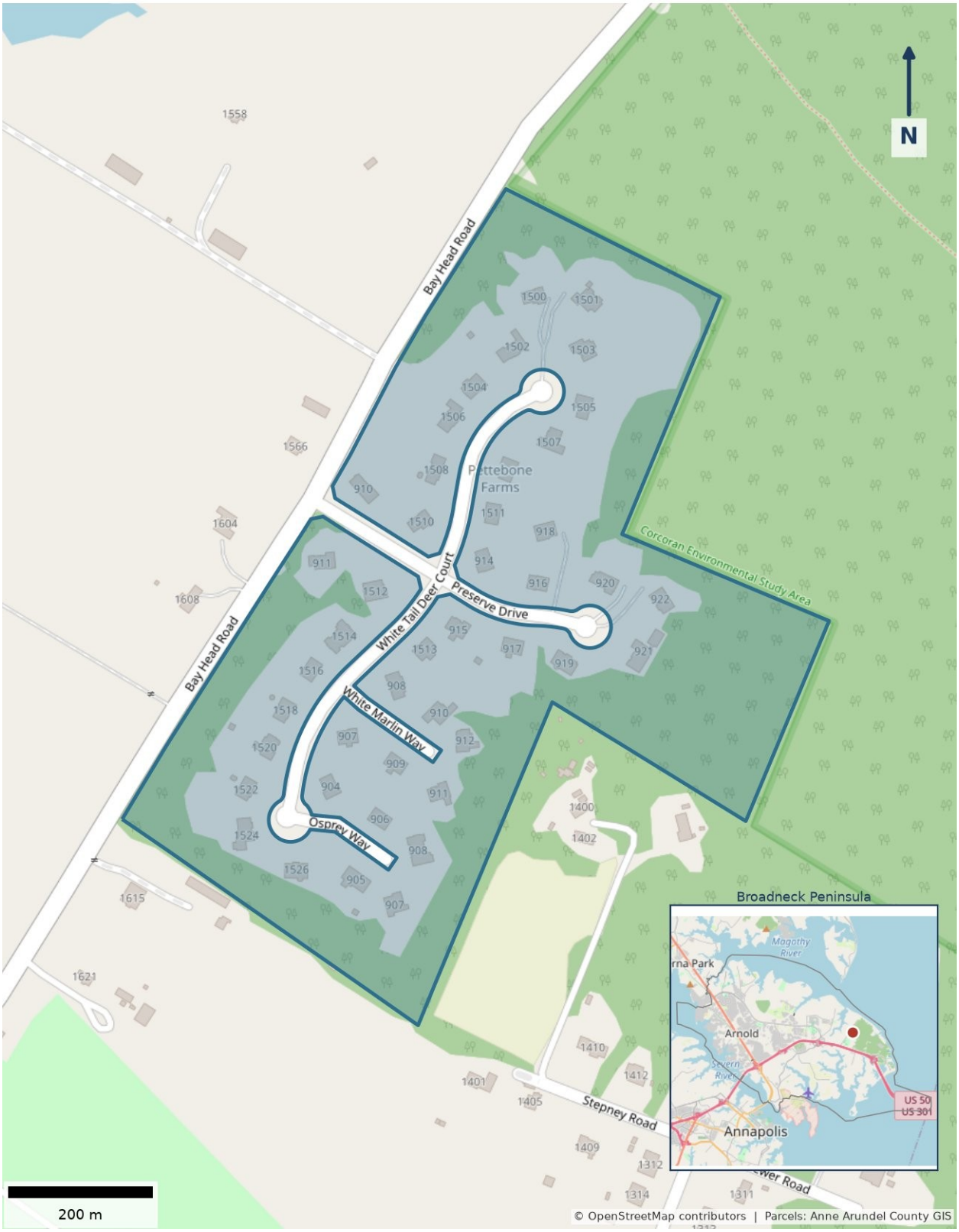
Homes	~43 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (large Colonials, about 4,000-5,000 sq ft finished, on lots of about 0.46-0.92 acre)
Year Built	1997-2004 (county parcel records; most 1999-2001)
General Location	Preserve Dr, White Tail Deer Ct, White Marlin Way and Osprey Way off Bay Head Rd from E College Pkwy, Annapolis 21409; backs to the DNR Corcoran Environmental Study Area next to Sandy Point State Park; Broadneck HS
ZIP	21409
County List District	blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Chesapeake Preserve



Shaded: county parcels in subdivision Chesapeake Preserve

College Manor

About

College Manor is a friendly neighborhood of 145 single-family homes in Arnold, where College Manor Drive meets College Parkway near Anne Arundel Community College. Its five streets, College Manor Drive, Kings College Drive and Court, Yale Court and Stanford Court, are lined with Colonials and split-level homes built between 1980 and 1985 on tree-shaded lots. A community playground sits among woods and natural trails, there is a dog-walking trail, and the new Broadneck Trail runs just outside the neighborhood.

The College Manor Community Association is a volunteer association with dues of about $100 a year; its board reviews architectural changes and can be reached at board@collegemanorarnold.com. Neighbors are known for their traditions, including an Easter egg hunt, a Halloween parade and pizza party, an annual block party and a community yard sale. Children attend Broadneck schools.

Contact

POC Name	College Manor Community Association Board (general contact)
POC Email	board@collegemanorarnold.com
POC Phone	*Not yet found*
Website	https://collegemanorarnold.com/

Association

Association/HOA	College Manor Community Association (unincorporated community association; dues about $100-$104/yr per MLS)
Also Known As	College Manor Community Association (CMCA); 'College Manor Homeowners Association' on its architectural-change form; MLS 'College Manor Community Association'
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

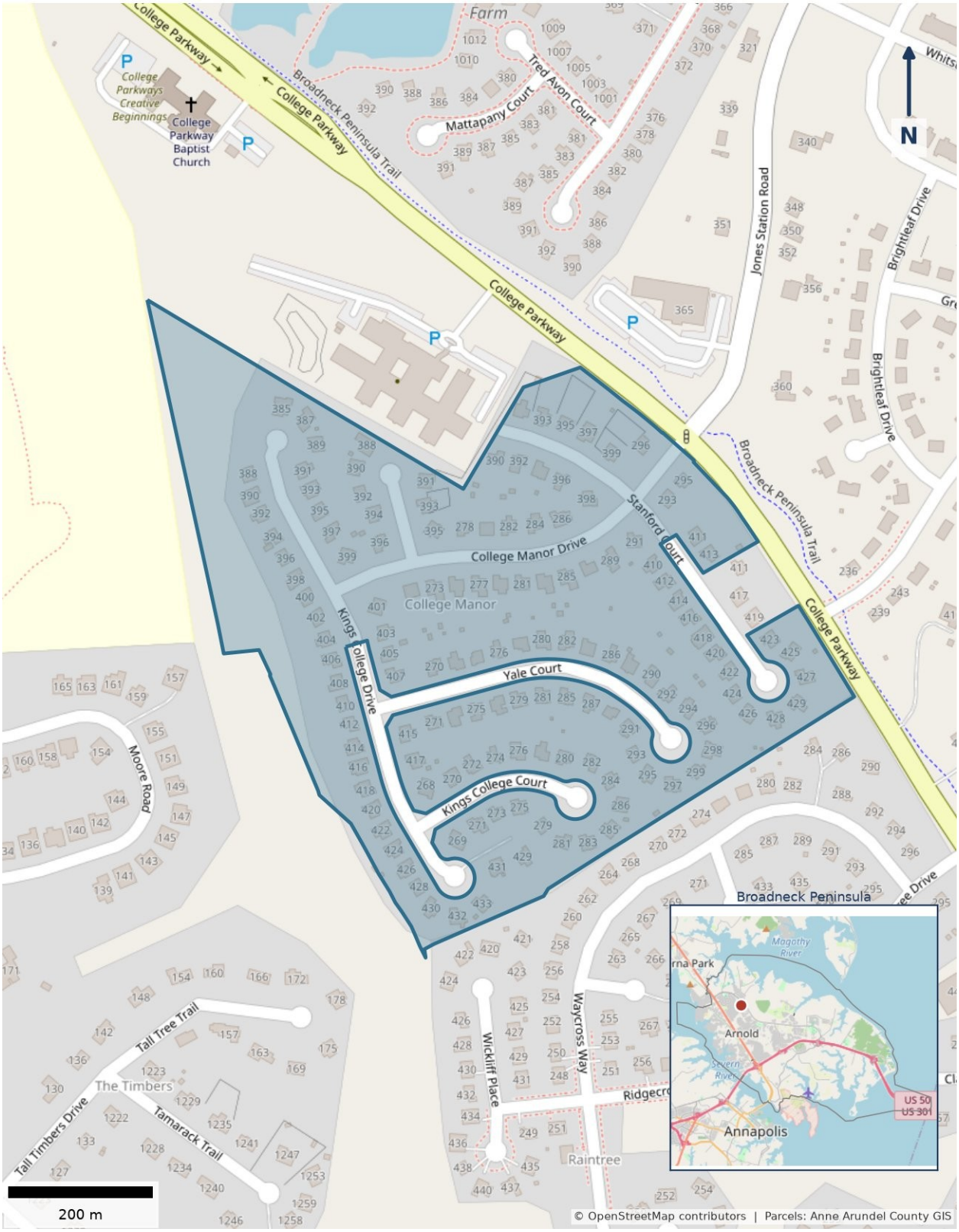
Homes	145
Homes Count Basis	Official
Residence Type	single-family detached (Colonials and split-levels, about 1,600-2,350 sq ft, on lots of about 0.16-0.37 acre)
Year Built	1980-1985 (county parcel records)
General Location	Where College Manor Dr meets College Pkwy, Arnold 21012: College Manor Dr and Ct, Kings College Dr and Ct, Yale Ct and Stanford Ct; near Anne Arundel Community College; Broadneck Trail just outside the neighborhood; Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

College Manor



Shaded: county parcels in subdivision College Manor

College Station

About

College Station is the name of the community association for Hunters Pointe, a neighborhood of about 77 single-family homes in Arnold off Jones Station Road, near Baltimore-Annapolis Boulevard and Anne Arundel Community College. The name echoes the old College Station place name that federal maps place right in the neighborhood. Its homes, built mostly in 1983 and 1984, include two-story Colonials of roughly 1,600 to 2,150 square feet along Fox Run Way, Blue Fox Way and Deer Creek Run, some on cul-de-sacs, with open space and flood plain around the edges.

The College Station Community Association, Inc. of Hunters Pointe is a nonprofit homeowners group with dues of about $175 a year. Children attend Belvedere Elementary, Severn River Middle and Broadneck High School.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	College Station Community Association, Inc. of Hunters Pointe (dues about $175/yr per MLS)
Also Known As	Hunters Pointe (county and MLS subdivision name); College Station Community Association, Inc. of Hunters Pointe (IRS 501(c)(4), EIN 90-0460474); GNIS populated place 'College Station' (feature 1710799)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	~77 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (two-story Colonials among them; about 1,600-2,150 sq ft, 3 bedrooms, on lots of about 0.09-0.27 acre)
Year Built	1981-1987 (county parcel records; most 1983-1984)
General Location	Fox Run Way, Blue Fox Way and Deer Creek Run off Jones Station Rd near Baltimore-Annapolis Blvd, Arnold 21012, close to Anne Arundel Community College; Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

College Station



Shaded: county parcels on Blue Fox, Fox Run

Cresston Park

About

Cresston Park is a small, close-knit, water-oriented community of about 52 homes in Arnold, laid out along Cresston Road, Shore Road and Club Road, three no-through streets that each end at Dividing Creek off the Magothy River, with a few more homes on nearby Magothy and Hilltop Roads. Its houses span more than a century, from a few homes of the early 1900s through a wave of 1960s homes, including ranchers, to recent new construction.

The neighborhood has no homeowners association or HOA fee, yet residents share a community boat ramp and walking trails, and it sits beside Twin Oaks Park with access to miles of wooded trails. Children attend Belvedere Elementary, Severn River Middle and Broadneck High School.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	No HOA (MLS: 'no HOA fee'); no community association found
Also Known As	Creston Park (spelling on a few county parcel records); GNIS populated place 'Cresston Park' (feature 1710800); NeighborhoodScout area 'Magothy Estates / Cresston Park'; Allenville (USGS map name)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

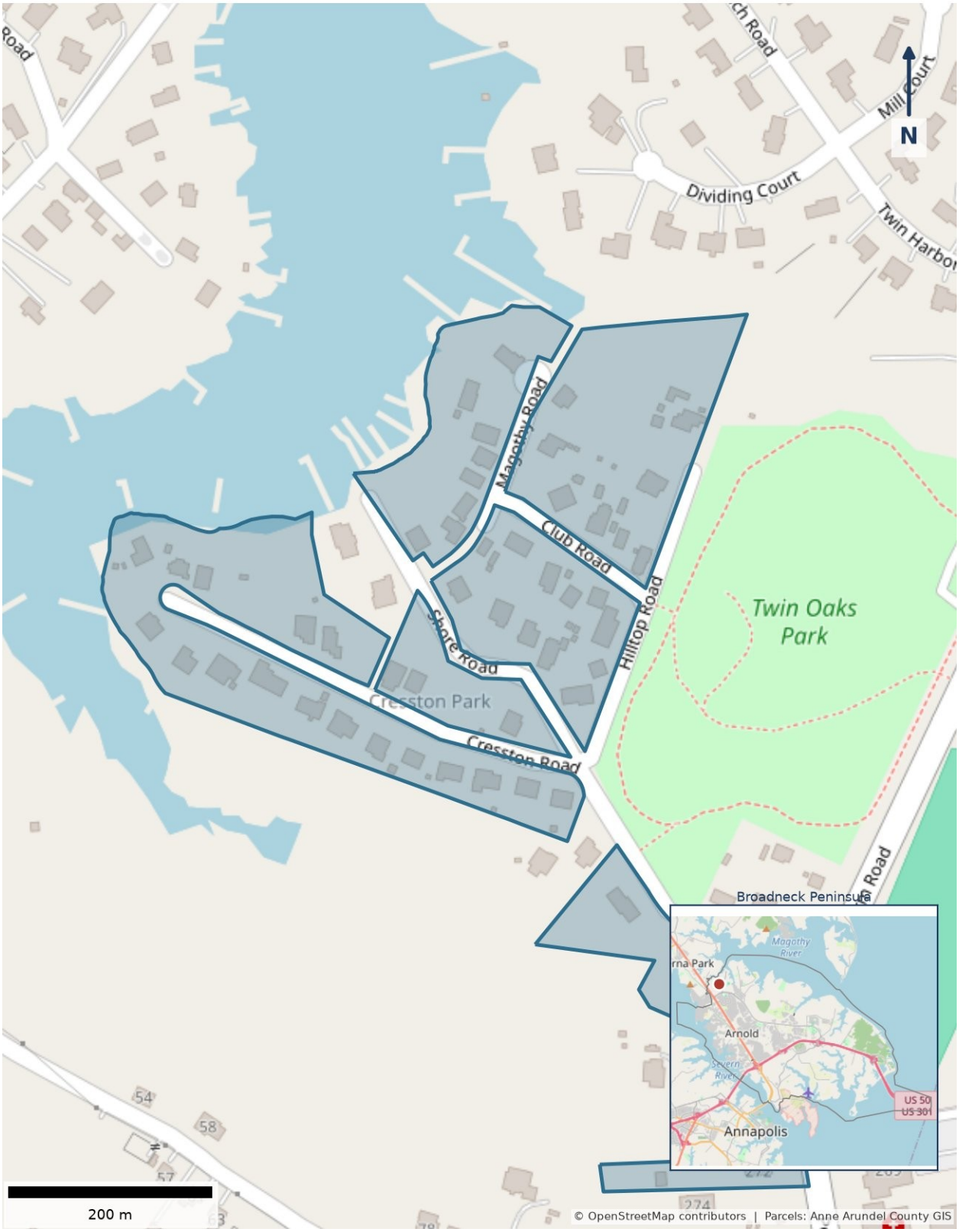
Homes	~52 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (ranchers and mixed-era homes, many water-oriented, some on Dividing Creek; lots about 0.13-1 acre)
Year Built	1900-2026 (county parcel records; most 1960s, steady infill since)
General Location	Cresston Rd, Shore Rd and Club Rd (three no-through streets ending at Dividing Creek, a Magothy River tributary) plus nearby Magothy Rd and Hilltop Rd lots, cross street Peninsula Farm Rd, Arnold 21012; beside Twin Oaks Park; Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Cresston Park



Shaded: county parcels in subdivision Cresston Park

Deep Creek Village

About

Deep Creek Village is a newer townhome community of 66 homes in Annapolis, tucked off Pennington Lane near College Parkway in the heart of the Broadneck Peninsula. Built between 2012 and 2014 along a single street, Deep Creek View, its roomy three-level townhomes offer nearly 3,000 finished square feet, garages and decks, many backing onto peaceful woods.

The Deep Creek Village Property Owners Association, professionally managed by Community Management Corporation, looks after the common grounds, lawns, private road and snow removal. Neighbors enjoy a scenic wooded trail, sidewalks, open green space and a tot lot, along with organized social gatherings and festive holiday displays that give the neighborhood a true sense of community.

Contact

POC Name	Juoaquina Washington (Portfolio Community Manager)
POC Email	jwashington@cmc-management.com
POC Phone	202-669-6598
Website	*Not yet found*

Association

Association/HOA	Deep Creek Village Property Owners Association Inc
Also Known As	Deep Creek Village HOA (MLS association name)
Management Company	Community Management Corporation (CMC) (per county list contact email domain cmc-management.com)
BCC Member	Member in good standing
County-Registered	Yes

Profile

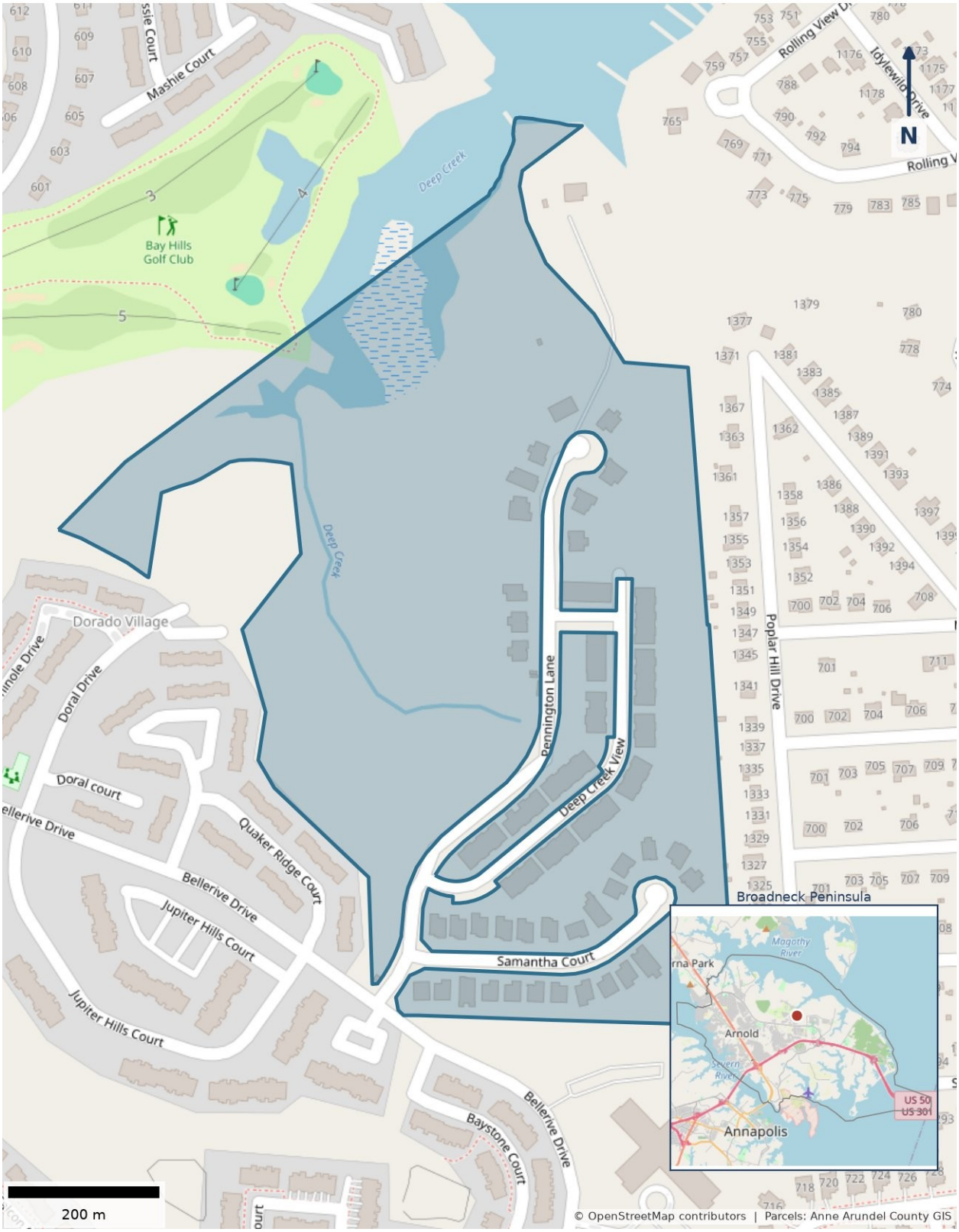
Homes	66
Homes Count Basis	Official
Residence Type	townhome (three-level, garage)
Year Built	2012-2014 (county parcel records)
General Location	Deep Creek View off Pennington Ln N, via Bellerive Dr from College Pkwy, Annapolis 21409
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Deep Creek Village



Shaded: county parcels in subdivision Deep Creek Village

Divinity Cove

About

Divinity Cove is a small, friendly, water-privileged neighborhood in Arnold, set on Mill Church Road, Abbots Lane and Divinity Lane beside Severn River Middle School. Most of its roughly 38 homes are two-story colonials built in the mid-1980s, many on quiet cul-de-sacs, with a few older homes from the 1960s; some back right up to Mill Creek.

A modest annual HOA fee keeps up the common grounds and the community pier on Mill Creek, just off the Magothy River, where residents keep kayaks and launch paddleboards and small boats. The neighborhood hosts occasional gatherings and sits close to Twin Oaks Park and the Broadneck Peninsula and B&A Trails, with children attending Belvedere Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Divinity Cove (HOA name per MLS); annual dues about $160/yr
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

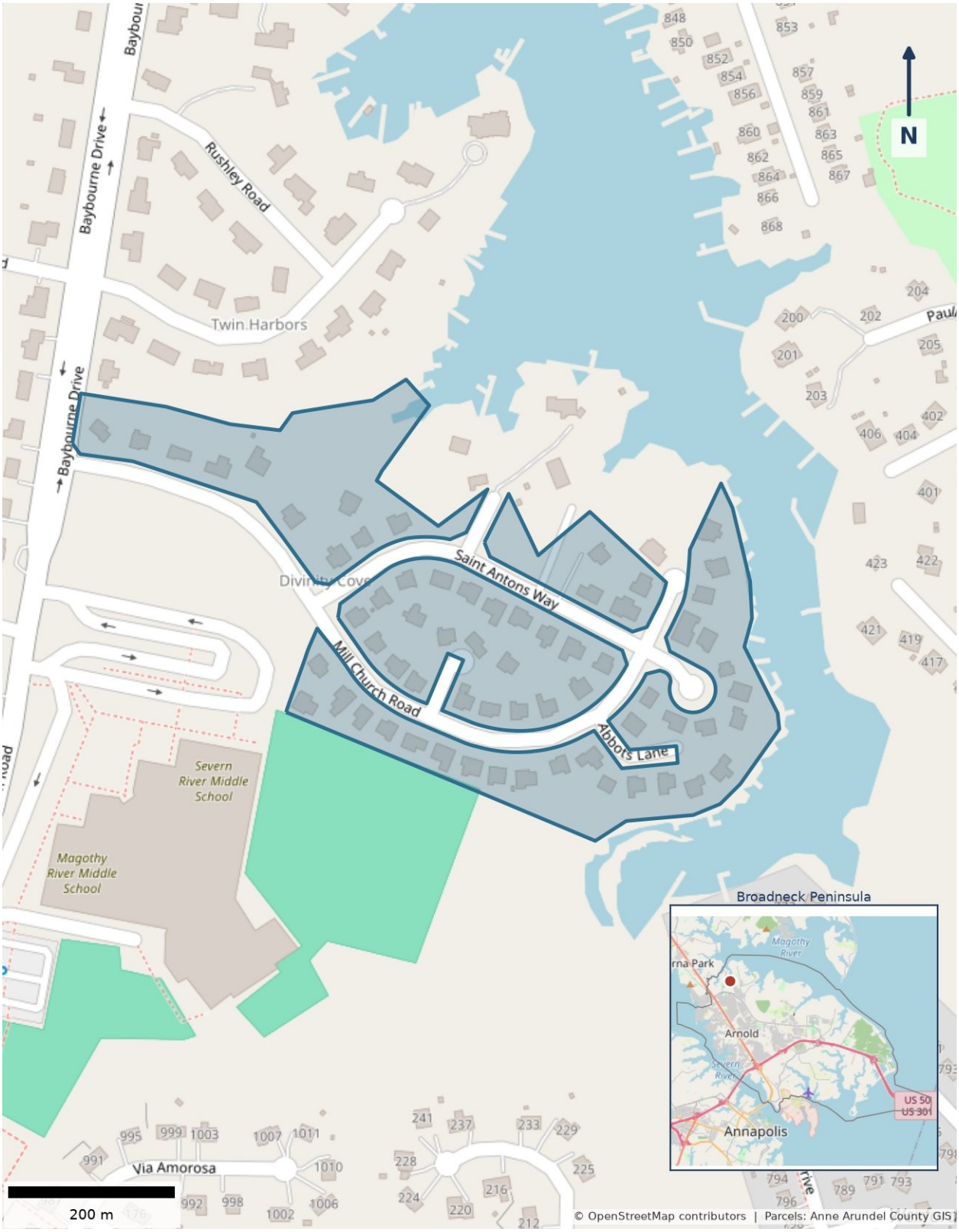
Homes	~38 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (mostly two-story colonials, 3-5 bedrooms)
Year Built	1984-1987 for most homes (county parcel records); a few 1960s and 1995
General Location	Mill Church (Millchurch) Rd, Abbots Ln and Divinity Ln off Baybourne Dr / Peninsula Farm Rd, Arnold 21012; on Mill Creek (Magothy River), beside Severn River MS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Divinity Cove



Shaded: county parcels in subdivision Divinity Cove

Dorado Hills

About

Dorado Hills is a well-kept condominium community of 144 garden-style homes in Arnold, set along Southern Hills Drive and Belle Dora Court just off College Parkway, with Routes 2 and 50 minutes away. Built in 1985 in brick and vinyl-sided buildings, its two-bedroom condos of about 940 to 1,100 square feet offer an affordable, low-maintenance way to live on the Broadneck Peninsula.

The condominium association is managed by Wallace Management of Annapolis. Residents are close to shopping, dining, a nearby walking trail and Anne Arundel Community College, and children attend Broadneck-area schools including Broadneck High School.

Contact

POC Name	Mary (Property Manager, Wallace Management)
POC Email	Mary@wallacehoamgmt.com
POC Phone	410-268-0336
Website	https://www.wallacehoamgmt.com/dorado-hills-in-arnold-md

Association

Association/HOA	Dorado Hills Condominium (council of unit owners; legal name 'Dorado Hills' per public association record)
Also Known As	*Not yet found*
Management Company	Wallace Management (PO Box 3490, Annapolis MD 21403)
BCC Member	Not a member
County-Registered	No

Profile

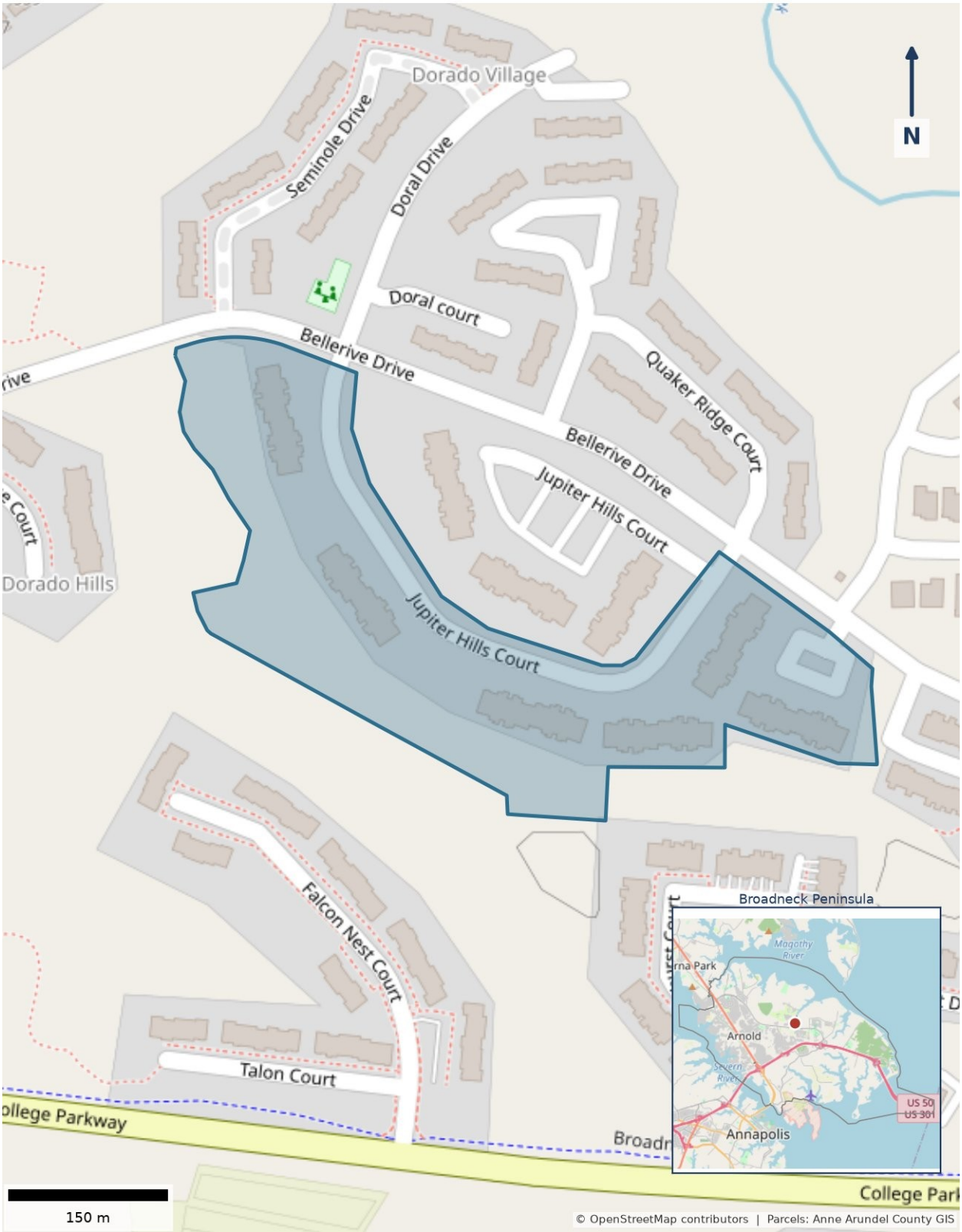
Homes	144
Homes Count Basis	Official
Residence Type	condo (garden-style, 2 bedrooms)
Year Built	1985 (county parcel records)
General Location	Southern Hills Dr and Belle Dora Ct off College Pkwy, Arnold 21012; near Broadneck HS and AACC
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Dorado Hills



Shaded: county parcels on Belle Dora, Southern Hills

East Pendennis Mount

About

East Pendennis Mount is a water-privileged neighborhood on the Broadneck side of the Severn River, just across from the U.S. Naval Academy and downtown Annapolis, near the Maryland World War II Memorial. It is part of the larger Pendennis Mount area, whose East and West neighborhoods share a swimming beach and boat launch, and residents enjoy front-row views when the Blue Angels fly over each May.

The East Pendennis Mount Community Association cares for a community park at the corner of Sands Drive and Sharpe Road, where volunteers have cleared invasive plants, planted native trees with a Chesapeake Bay Trust grant, and partnered with the Severn River Association on a stormwater project. The nearby B&A Trail and waterfront Jonas Green Park add even more ways to get outdoors.

Contact

POC Name	Joaquin Marquez (President)
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	East Pendennis Mount Community Association, Inc.
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Expired (7/2023)
County-Registered	No

Profile

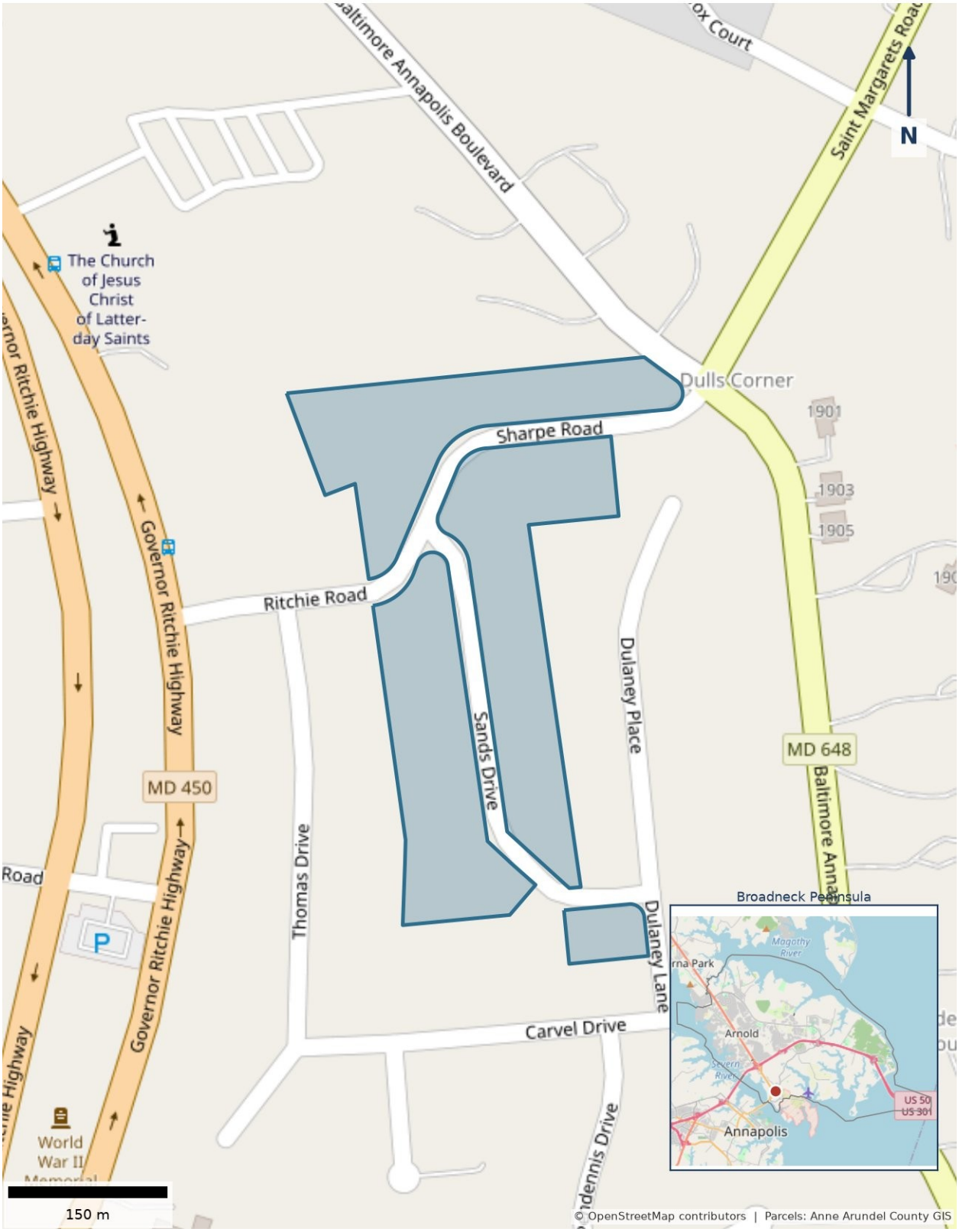
Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	single-family detached (mixed-era)
Year Built	*Not yet found*
General Location	Sands Dr / Sharpe Rd area (community park at Sands Dr & Sharpe Rd), Pendennis Mount, off Ritchie Hwy near the Severn River bridge and MD WWII Memorial, Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 2, 2026

East Pendennis Mount



Shaded: county parcels on Sands, Sharpe

Element at Mill Creek

About

Element at Mill Creek is a brand-new 55+ active-adult community of luxury elevator condominiums at Old Mill Bottom Road North, on the Broadneck Peninsula just outside Annapolis. Built by The Christopher Companies with Elm Street Development, it is planned for about 140 homes across three buildings, with one- to three-bedroom plans of roughly 1,076 to 1,853 square feet; the first buildings were completed in 2024 and 2025.

Designed for maintenance-free, resort-style living, the community offers a state-of-the-art fitness center, social lounge, library, sports simulator room, pickleball court, al fresco patio, bark park and walking trails. Downtown Annapolis is about 15 minutes away, with Sandy Point State Park and local parks close by.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	https://elementatmillcreek.com

Association

Association/HOA	Condominium association (name not yet published; developer-period)
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	~140 planned (72 units on county records so far)
Homes Count Basis	Estimate
Residence Type	condo (55+ age-restricted, elevator buildings)
Year Built	2024-present (county records: 2024 and 2025 buildings; construction began 2022)
General Location	76 and 78 Old Mill Bottom Rd N (sales center 76 Old Mill Bottom Rd N, Unit 106), Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Element at Mill Creek



Shaded: county parcels in subdivision Element At Mill Creek

Fernbrook

About

Fernbrook is a friendly, established neighborhood of about 95 single-family homes in Arnold, set along Brent Road, Haskell Drive, Howard Avenue, Stewart Avenue and part of Mago Vista Road, near Belvedere Elementary School and Mago Vista Park. Most homes were built between 1956 and 1967, a mix of ranchers, split-foyers and Cape Cods on roughly quarter-acre lots, many since updated.

Fernbrook has no mandatory HOA. Instead it is one of the subdivisions served by the voluntary Mago Vista Area Civic Association, whose modest annual membership supports a waterfront pier, pavilion and kayak and paddleboard launch on the Magothy River. Neighbors are a short walk or bike ride from Ferry Point marina and restaurants, Bay Hills shopping and the new Broadneck Peninsula Trail.

Contact

POC Name	Dave Bishop (President, Mago Vista Area Civic Association)
POC Email	magovista.md@gmail.com
POC Phone	410-975-0335
Website	https://www.magovista.org/ (MVACA umbrella site)

Association

Association/HOA	No subdivision HOA found (MLS: HOA N/A); covered by Mago Vista Area Civic Association (voluntary umbrella civic group, $25/yr)
Also Known As	'Fernbrook/Birchwood' (Mago Vista Area Civic Association subdivision list)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

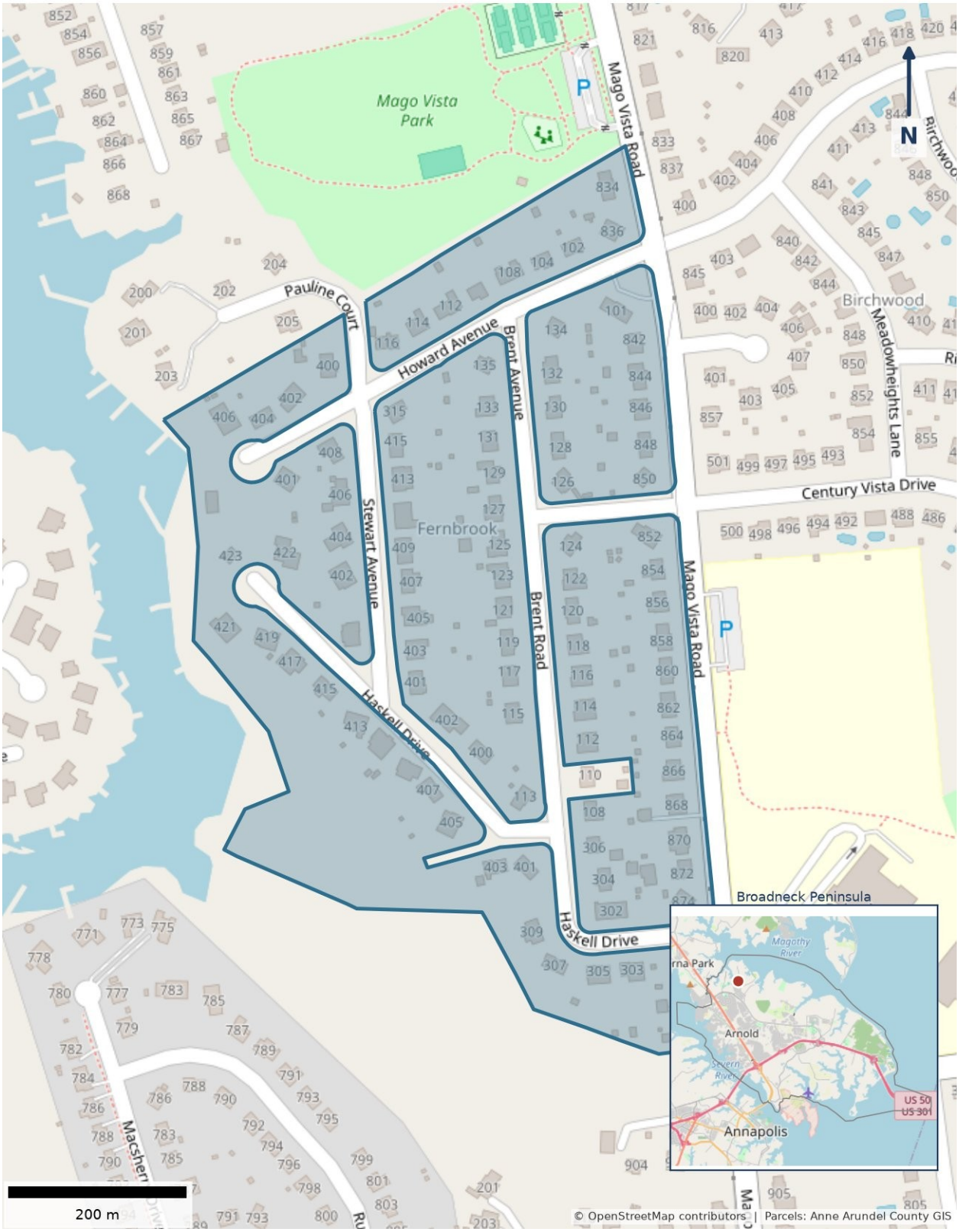
Homes	~95 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (ranchers, split-foyers, Cape Cods)
Year Built	1956-1967 for nearly all homes (county parcel records); 2 newer (1997, 2013)
General Location	Brent Rd, Haskell Dr, Howard Ave, Stewart Ave and part of Mago Vista Rd, off Jones Station Rd, Arnold 21012; near Belvedere ES and Mago Vista Park
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Fernbrook



Shaded: county parcels in subdivision Fernbrook

Ferry Farms

About

Ferry Farms is a small, historic waterfront neighborhood on the Severn River at the southern tip of the Broadneck Peninsula, directly across from the U.S. Naval Academy and downtown Annapolis and next to Greenbury Point and the Naval Academy golf course. Its name recalls the Brice family's Severn River ferry, whose northern landing was here; the Brices farmed the land for nearly two centuries, and by 1909 it had been divided into 65 lots.

Today about 55 homes line Homewood, Elmwood, Kenwood, Woodland and Ferry Farms Roads and the end of Baltimore-Annapolis Boulevard, ranging from early-1900s cottages and mid-century homes to grand new estates with sweeping views of the river and the Academy. Neighbors share two spots for launching kayaks and paddleboards, and the community has a voluntary Ferry Farms Improvement Association. It is a favorite place to watch the Blue Angels during Naval Academy Commissioning Week.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Ferry Farms Improvement Association (voluntary HOA per MLS)
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	~55 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (historic cottages to new custom waterfront homes)
Year Built	1911-2025 (county parcel records; mostly 1930s-1950s plus many 2000s-2020s rebuilds)
General Location	Homewood Rd, Elmwood Rd, Kenwood Rd, Woodland Rd, Ferry Farms Rd and the south end of Baltimore-Annapolis Blvd, Annapolis 21409; north shore of the Severn River facing USNA, beside Greenbury Point
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 2, 2026

Ferry Farms



Shaded: county parcels in subdivision Ferry Farms

Four Seasons at St. Margarets

About

Four Seasons at St. Margarets is a gated 55-and-over condominium community of 166 homes on Broadneck Place, Enyart Way, Noah Winfield Terrace and Feral Dae Lane, just off East College Parkway near the Cape St. Claire Road exit of Route 50. Built by K. Hovnanian between 2006 and 2010, its 15 elevator buildings hold roomy two- and three-bedroom condos of about 1,130 to 1,850 square feet, every one an end unit with its own porch or balcony, and some with garages.

Life centers on the clubhouse, with a fitness center, library, billiards and card rooms, a party room with kitchen and a deck overlooking the outdoor pool, plus walking paths and an activity director. The condominium association is professionally managed by Tidewater Property Management. Downtown Annapolis, the Naval Academy and Broadneck-area shopping are all just minutes away.

Contact

POC Name	Harriet Bavreman (Community Association Manager)
POC Email	hbaverman@tidewaterproperty.com
POC Phone	443-548-0191
Website	*Not yet found*

Association

Association/HOA	Four Seasons at St. Margaret's (condominium council of unit owners; legal name per public association record)
Also Known As	Four Seasons at Saint Margaret's; MLS building name 'Four Seasons at St. Margarets Condo'
Management Company	Tidewater Property Management (Owings Mills; per county list contact's email domain tidewaterproperty.com and office address)
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	166
Homes Count Basis	Official
Residence Type	condo (55+ age-restricted, gated, elevator buildings)
Year Built	2006-2010 (county parcel records; 55places says 2006-2011)
General Location	Broadneck Pl, Enyart Way, Noah Winfield Ter and Feral Dae Ln off E College Pkwy near Cape St. Claire Rd / US 50 exit 29, Annapolis 21409
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Four Seasons at St. Margarets



Shaded: county parcels on Enyart, Feral Dae, Noah Winfield

Foxmoor

About

Foxmoor is a family-oriented neighborhood of 177 single-family homes on about 40 acres of gently rolling, wooded land in Arnold, along Norton Lane, Doubleday Drive, Viking Drive, Loughton Lane, MacMillan Court and Crowell Court beside Briar Lea. Most homes were built between 1981 and 1987, with later sections added in the 1990s, and the three- and four-bedroom colonials and contemporaries sit on lots of about a fifth of an acre among mature trees.

The self-managed Foxmoor Association, run by a volunteer board, keeps annual dues modest and cares for two neighborhood amenities on Doubleday Drive: a fenced Tot Lot playground with picnic tables and a Rec Lot with a basketball court and open play field. Neighbors gather for summer parties, movie nights, food trucks, Easter egg hunts and a Halloween parade, and children attend Broadneck Elementary, Magothy River Middle and Broadneck High.

Contact

POC Name	Trish Stramella (President)
POC Email	board@foxmoorhoa.org
POC Phone	*Not yet found*
Website	https://www.foxmoorhoa.org/

Association

Association/HOA	Foxmoor Association Inc. (self-managed HOA, volunteer board; 501(c)(4), EIN 52-1295871)
Also Known As	*Not yet found*
Management Company	None (self-managed)
BCC Member	Not a member
County-Registered	Yes

Profile

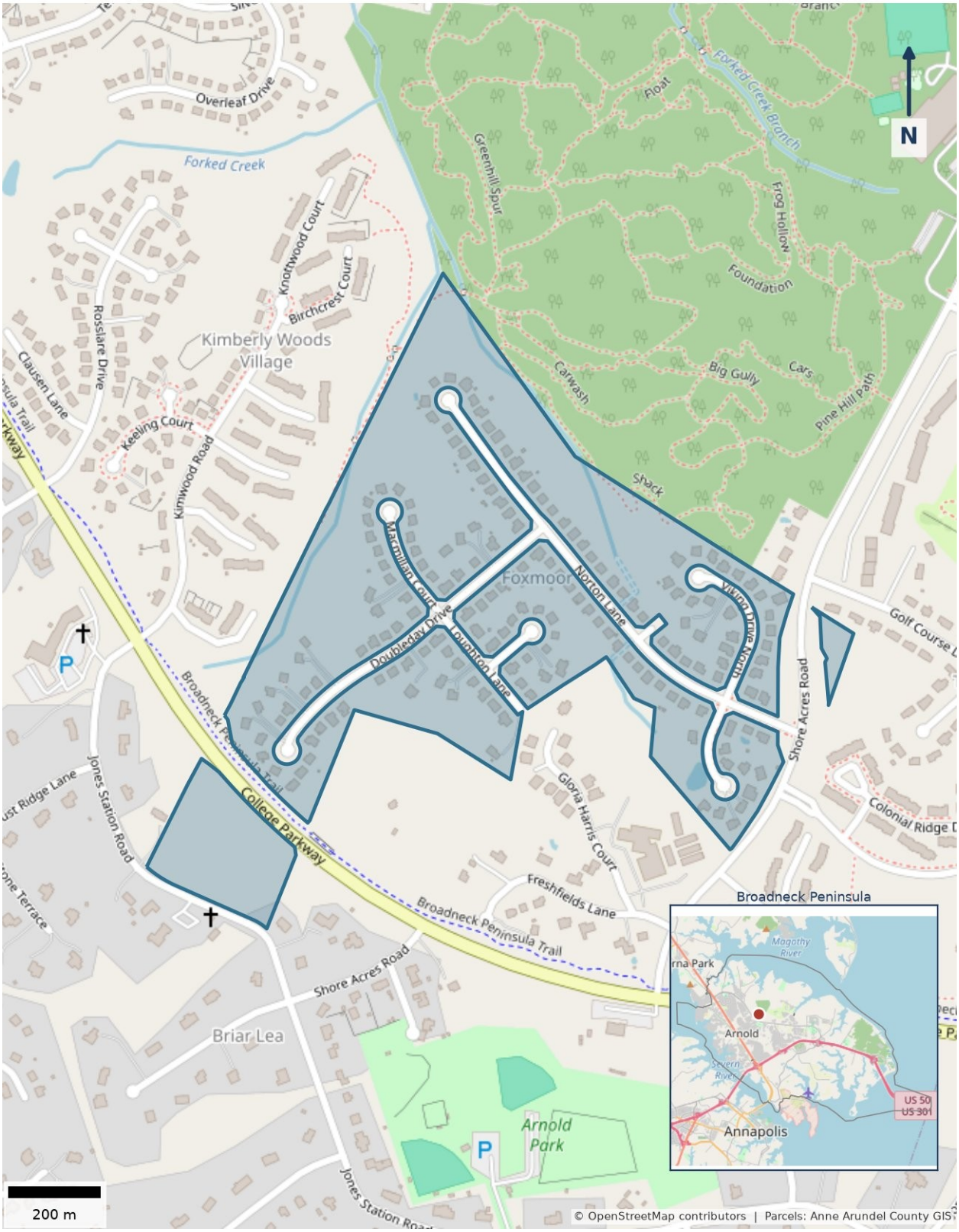
Homes	177
Homes Count Basis	Official
Residence Type	single-family detached (3-4 bedroom colonials and contemporaries)
Year Built	1981-1999 (county parcel records; most 1981-1987, later sections 1993-1999)
General Location	Norton Ln, Doubleday Dr, Viking Dr, Loughton Ln, MacMillan Ct and Crowell Ct, Arnold 21012 (beside Briar Lea); Broadneck ES / Magothy River MS / Broadneck HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 2, 2026

Foxmoor



Shaded: county parcels in subdivision Foxmoor

Glen Oban

About

Glen Oban is a wooded waterfront community of 83 custom single-family homes on the eastern bank of the Severn River in northwestern Arnold, along Glen Oban Drive, Kinloch Circle, Argyll Drive, Dalkeith Glen and Fenwick Garth. It grew from a 200-acre farm that Samuel and Betty Ann Foster bought in 1946; Marina America began developing it in 1970, and the first home went up on Glen Oban Drive in 1972. The Scottish street names recall the impression Scotland made on the Fosters after World War II.

Most homes were built between 1973 and 1987 on tree-filled lots of about two acres, with a few newer homes since. All homeowners belong to the Glen Oban Association, which looks after the community marina, swimming pool, playground and two tennis courts (one lined for pickleball) and hosts holiday parties, egg hunts and pool parties through the year. Neighbors have direct access to the B&A Trail, and children attend the Severna Park schools.

Contact

POC Name	Susan Dodge (Secretary)
POC Email	secretary@glenobanhoa.com
POC Phone	*Not yet found*
Website	https://www.glenoban.com/

Association

Association/HOA	Glen Oban Association, Inc. (mandatory; all homeowners are members)
Also Known As	*Not yet found*
Management Company	None found (volunteer board and committees)
BCC Member	Not a member
County-Registered	Yes

Profile

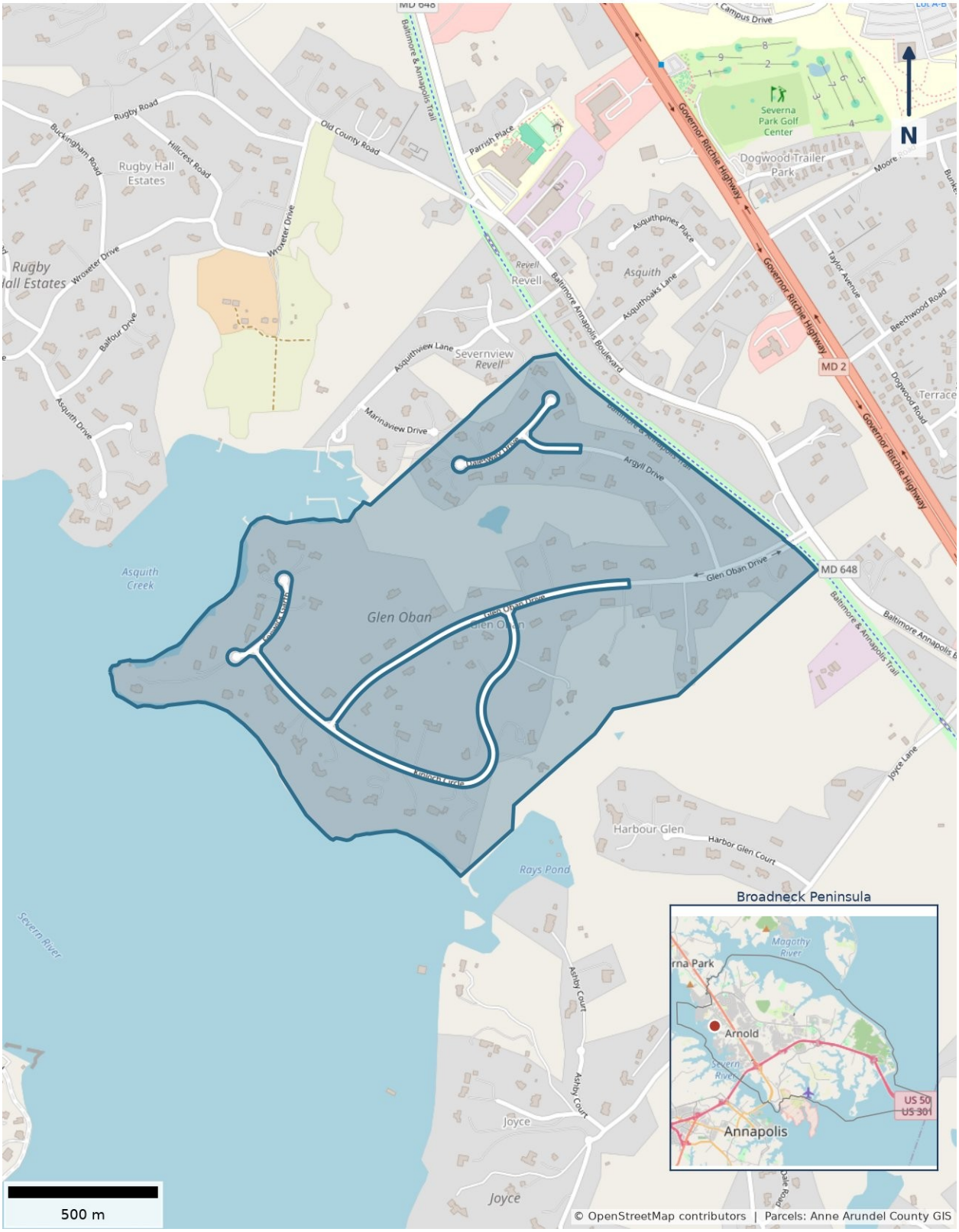
Homes	83
Homes Count Basis	Official
Residence Type	single-family detached (custom homes on lots of about 2 acres)
Year Built	1972-1987 for nearly all homes (county parcel records; first home 1972), a few rebuilt/new 2001-2024
General Location	Glen Oban Dr, Kinloch Cir, Argyll Dr, Dalkeith Glen and Fenwick Garth off Baltimore-Annapolis Blvd, northwestern Arnold 21012, on the east bank of the Severn River; B&A Trail access; Jones ES / Severna Park MS / Severna Park HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 3, 2026

Glen Oban



Shaded: county parcels in subdivision Glen Oban

Harbor Glen

About

Harbor Glen, spelled Harbour Glen in county and real-estate records, is a secluded enclave of about 17 large single-family homes off Joyce Lane in Arnold, near the Severn River. The homes sit on wooded lots of two to five acres along Harbor Glen Court and Ashby Court, including spacious brick colonials, built mostly between 1989 and 1991, with a few added through 2002.

The Harbour Glen Homeowners Association owns more than 20 acres of shared open space, and modest annual dues cover common-area upkeep and the community's water privileges for launching canoes and kayaks on the Severn. Residents are close to the B&A Trail, and children attend Jones Elementary and the Severna Park middle and high schools.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Harbour Glen Homeowners Association, Inc. (owns 21.73-acre open space per county records; $500/yr per MLS)
Also Known As	Harbour Glen (county parcel records, MLS and plat spelling)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	~17 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (large brick colonials on 2-5 acre wooded lots; well and septic)
Year Built	1989-2002 (county parcel records; most 1989-1991)
General Location	Harbor Glen Ct and Ashby Ct plus a few lots on Joyce Ln / West Joyce Ln, off Joyce Ln near Ritchie Hwy, Arnold 21012, near the Severn River; Jones ES / Severna Park MS / Severna Park HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 3, 2026

Harbor Glen



Approximate area (no reliable parcel match)

Harting Estates

About

Harting Estates is a place name that appears on federal (USGS) maps of northwestern Arnold, marking a point near Mill Court and Twin Harbor Drive within the Arnold census area. No current subdivision or association uses the name; the homes around that point belong to the Twin Harbors neighborhood, which is listed separately in this handbook.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	GNIS populated place 'Harting Estates' (feature 1710807, Round Bay quad; 39.0623N 76.5161W, within Arnold CDP)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	Map point only: 39.0623N 76.5161W at Mill Ct / Twin Harbor Dr, Arnold 21012 - inside the Twin Harbors subdivision (Section 5) off Dividing Rd / Doncaster Rd
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 3, 2026

Harting Estates



Approximate area (no reliable parcel match)

Harting Farm

About

Harting Farm is a close-knit, family-oriented neighborhood of about 132 single-family homes in Arnold, set along Long Meadow Way, Harting Farm Drive, Tasker Lane and the Mattapany, Tred Avon, Blakiston and Miles courts, near College Parkway and Anne Arundel Community College. The homes, mostly split-foyers and colonials on lots of about a sixth of an acre, were built between 1993 and 1998.

The Harting Farm Homeowners Association maintains a full set of amenities: a six-lane Olympic-style pool with a wading pool and the Hammerheads summer swim team, a clubhouse overlooking three ponds that residents can rent, a paved walking path around the main pond and a central playground with open green space. Neighbors keep a busy social calendar, and children attend Belvedere Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Daniel Rodgerson (President)
POC Email	president.hartingfarm@gmail.com
POC Phone	443-244-0456
Website	http://hartingfarm.com

Association

Association/HOA	Harting Farm Homeowners Association, Inc. (mandatory HOA; about $850/yr per 2025 MLS)
Also Known As	College Hills (USGS map name)
Management Company	None found (volunteer board; role emails on website)
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	~132 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (split-foyers and colonials)
Year Built	1993-1998 (county parcel records; one 2000)
General Location	Long Meadow Way, Harting Farm Dr, Tasker Ln, Mattapany Ct, Tred Avon Ct, Blakiston Ct and Miles Ct, Arnold 21012, near College Pkwy and AACC; clubhouse at 1011 Harting Farm Dr; Belvedere ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 3, 2026

Harting Farm



Shaded: county parcels in subdivision Harting Farm

Hickory Hills

About

Hickory Hills is a place name on federal (USGS) maps of the Winchester Road area of Annapolis, marking a point among the homes of Winchester on the Severn, which is listed separately in this handbook. No association, website or real-estate listing uses the name today.

Close by, a small county subdivision recorded as Hickory Hill has seven lots on Winchester Road, Pine Lane Retreat and Father Urban Lane, with six homes built between 1910 and 1993 on wooded lots of one to three and a half acres, plus a small recreation area.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	GNIS populated place 'Hickory Hills' (feature 1710617, Round Bay quad); nearby county plat 'Hickory Hill' (7 lots)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	Map point only: 39.0168N, 76.5052W at 1612 Winchester Rd, Annapolis 21409 - a Winchester on the Severn parcel. Nearby county plat 'Hickory Hill': Winchester Rd (1618, 1620), Pine Lane Retreat and Father Urban Ln
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 3, 2026

Hickory Hills



Approximate area (no reliable parcel match)

Hidden Hills

About

Hidden Hills is a wooded neighborhood of about 60 single-family homes in Arnold, set along Grandview Road and Court, Pocono Drive, Sierra Lane and Cascade Road, just off Route 2 near Chase Creek and the Severn River. It was platted in 1964 right beside the older Pines on the Severn community, and its ranchers, split-levels and colonials were built mostly between 1965 and 1970 on lots of around four-tenths of an acre, many on quiet cul-de-sacs.

From the start, Hidden Hills owners were given the same rights as Pines on the Severn residents to use the Pines community land on Chase Creek, and the two are often described together as Pines on the Severn, also known as Hidden Hills. Neighbors share a sandy beach, piers, boat slips and moorings, a boat ramp, kayak storage, a playground, ball fields and tennis, basketball and pickleball courts, with optional membership at the Chase Creek Swim Club. The B&A Trail is close by, and children attend Arnold Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Steven Huffines (President, Pines Community Improvement Association)
POC Email	president@pinesonthesevern.org
POC Phone	410-768-5666
Website	http://www.pinesonthesevern.org (Pines on the Severn / PCIA)

Association

Association/HOA	No separate Hidden Hills association found; owners share community-land rights with Pines on the Severn via Pines Community Improvement Association (PCIA)
Also Known As	'Pines on the Severn (aka Hidden Hills)' (MLS listings)
Management Company	None found
BCC Member	Not a member
County-Registered	No (Hidden Hills itself); PCIA (Pines on the Severn) is county-registered

Profile

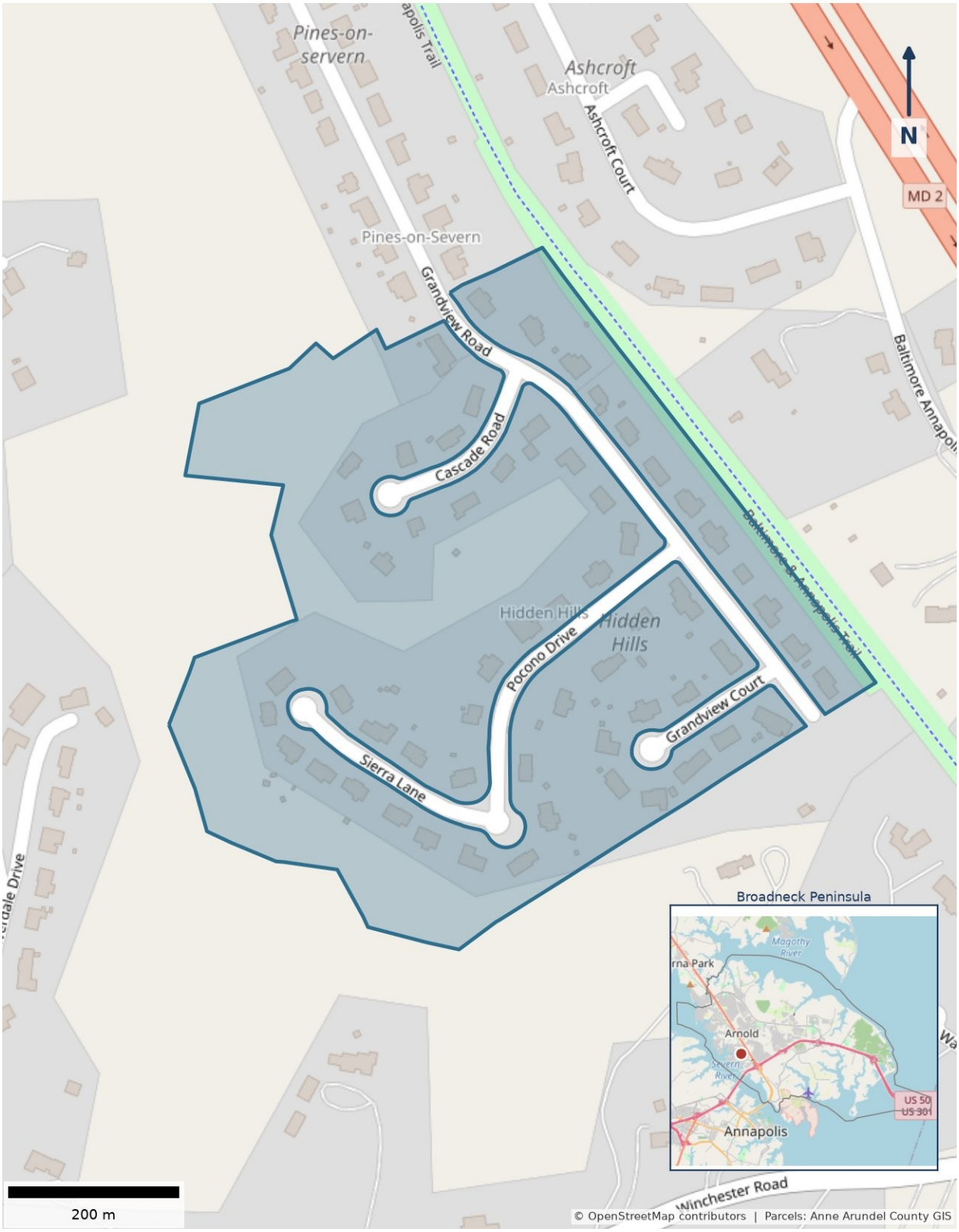
Homes	~60 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (ranchers, split-levels, colonials)
Year Built	1964-1977 (county parcel records; most 1965-1969); plat recorded April 1964
General Location	Grandview Rd, Grandview Ct, Pocono Dr, Sierra Ln and Cascade Rd off Route 2 (Ritchie Hwy), Arnold 21012; beside Pines on the Severn near Chase Creek / Severn River; Arnold ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 3, 2026

Hidden Hills



Shaded: county parcels in subdivision Hidden Hills

Hidden Point Rd

About

Hidden Point is a quiet waterfront enclave of about 34 single-family homes along Hidden Point Road, off Pleasant Plains Road in the St. Margaret's area of Annapolis. The road runs out onto a wooded point between Mill Creek and Burley Creek near the Chesapeake Bay, and lots are generous, averaging close to an acre, many with private piers and deep water.

The homes span many decades, from brick ranchers of the 1950s and 1960s to large custom homes built as recently as 2023. There is no mandatory HOA; neighbors are represented by the volunteer Hidden Point Rd Community Association, which is registered with the county. Children attend Windsor Farm Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Anne Cobb (President)
POC Email	cobbam@verizon.net
POC Phone	410-757-7148
Website	*Not yet found*

Association

Association/HOA	Hidden Point Rd Community Association (voluntary civic association; MLS: HOA = No)
Also Known As	Hidden Point (county/MLS subdivision; GNIS populated place 590457)
Management Company	None found (volunteer association)
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	~34 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (waterfront / water-oriented, lots about 0.6-1.5 acres)
Year Built	1950-2023 (county parcel records; about half built 1950-1968, rest 1970s-2020s)
General Location	Hidden Point Rd off Pleasant Plains Rd, St. Margaret's area, Annapolis 21409; point between Mill Creek and Burley Creek near the Chesapeake Bay; Windsor Farm ES / Severn River MS / Broadneck HS
ZIP	21409
County List District	blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 3, 2026

Hidden Point Rd



Shaded: county parcels in subdivision Hidden Point

Hidden Ridge

About

Hidden Ridge is a family-friendly neighborhood of about 143 single-family homes in Arnold, established in 1978 along Ternwing Drive and Court, Silverleaf Drive and Court, and Overleaf Drive and Court, a short way from Broadneck Elementary School. Built between 1979 and 1983, its split-foyer, split-level and multi-level homes sit on lots of about a sixth of an acre.

Membership in the Hidden Ridge Community Association is required, and modest annual dues of under $100 care for the common areas, including a neighborhood park with a playground. A volunteer board meets monthly, and owners gather each June for the annual meeting. Hidden Ridge is close to Bay Hills shopping, Anne Arundel Community College and walking and biking trails, and children attend Broadneck Elementary, Magothy River Middle and Broadneck High.

Contact

POC Name	Bob Hannon (President)
POC Email	admin@hiddenridgeonline.com
POC Phone	*Not yet found*
Website	https://hiddenridgeonline.com/

Association

Association/HOA	Hidden Ridge Community Association (HRCA; mandatory per bylaws)
Also Known As	Hidden Ridge Brightleaf (county parcel subdivision and MLS association name); possibly 'Brightleaf II Association, Inc.' (county owner of record for the recreation areas)
Management Company	None found (volunteer board; landscaping contracted out)
BCC Member	Not a member
County-Registered	No

Profile

Homes	~143 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (split-foyers, split-levels, 4-level homes)
Year Built	1979-1983 (county parcel records); association established 1978
General Location	Ternwing Dr, Ternwing Ct, Silverleaf Dr, Silverleaf Ct, Overleaf Dr and Overleaf Ct, Arnold 21012 (beside the Brightleaf townhouses and Canterbury Village); Broadneck ES / Magothy River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 3, 2026

Hidden Ridge



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Holly Anna Acres

About

Holly Anna Acres is a place name on federal (USGS) maps of Arnold, marking a point on Sheridan Road about a third of a mile north-northeast of the Arnold crossroads. No subdivision, association, website or real-estate listing uses the name today.

The homes around that point belong to Pride Village, a neighborhood of about 83 single-family homes on Sheridan Road, Roe Lane, Pride Lane and Kane Drive, most built from the mid-1950s through the 1960s, with no homeowners association.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	GNIS populated place 'Holly Anna Acres' (feature 1710808, Round Bay quad)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	Map point only: 39.0354N, 76.4999W at 24 Sheridan Rd, Arnold 21012 - inside the county subdivision Pride Village (Sheridan Rd, Roe Ln, Pride Ln, Kane Dr), between Arnold Ridge and Church Rd
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 3, 2026

Holly Anna Acres



Approximate area (no reliable parcel match)

Hollyberry Woods

About

Hollyberry Woods is a quiet neighborhood of about 81 single-family homes on Dunberry Drive, Kevins Drive and Woodberry Drive, off Shore Acres Road in Arnold, right beside the Bay Hills community and its golf course. Its split-foyer and split-level homes were built between 1980 and 1987 on lots of about a third of an acre.

There is no homeowners association, so owners enjoy the freedom of no HOA rules. A community path leads to the nearby Bay Hills Swim Club pool and playground, where memberships are available, and the College Parkway hiker-biker trail is close by. Broadneck Elementary is a short walk away, and children go on to Magothy River Middle and Broadneck High.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None (no HOA; MLS: Association = No)
Also Known As	Hollyberry Woods Add (county addition plat); GNIS/OSM populated place 'Hollyberry Woods'
Management Company	None (no HOA)
BCC Member	Not a member
County-Registered	No

Profile

Homes	~81 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (split-foyers, split-levels)
Year Built	1980-1987 (county parcel records; most 1985-1987)
General Location	Dunberry Dr, Kevins Dr and Woodberry Dr off Shore Acres Rd, Arnold 21012; beside Bay Hills and the Bay Hills Golf Club; Broadneck ES / Magothy River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 4, 2026

Hollyberry Woods



Shaded: county parcels in subdivisions Hollyberry Woods; Hollyberry Woods Add

Homewood

About

Homewood is a water-privileged neighborhood of about 47 single-family homes on Canal Lane, Homewood Landing Road and Candy Court, off Whitehall Road on Whitehall Creek in the Annapolis (21409) part of the peninsula. County land records call the subdivision Whitehall Manor. Homes range from 1960s ranchers to larger homes built in the 2000s, and many sit on deep-water lots with private docks.

The Homewood Community Association, incorporated in 1967 and a BCC member, owns the community lot on Canal Lane and oversees the Homewood Community Association special community benefit district, through which the county collects a modest assessment on the property tax bill. Residents share a community area, boat ramp and pier, and the well-protected Whitehall Marina is within walking distance. Children attend Broadneck-area schools.

Contact

POC Name	James Carlson (President)
POC Email	carxfrog@gmail.com
POC Phone	757-641-0068
Website	*Not yet found*

Association

Association/HOA	Homewood Community Association, Inc. (civic association; administers the Homewood Community Association special community benefit district)
Also Known As	Whitehall Manor (county parcel and MLS subdivision name); Homewood Community Association SCBD
Management Company	None found (volunteer association)
BCC Member	Member in good standing
County-Registered	Yes

Profile

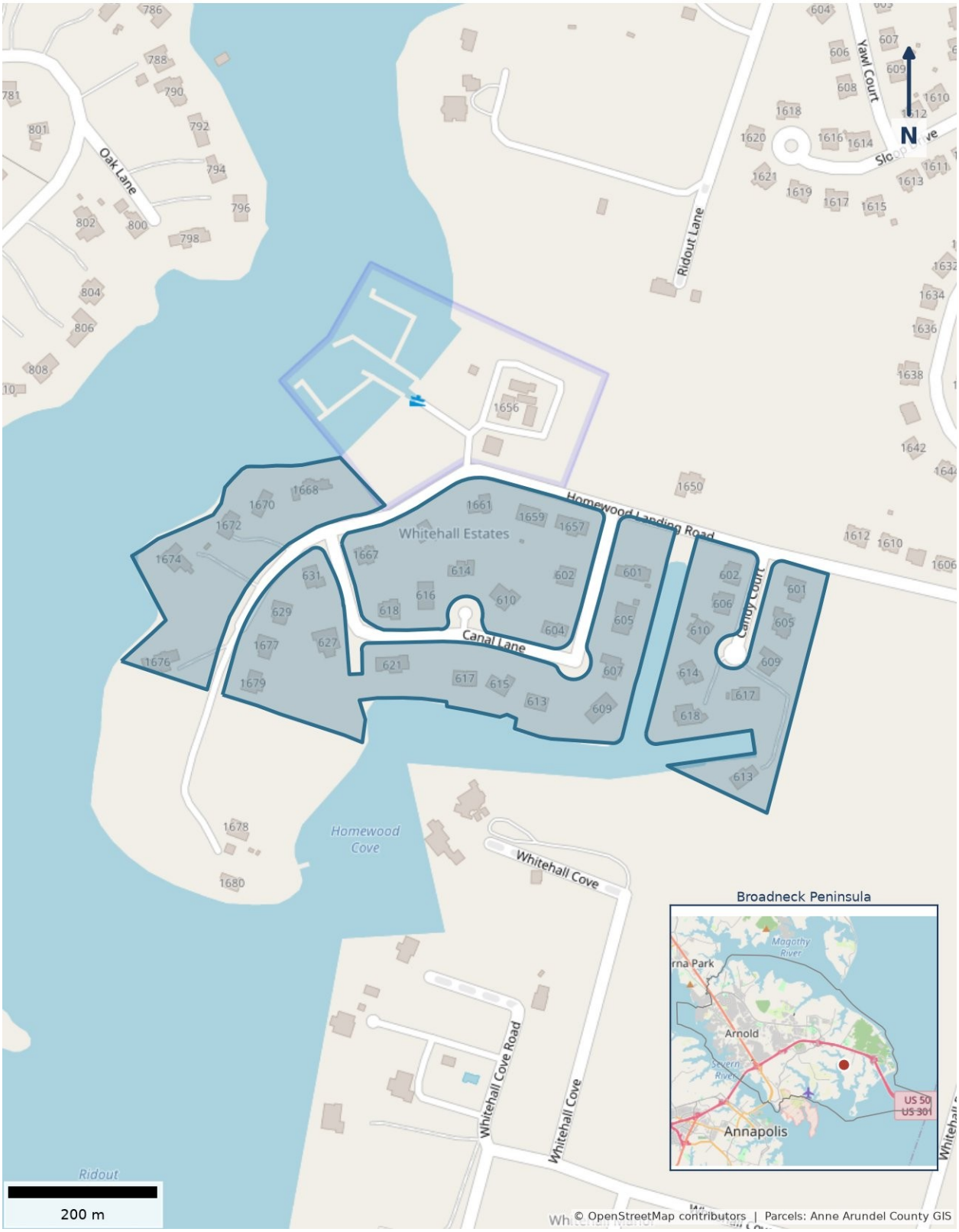
Homes	~47 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (water-privileged; many waterfront on Whitehall Creek)
Year Built	1960-2016 (county parcel records; about half 1960-1979, many 2000-2009)
General Location	Canal Ln, Homewood Landing Rd and Candy Ct off Whitehall Rd, Annapolis 21409; on Whitehall Creek near Whitehall Marina
ZIP	21409
County List District	District 5; blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 4, 2026

Homewood



Shaded: county parcels in subdivision Whitehall Manor

Indian Hills

About

Indian Hills, together with its newer Glen Eden section, is a tree-shaded neighborhood of about 130 single-family homes in Arnold, set along Chautaugua, Comanche, Chocataw, Chickasaw and Bald Eagle Roads, Blackfoot Drive and Malier Drive just off Route 2. The original Indian Hills homes, recorded by the county as Winchester Estates, were built mostly between 1965 and 1979, and Glen Eden added about 34 homes on larger lots in the late 1990s. Residents describe it as one of Arnold's best-kept secrets, with a mix of young families, retirees and long-time neighbors.

The developer deeded the community pool and its land to the Indian Hills Community Association in 1973, and since 1976 the association, now known as Indian Hills Glen Eden, has run a county special community benefit district, so every household belongs and dues are collected on the county tax bill. Neighbors share a clubhouse, pavilion, in-ground pool (home of the Water Llamas swim team), playground, and basketball, tennis and pickleball courts, and a new playground was financed in 2025. Children attend Arnold Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Ty James (President)
POC Email	indianhillsgleneden@gmail.com
POC Phone	410-349-3885
Website	https://myihge.com/

Association

Association/HOA	Indian Hills Community Association, Inc. (Indian Hills Glen Eden; administers the Indian Hills special community benefit district - membership mandatory)
Also Known As	Indian Hills Glen Eden (IHGE); Glen Eden; Winchester Estates (county plat name for Indian Hills)
Management Company	None found (volunteer board)
BCC Member	Not a member
County-Registered	Yes

Profile

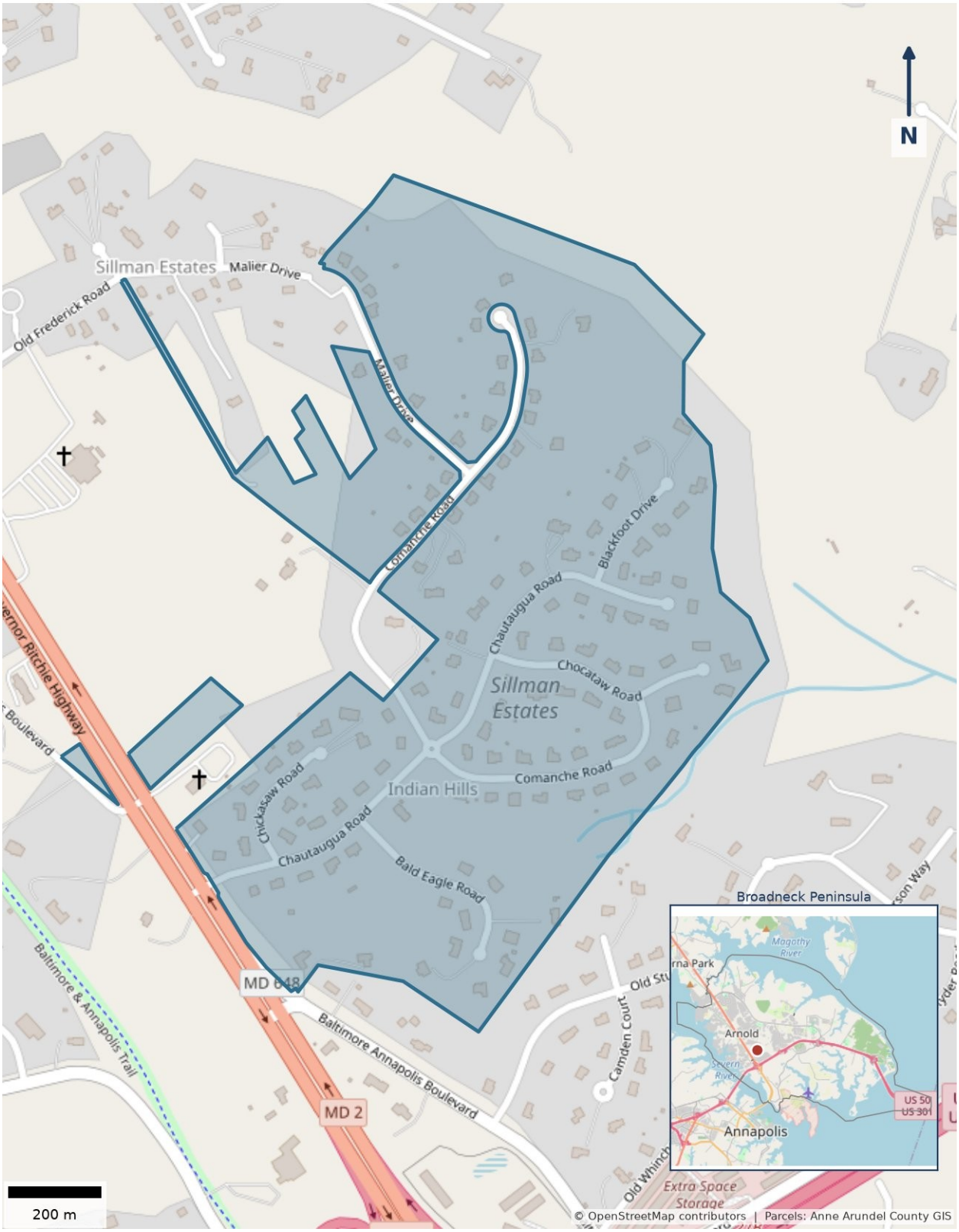
Homes	130
Homes Count Basis	Official
Residence Type	single-family detached
Year Built	1965-1979 for most of Indian Hills (Winchester Estates); Glen Eden 1997-1999 (county parcel records; overall range 1910-2020)
General Location	Chautaugua Rd, Comanche Rd, Chocataw Rd, Chickasaw Rd, Bald Eagle Rd, Blackfoot Dr, Malier Dr and Parker View Ln off Route 2 (Ritchie Hwy), Arnold 21012; clubhouse and pool at 45 Chautaugua Rd; Arnold ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 4, 2026

Indian Hills



Shaded: county parcels in subdivisions Glen Eden; Winchester Estates

Joyce Acres

About

Joyce Acres is a small, established neighborhood of about 18 single-family homes in Arnold, on Green Valley Road and Hardy Road just off Joyce Lane, a short drive from Arnold Elementary School. Most of its homes date from the mid-1960s to the early 1970s and sit on lots of close to half an acre, with a few older and newer houses mixed in.

The name also appears on federal (USGS) maps of the area. Joyce Acres has no known homeowners or civic association. Children attend Arnold Elementary and Broadneck High.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found
Also Known As	GNIS populated place 'Joyce Acres' (feature 1710809, Round Bay quad)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

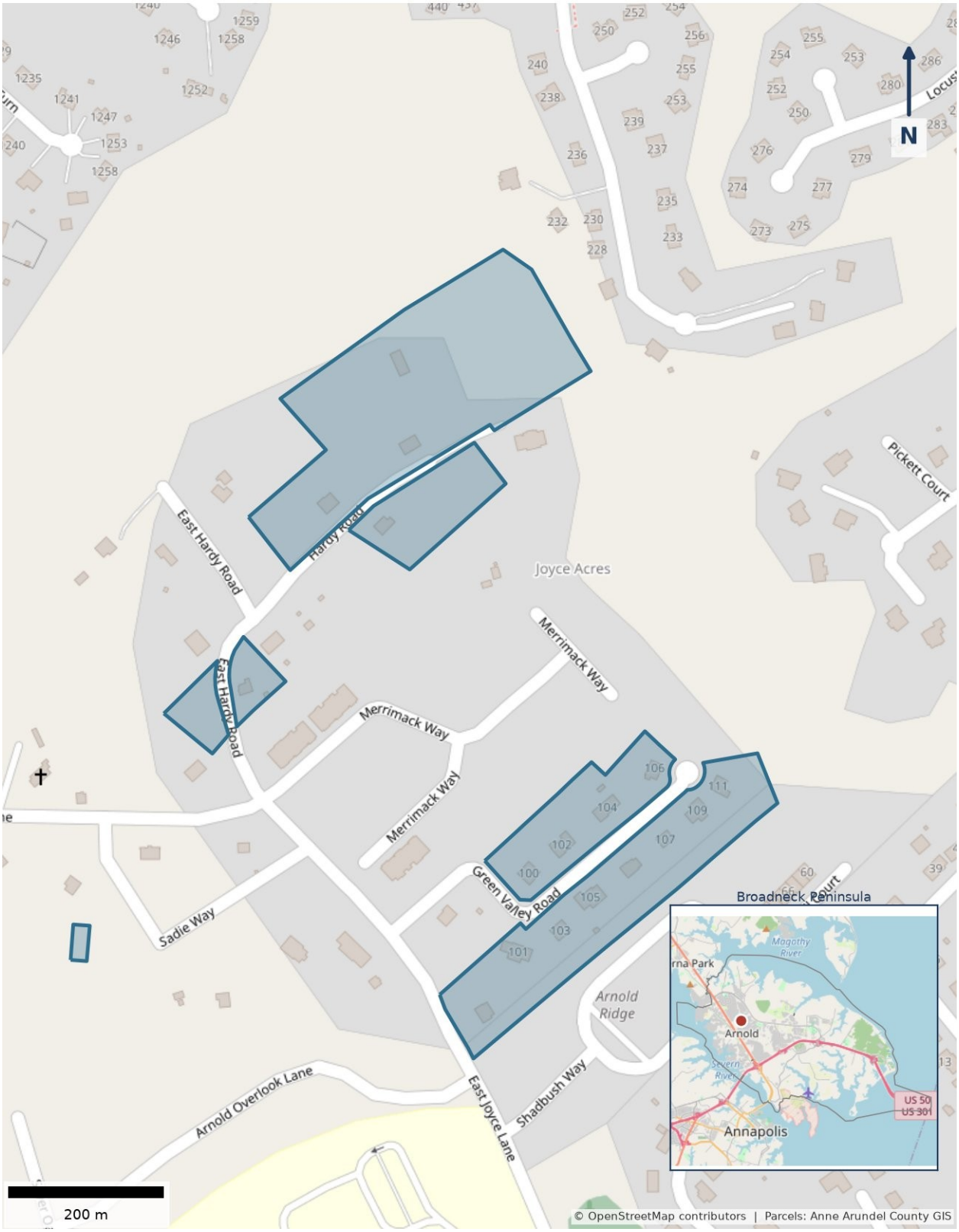
Homes	~18 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached
Year Built	1934-2019 (county parcel records; most 1966-1974)
General Location	Green Valley Rd and Hardy Rd off Joyce Ln, Arnold 21012 (GNIS point 39.0384N, 76.5039W); beside Hawthorne's Grant, near Arnold Elementary (95 Joyce Ln)
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 4, 2026

Joyce Acres



Shaded: county parcels in subdivisions Joyce Acres; Nr Joyce Acres

Kimberly Woods Village

About

Kimberly Woods Village is a townhouse community of about 187 homes in Arnold, arranged along a series of quiet courts (Knottwood, Driftwood, Birchcrest, Summerwood, Heartwood and Springwood) off Kimwood Road near College Parkway. The fee-simple townhouses were built between 1978 and 1984, share a uniform cream-and-brown color scheme, and wooded common land runs along Forked Creek on the community's east side.

The Kimberly Woods Village Association, incorporated in 1979, is run by an elected volunteer board, meets quarterly with an annual meeting in November, and keeps dues modest at under $500 a year. Each home has an assigned parking space, and in 2025 owners voted on transferring drainage easements so the county could restore Forked Creek at no cost to the community. Children attend Broadneck Elementary, Magothy River Middle and Broadneck High.

Contact

POC Name	Tabitha Fitzgerald (President)
POC Email	kwvaboard@yahoo.com
POC Phone	301-440-7177
Website	https://www.kwva-arnold.com/

Association

Association/HOA	Kimberly Woods Village Association, Inc. (mandatory HOA)
Also Known As	Kimberly Woods (listing name)
Management Company	None found (volunteer board; dues via PayHOA)
BCC Member	Not a member
County-Registered	Yes

Profile

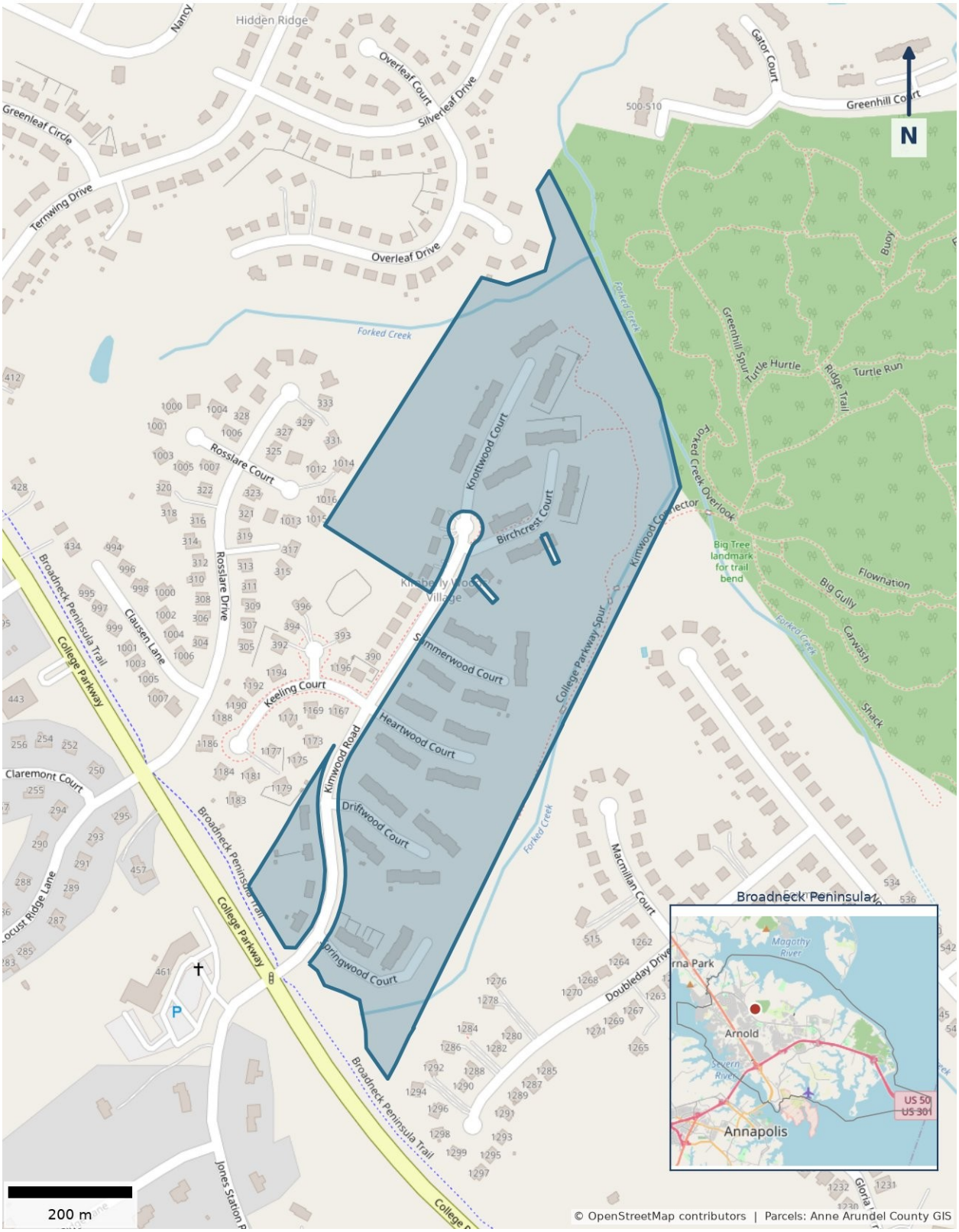
Homes	~187 (approx.)
Homes Count Basis	Estimate
Residence Type	townhouses (fee simple)
Year Built	1978-1984 (county parcel records)
General Location	Knottwood Ct, Driftwood Ct, Birchcrest Ct, Summerwood Ct, Heartwood Ct and Springwood Ct off Kimwood Rd (from College Pkwy), Arnold 21012; Forked Creek along the east side; Broadneck ES / Magothy River MS / Broadneck HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 4, 2026

Kimberly Woods Village



Shaded: county parcels in 5 recorded subdivisions (see map_matches.json)

Landhaven

About

Landhaven is a friendly neighborhood of about 60 single-family homes in Arnold, set along Mariner Drive, Mariner Court, Bosun Road, Bark Court and Gilbert Road, with nautical street names that suit its spot on the Broadneck Peninsula. The homes, ramblers among them, were built between 1965 and 1975 on lots of about a quarter acre with mature trees.

The Landhaven Community Association, a civic league since 1975, owns a community park lot of more than an acre on Mariner Drive. Membership is voluntary and there are no mandatory HOA fees. Children attend Arnold Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Landhaven Community Association, Inc. (voluntary civic association; IRS 501(c)(4) civic league since 1975)
Also Known As	*Not yet found*
Management Company	None (volunteer association)
BCC Member	Not a member
County-Registered	No

Profile

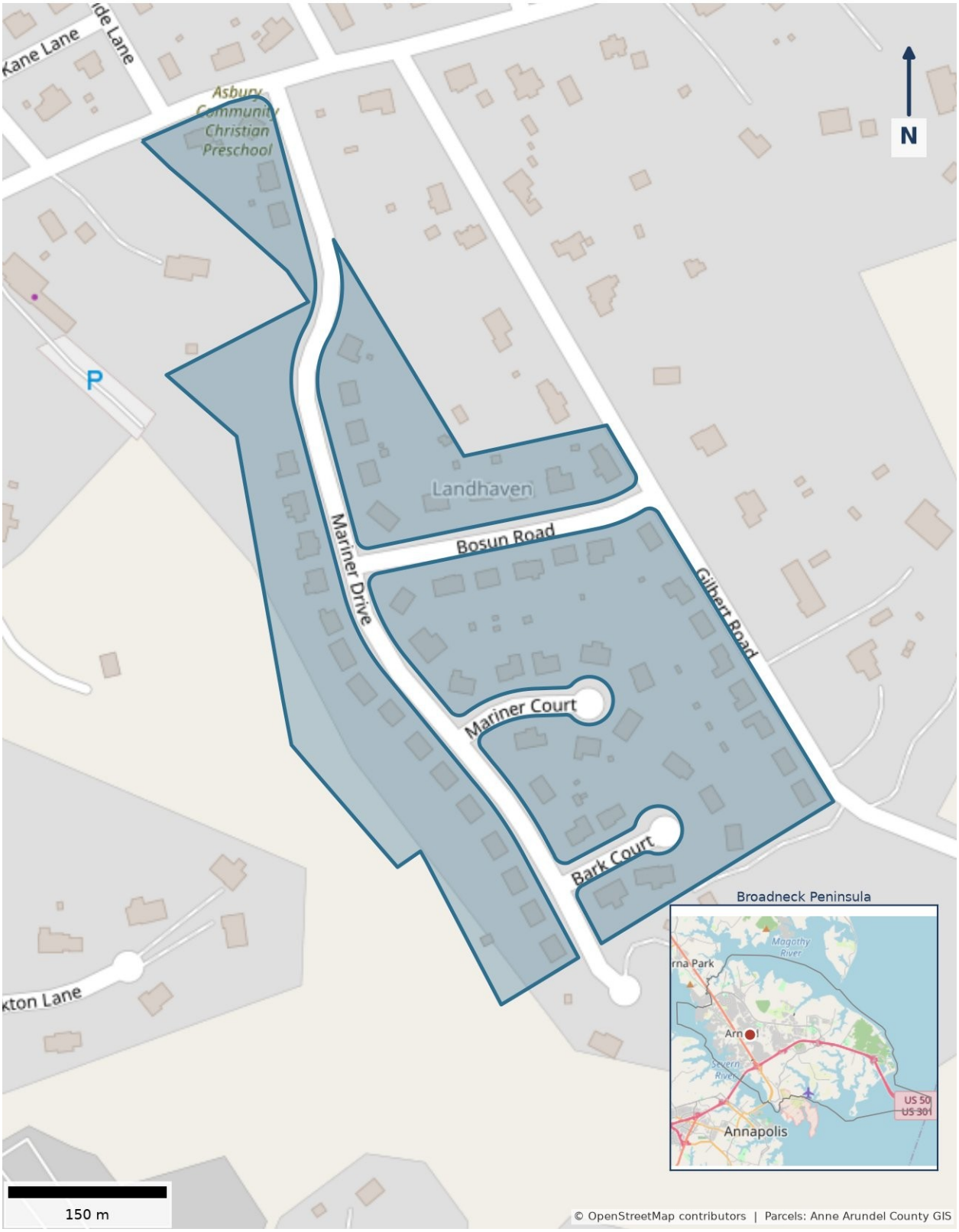
Homes	~60 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (includes ramblers)
Year Built	1965-1975 (county parcel records; most 1970-1974)
General Location	Mariner Dr, Mariner Ct, Bosun Rd, Bark Ct and Gilbert Rd off Church Rd, Arnold 21012; Arnold ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 5, 2026

Landhaven



Shaded: county parcels in subdivision Landhaven

Lark Hill

About

Lark Hill is a small, secluded enclave of about eight homes on Little Joyce Lane in Arnold, just off Ritchie Highway near Joyce Lane. Its houses sit on wooded lots that average more than an acre and a half, with some on three acres, giving owners plenty of privacy, room for gardens and space for boats or RVs.

Most of the homes were built in the 1980s, with a couple from the 1960s. There is no homeowners association. The name also appears on federal (USGS) maps of the area.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found
Also Known As	GNIS populated place 'Lark Hill' (feature 1710810)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

Homes	~8 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (large wooded lots)
Year Built	1964-1987 (county parcel records; most 1980-1987)
General Location	Little Joyce Ln off Ritchie Hwy (MD 2) near Joyce Ln, Arnold 21012; near Arnold Elementary
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 5, 2026

Lark Hill



Shaded: county parcels in subdivision Lark Hill

Laurel Valley

About

Laurel Valley is a townhouse condominium of 18 units on Laurel Valley Court, off Bay Dale Drive inside Bay Hills in Arnold, across from Green Valley Marketplace. The homes were built in 1982 and 1983.

The association is Laurel Valley Condominium, Inc., formed in 1982 and in good standing. A monthly condo fee of about $250 covers lawn care, insurance, reserves, snow removal and trash. The county lists Metropolis as the management contact. Common area on Laurel Valley Court is owned under the name Bay Hills Townhouses, tying the community to the Bay Hills townhouse family.

Contact

POC Name	Carey Porter (Senior Community Counselor, Metropolis)
POC Email	carey@mymetropolis.net
POC Phone	301-779-1800 ext. 2240
Website	*Not yet found*

Association

Association/HOA	Laurel Valley Condominium, Inc. (SDAT D01454693, formed 1982-08-11, in good standing)
Also Known As	Laurel Valley Condominium Association (county list name)
Management Company	Metropolis (Carey Porter, Senior Community Counselor, per county list)
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	18
Homes Count Basis	Official
Residence Type	condominium townhouses
Year Built	1982-1983
General Location	Laurel Valley Ct off Bay Dale Dr, inside Bay Hills, Arnold (across from Green Valley Marketplace)
ZIP	21012
County List District	District 4

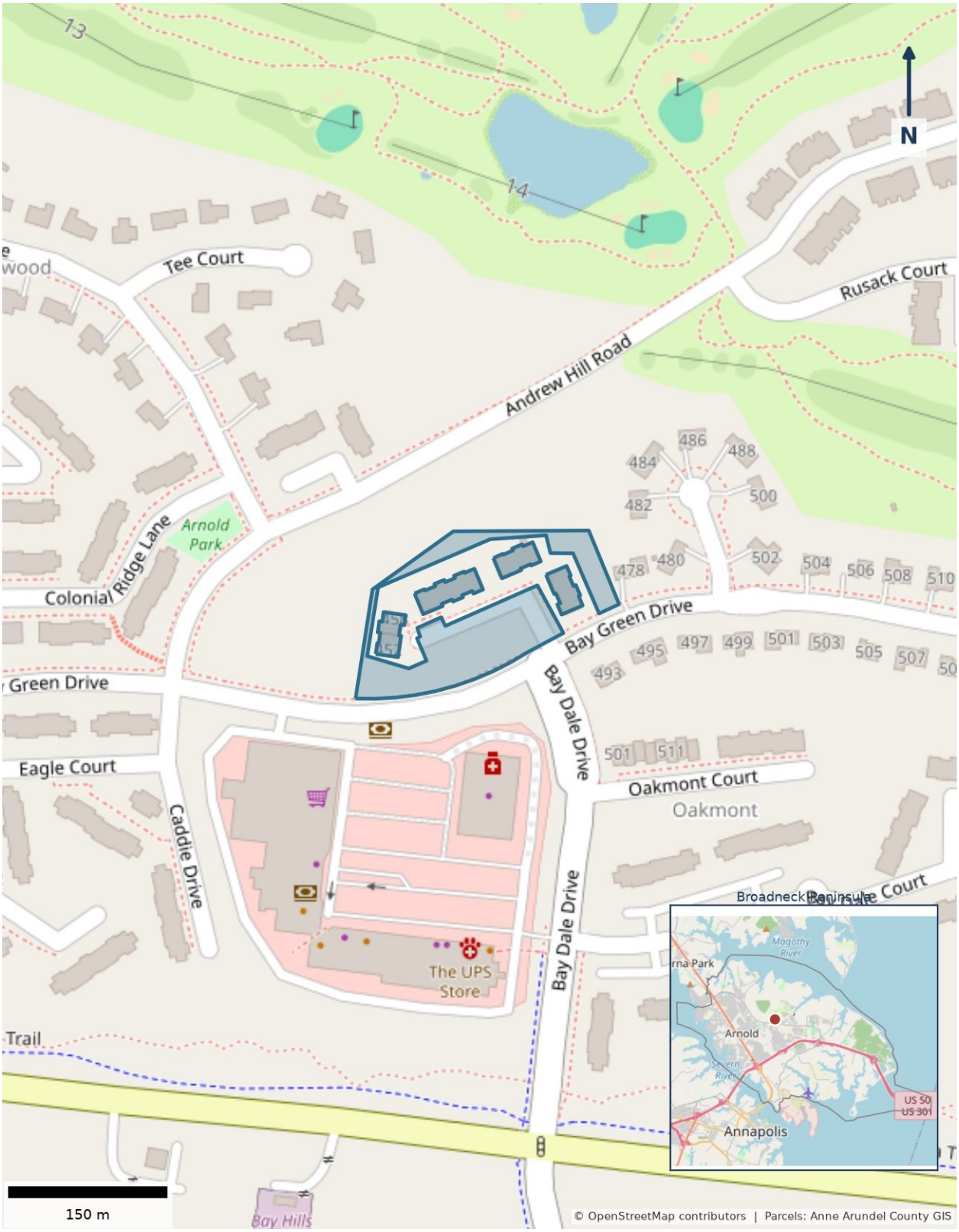
Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

One of the Bay Hills townhouse condominiums; common parcels on Laurel Valley Court are owned by Bay Hills Townhouses. Membership in Bayneck Recreation Association, Inc. is unconfirmed.

Information last revised: November 20, 2026

Laurel Valley



Shaded: county parcels in subdivision Laurel Valley Condo

Log Inn Estates

About

Log Inn Estates is a small bayside neighborhood of about 18 homes in Annapolis, along Bay Drive and Beach Haven Road off Sandy Point Road, close to the Chesapeake Bay and Sandy Point State Park. Homes sit on generous lots of about two-thirds of an acre, and range from the 1930s and 1940s to homes built in the 1990s.

Residents enjoy trails at Sandy Point State Park, nearby marinas and easy access to Route 50 and the Bay Bridge. The community is registered with Anne Arundel County and is represented through a volunteer contact. Children attend Cape St. Claire Elementary, Magothy River Middle and Broadneck High.

Contact

POC Name	Barbara Hitchings (Broadneck Council of Communities rep.)
POC Email	b.hitchings@yahoo.com
POC Phone	410-757-4829
Website	*Not yet found*

Association

Association/HOA	Log Inn Estates (county-registered community; no HOA per MLS)
Also Known As	Log Inn; Log Inn Manor
Management Company	None (volunteer)
BCC Member	Not a member
County-Registered	Yes

Profile

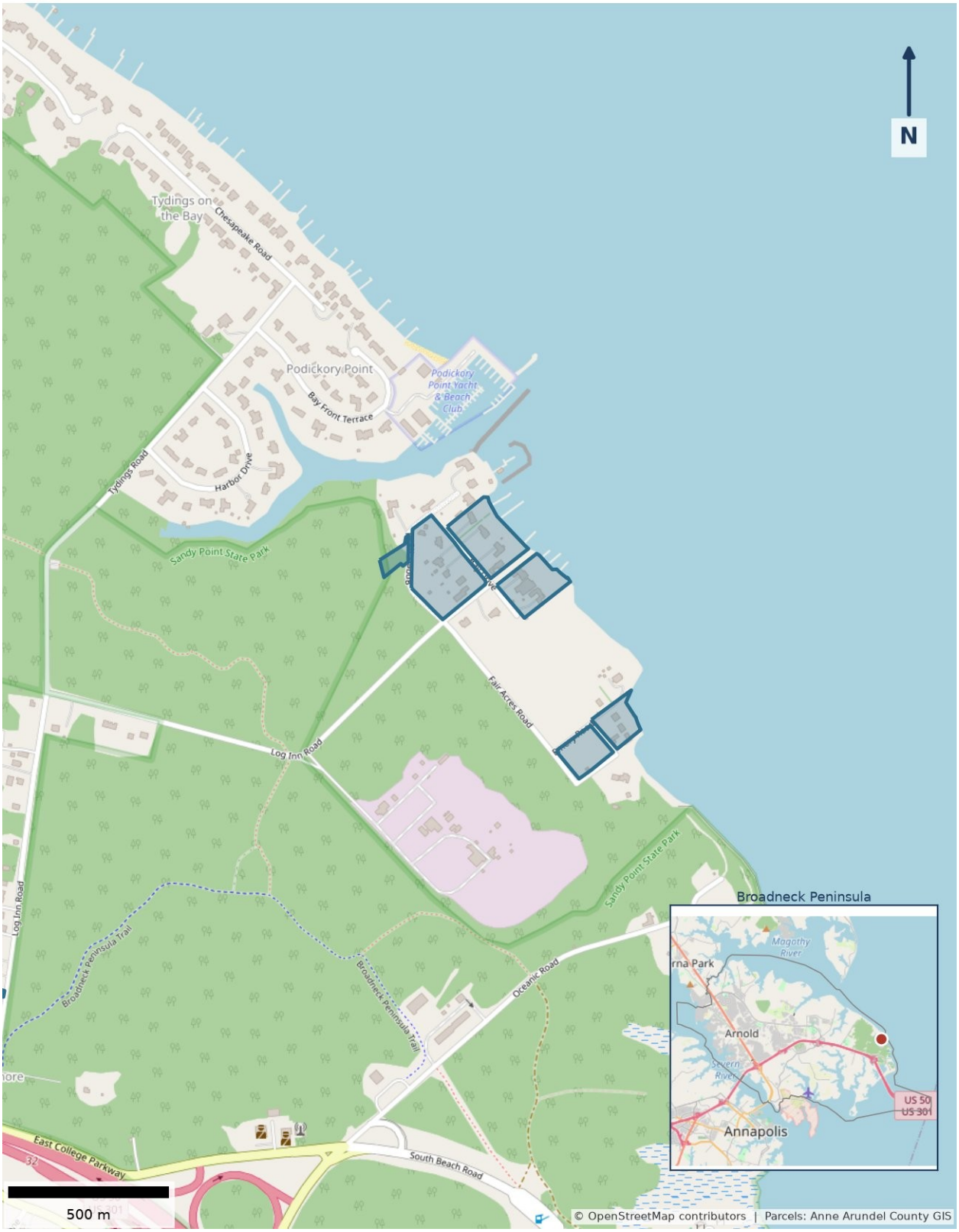
Homes	~18 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached
Year Built	1930-1998 (county parcel records; median about 1958)
General Location	Bay Dr, Beach Haven Rd and Rogers Rd off Sandy Point Rd near Sandy Point State Park, Annapolis 21409; Cape St. Claire ES / Magothy River MS / Broadneck HS
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 5, 2026

Log Inn Estates



Shaded: county parcels in subdivisions Log Inn; Log Inn Estates

Longview

About

Longview on the Magothy is a welcoming waterside neighborhood of about 116 homes in Arnold, on Doris Drive, Willys Drive, Eleanor Lane, Louise Lane, Margaret Lane, Pat Lane and part of Broadwater Road. Its homes mix 1950s houses with 1970s homes and a few newer builds, on lots of about a quarter acre.

The Longview Civic Association, run by volunteers, cares for a community beach and boat ramp on the Magothy River, and paid members receive beach keys and the boat ramp combination. Neighbors gather for an annual picnic meeting at the beach, fall beach cleanups that restore native plants, and an autumn Neighborfest. The community is also part of the wider Mago Vista Area Civic Association.

Contact

POC Name	Brett Evans (President)
POC Email	LongviewCivicOrg@gmail.com
POC Phone	*Not yet found*
Website	https://longviewcivic.org/

Association

Association/HOA	Longview Civic Association (voluntary civic association; also part of Mago Vista Area Civic Association)
Also Known As	Longview on the Magothy; Longview on the Magothy (county plat names LONGVIEW ON MAGOTHY / LONGVIEW ON THE MAGOTHY)
Management Company	None (volunteer board)
BCC Member	Not a member
County-Registered	No

Profile

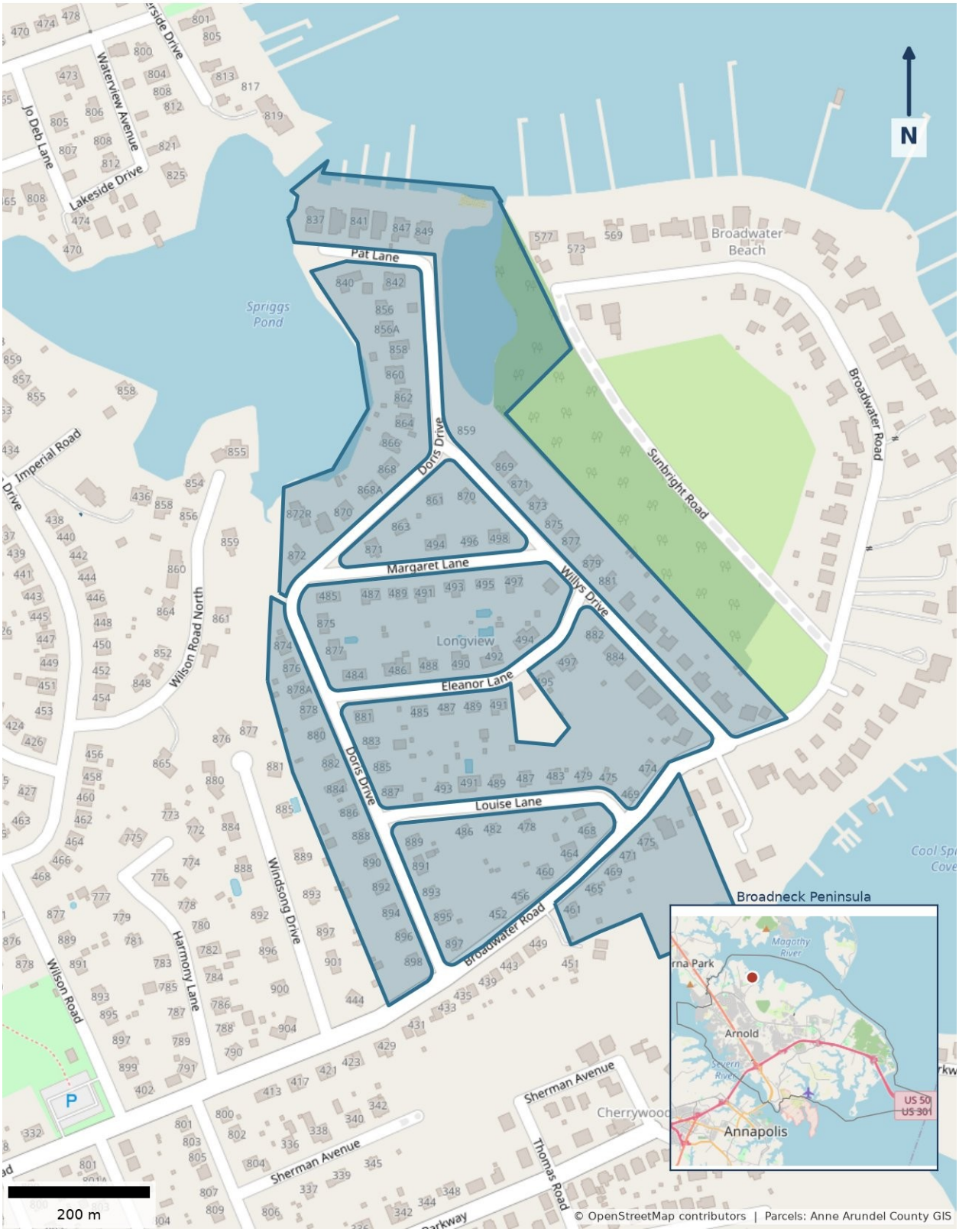
Homes	~116 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached
Year Built	1944-2026 (county parcel records; mostly 1950s and 1975-1979)
General Location	Doris Dr, Willys Dr, Eleanor Ln, Louise Ln, Margaret Ln, Pat Ln and part of Broadwater Rd, Arnold 21012; Magothy River community beach; within the Mago Vista area
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 5, 2026

Longview



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Mago Vista

About

Mago Vista is one of the oldest waterfront communities on the Broadneck Peninsula, a cluster of about 30 homes on Beach Road, River Road, Oak Drive, Cottage Drive and Magothy Villa Circle where Mill Creek meets the Magothy River in Arnold. Many homes date from the early 1900s and 1920s, mixed with handsome newer houses built since 2010.

The name also belongs to the Mago Vista Area Civic Association, a voluntary group founded in 1945 that serves about 30 subdivisions between Mill Creek and Forked Creek. It holds monthly board meetings, community events, a neighborhood watch, care of the Jones Station Gardens and the Mago Vista sign at College Parkway, and membership is just $25 a year.

Contact

POC Name	Dave Bishop (President)
POC Email	magovista.md@gmail.com
POC Phone	410-975-0335
Website	https://www.magovista.org/

Association

Association/HOA	Mago Vista Area Civic Association (voluntary umbrella civic association, founded 1945)
Also Known As	Mago Vista Beach; county plat names MAGO VISTA, MAGO VISTA FERRY PT, MAGO VISTA MAGOTHY RIVER
Management Company	None (volunteer board)
BCC Member	Not a member
County-Registered	Yes

Profile

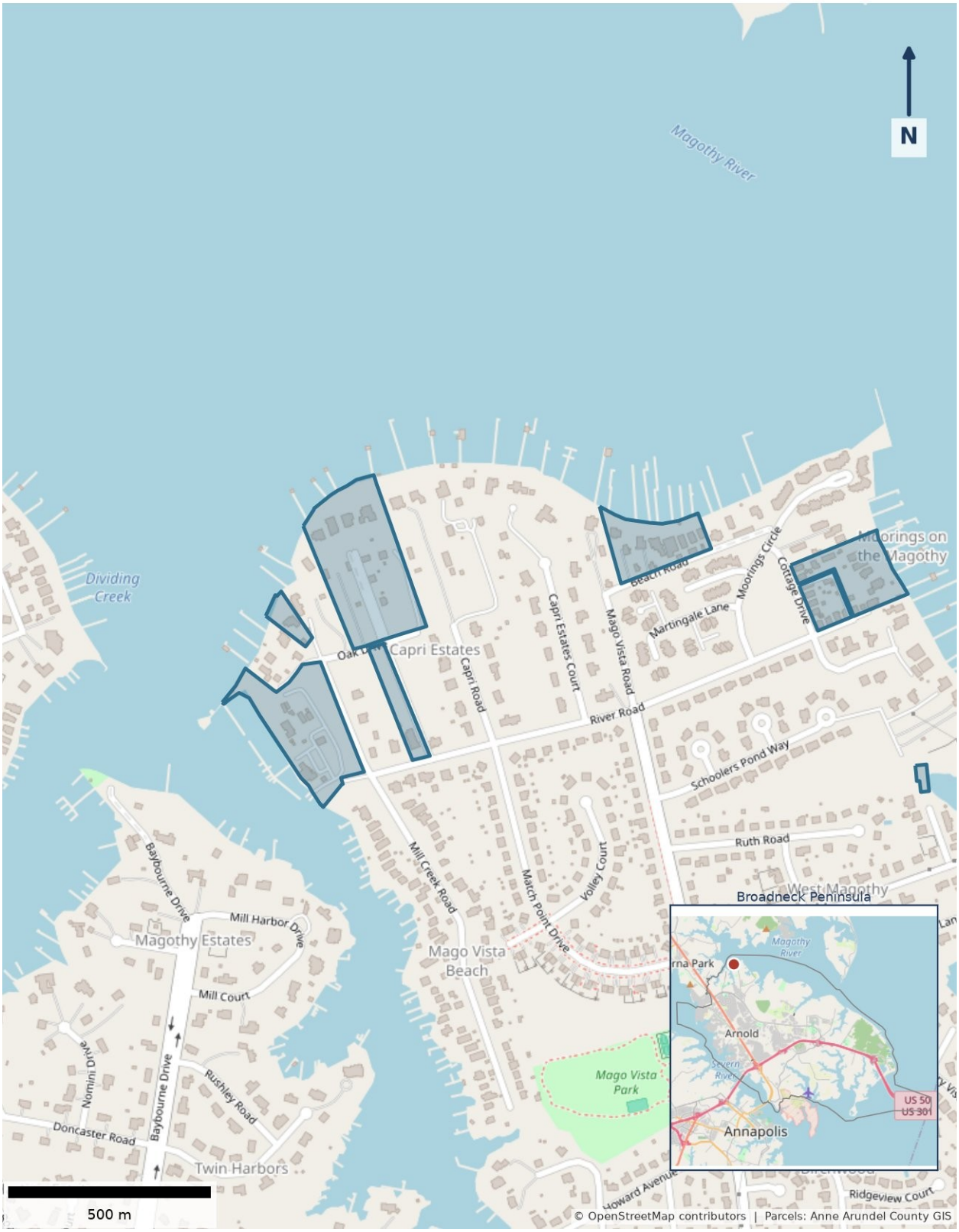
Homes	~30 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached
Year Built	1900-2019 (county parcel records; many 1900-1930)
General Location	Beach Rd, River Rd, Oak Dr, Cottage Dr and Magothy Villa Cir at Mill Creek / Magothy River, Arnold 21012 (Grove Point marina adjoins); association area spans Mill Creek to Forked Creek
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 5, 2026

Mago Vista



Shaded: county parcels in 4 recorded subdivisions (see map_matches.json)

Magothy Estates

About

Magothy Estates is a close-knit townhouse community of about 160 homes in Arnold, set along Match Point Drive, Volley Court, Volley Road, River Road and Mago Vista Road near where Mill Creek meets the Magothy River. Its playful tennis-themed street names fit a neighborhood built all at once between 1976 and 1978, with colonial-style townhomes on small, easy-care lots that often back onto open space.

The Magothy Estates Association owns about ten acres of common recreation land, including a private community beach at the foot of River Road with water access for boating and kayaking. The association meets monthly at New Hope Chapel on Windsor Road and welcomes all residents. Ferry Point Marina, The Point restaurant and Mago Vista Park are a short walk away, and children attend Belvedere Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	*Not yet found*
POC Email	admin@magothyestates.org
POC Phone	*Not yet found*
Website	http://www.magothyestates.org/

Association

Association/HOA	Magothy Estates Association, Inc. (mandatory HOA; annual assessment)
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

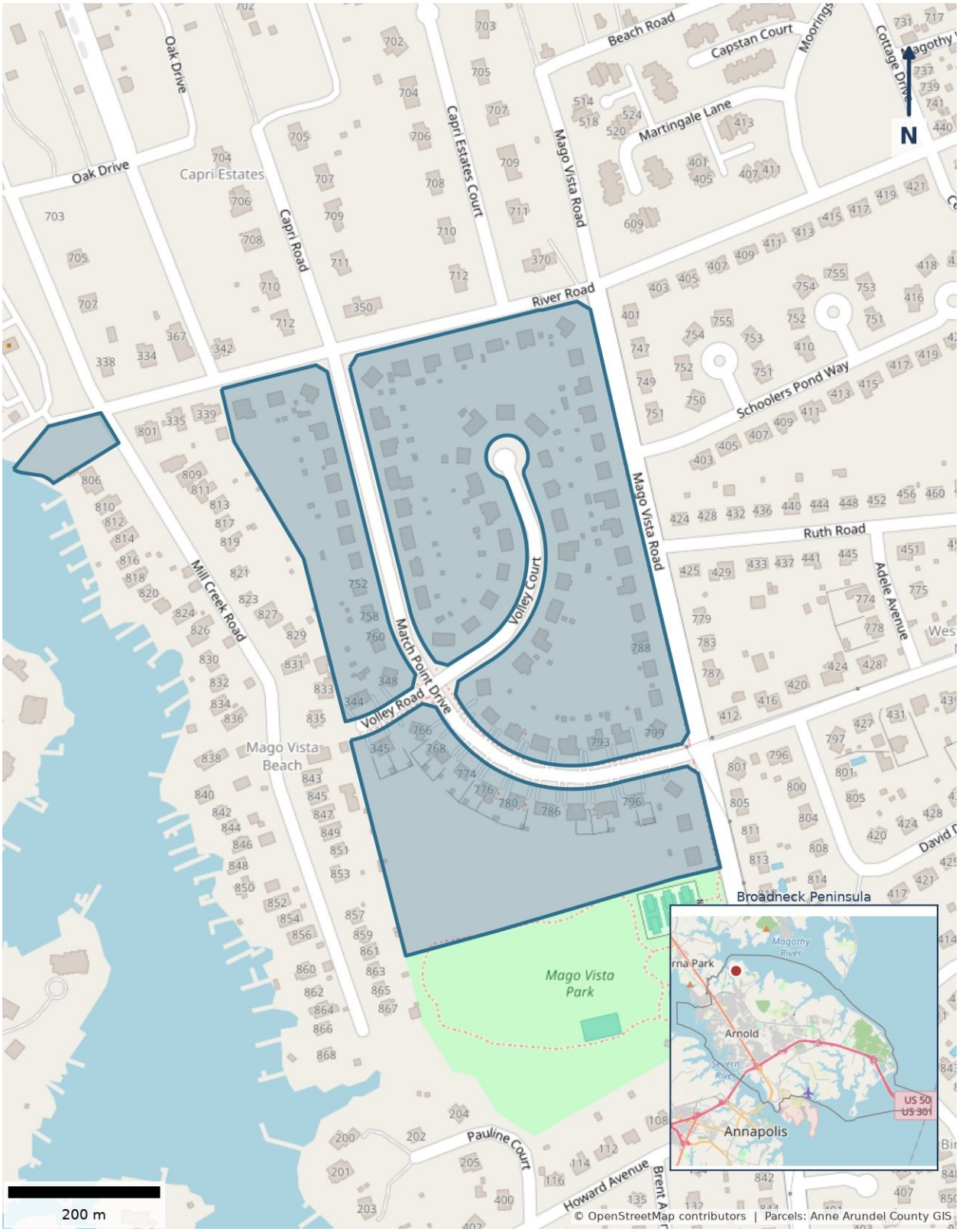
Homes	~162 (approx.)
Homes Count Basis	Estimate
Residence Type	townhouses (fee simple)
Year Built	1976-1978 (county parcel records)
General Location	Match Point Dr, Volley Ct, Volley Rd, River Rd and Mago Vista Rd near Mill Creek / Magothy River, Arnold 21012; Belvedere ES / Severn River MS / Broadneck HS; within the Mago Vista area
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 5, 2026

Magothy Estates



Shaded: county parcels in subdivision Magothy Estates

Magothy Manor

About

Magothy Manor is a friendly riverside neighborhood in Arnold off Mago Vista Road, with homes along Manor Road, Riverside Drive, Mason Lane, Lakeside Drive, Lakeview Drive and Waterview Avenue, joined by the adjoining West Magothy Manor section on Ruth Road and David Drive. Together they hold about 130 single-family homes: 1950s cottages and ranchers near the water, split-foyer houses from the early 1970s in West Magothy Manor, and a handful of newer homes, mostly on lots of about a quarter acre.

The volunteer Magothy Manor Improvement Association owns and maintains a community beach at the end of Manor Road on the Magothy River, which the county tests for water quality each summer. Membership is about $25 a year, and the association holds quarterly meetings and neighborly events such as potlucks and Halloween parties. The community is also part of the wider Mago Vista Area Civic Association.

Contact

POC Name	Melissa Koehler (President)
POC Email	mdskoehler@comcast.net
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Magothy Manor Improvement Association, Inc. (voluntary; community beach)
Also Known As	West Magothy Manor (adjoining county plat on Ruth Rd and David Dr)
Management Company	None (volunteer association)
BCC Member	Not a member
County-Registered	Yes

Profile

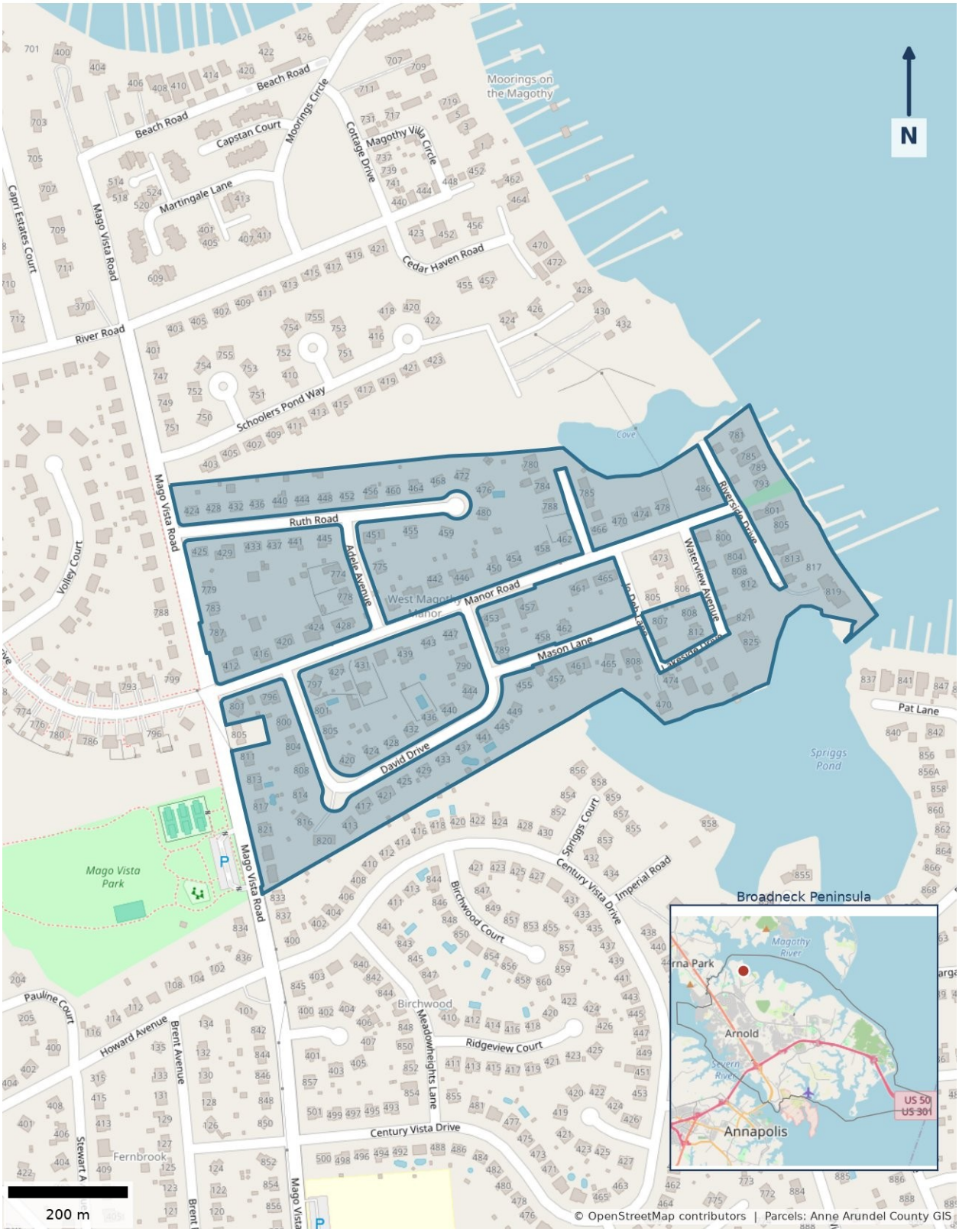
Homes	~130 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (cottages, ranchers, split-foyers)
Year Built	1940-2024 (county parcel records; Magothy Manor mostly 1950s, West Magothy Manor 1970-1976)
General Location	Manor Rd, Riverside Dr, Mason Ln, Lakeside Dr, Lakeview Dr, Waterview Ave, Ruth Rd and David Dr off Mago Vista Rd, Arnold 21012; community beach at the end of Manor Rd on the Magothy River; within the Mago Vista area
ZIP	21012
County List District	District 3

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 5, 2026

Magothy Manor



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Moorings on the Magothy

About

Moorings on the Magothy, known to residents simply as The Moorings, is a gated waterfront condominium community of about 80 homes on the Magothy River in Arnold, at the tip of South Ferry Point. Its townhome-style condominiums on Moorings Circle, Martingale Lane and Capstan Court were built between 1984 and 1998, many with multiple levels, decks and sweeping river views.

The condominium association cares for a large community pier with boat slips, a swimming beach with a roped-off area, tennis courts, a walking path and lawn areas for picnics and gatherings behind a stone, gated entrance. In recent years the association replaced the roofs, rebuilt the pier and replaced the bulkhead with a rock shoreline. Magothy Marina and The Point restaurant are just a few blocks away.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Moorings on the Magothy Condominium Association (condominium; riparian rights held by the association)
Also Known As	The Moorings; county name variant MOORINGS ON MAGOTHY
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

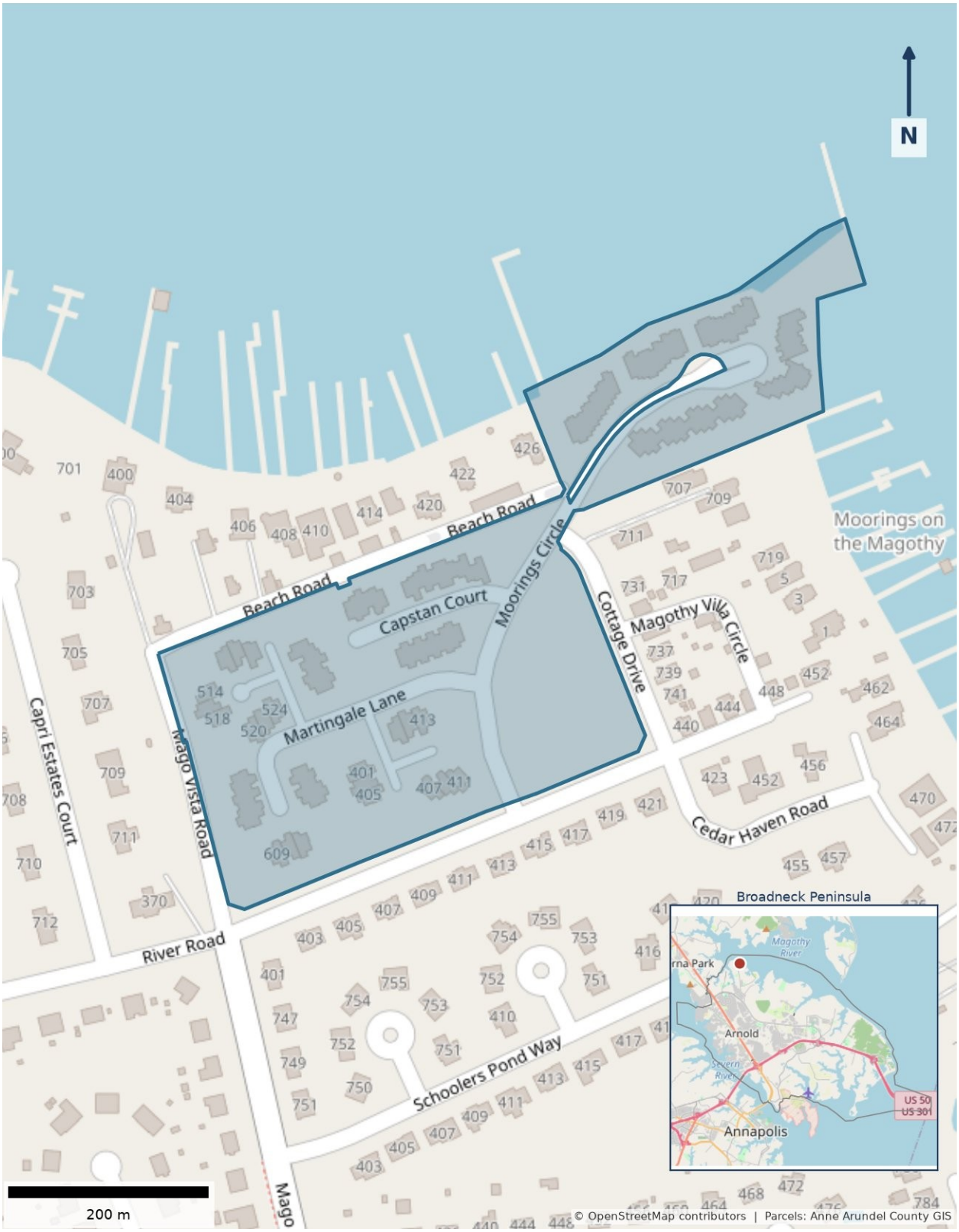
Homes	~80 (approx.)
Homes Count Basis	Estimate
Residence Type	condominium townhomes (gated, waterfront)
Year Built	1984-1998 (county parcel records; most 1985-1994)
General Location	Moorings Cir, Martingale Ln and Capstan Ct off Beach Rd / Mago Vista Rd on South Ferry Point, Magothy River, Arnold 21012; within the Mago Vista area
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 5, 2026

Moorings on the Magothy



Shaded: county parcels in subdivisions Moorings On Magothy; Moorings On The Magothy

Mulberry Hill

About

Mulberry Hill is one of the Broadneck Peninsula's historic African American communities, founded after the Civil War by freed families who had lived and worked in the area. Like nearby Browns Woods, it was laid out in small farms of about five acres, and today about 30 homes line Mulberry Hill Road and Johnson Road beside the Naval Academy golf course and the Providence neighborhood in Annapolis.

Homes range from 1900s and 1940s farmhouses to newer houses built in the 2000s and 2020s, many still on lots of an acre or more. Families with deep roots here, such as the Rowels, have kept the community's story alive for more than 175 years. The volunteer Mulberry Hill Neighborhood Association speaks up for residents on zoning and preservation and is registered with Anne Arundel County.

Contact

POC Name	Randolph Rowel (President)
POC Email	rrandassociates07@gmail.com
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Mulberry Hill Neighborhood Association (voluntary civic association)
Also Known As	Mulberry Hills; Mulberry Hill Community Association (second county-list entry)
Management Company	None (volunteer association)
BCC Member	Not a member
County-Registered	Yes

Profile

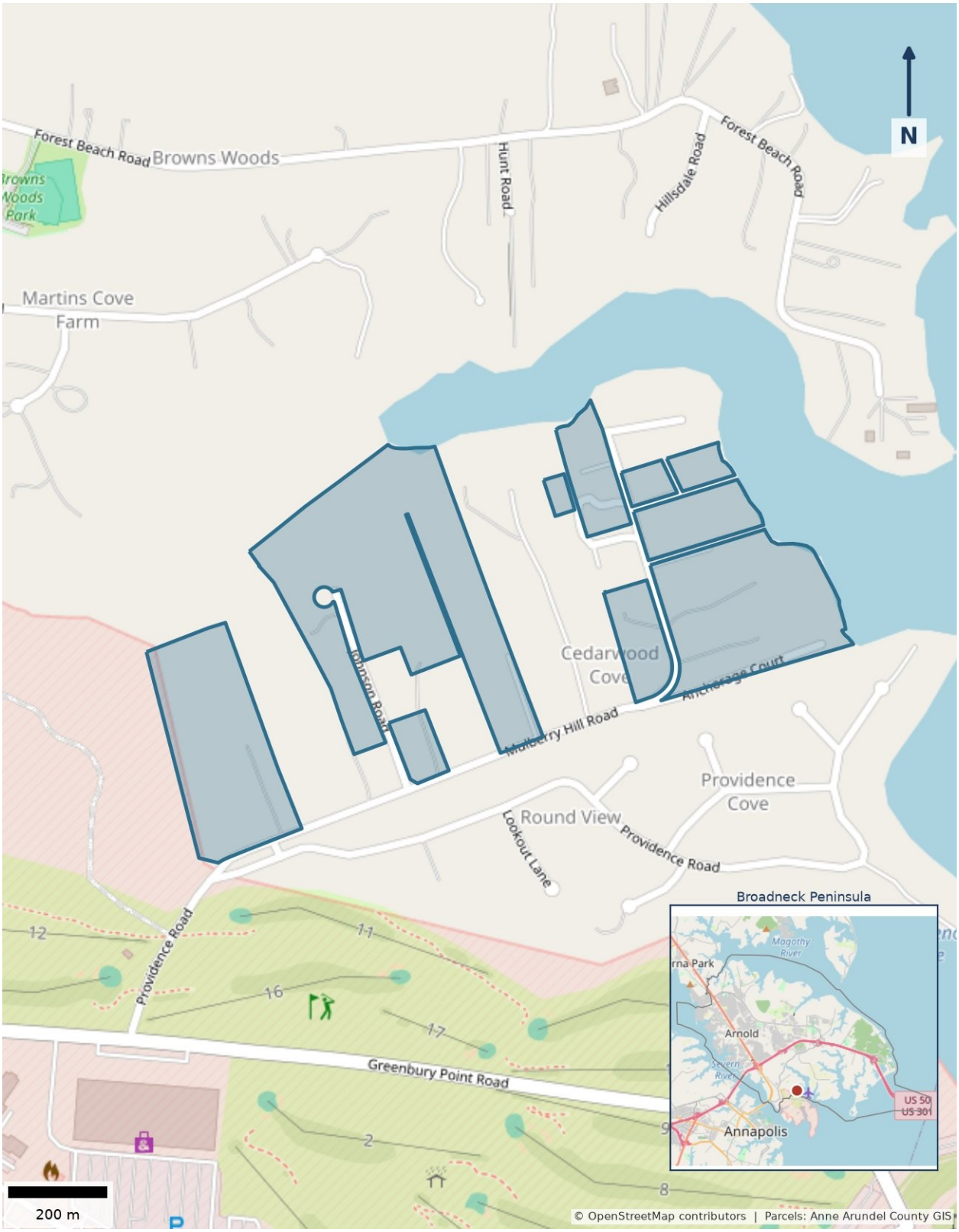
Homes	~32 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (large lots)
Year Built	1900-2026 (county parcel records; median about 1960)
General Location	Mulberry Hill Rd, Johnson Rd and Grafton Ln next to the Naval Academy golf course and Providence, Annapolis 21409
ZIP	21409
County List District	District 5; blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 5, 2026

Mulberry Hill



Shaded: county parcels in subdivision Mulberry Hill

Northport

About

North Port is a tucked-away condominium community of about 70 homes in Arnold, set on Newbridge Court and Greendale Court off Bellerive Road near College Parkway. Built in 1984, its two-story brick-front garden buildings hold mostly two-bedroom condominiums, many with balconies, storage units and wooded views.

The condominium association looks after the grounds, buildings and parking, and residents enjoy sidewalks and walking trails close to home. The Bay Hills shopping center is within walking distance, Routes 50 and 2 are minutes away, and children attend Broadneck Elementary, Magothy River Middle and Broadneck High. The community is registered with Anne Arundel County through a volunteer president.

Contact

POC Name	Patrick Green (President)
POC Email	pmgreen824@aol.com
POC Phone	410-757-7816
Website	*Not yet found*

Association

Association/HOA	North Port Condominium association (condominium; county list: North Port)
Also Known As	North Port; North Port Condo (county parcel and MLS name)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	Yes

Profile

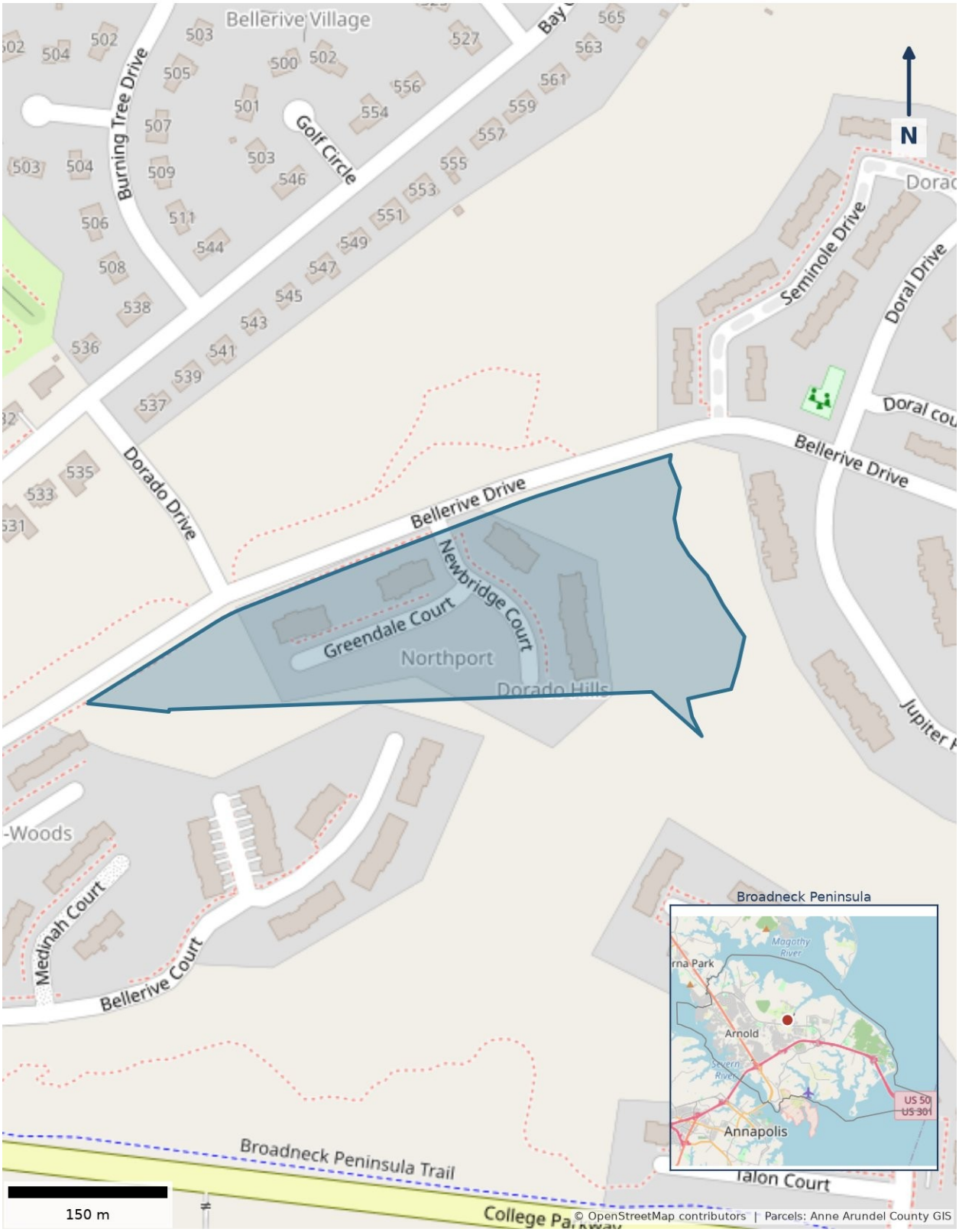
Homes	~70 (approx.)
Homes Count Basis	Estimate
Residence Type	condominiums (2-story garden buildings)
Year Built	1984 (county parcel records)
General Location	Newbridge Ct and Greendale Ct off Bellerive Rd near College Pkwy, Arnold 21012; near Bay Hills shopping center; Broadneck ES / Magothy River MS / Broadneck HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 5, 2026

Northport



Shaded: county parcels in subdivisions North Port; North Port Condo

Oakland Hill

About

Oakland Hill is a quiet condominium community of 56 homes tucked on Oakland Hills Court in Arnold, just off Oakland Hills Drive in the Bay Hills area. Its brick garden-style buildings were built in 1974, with mostly two-bedroom condominiums that open onto patios or balconies and look out over common greenspace and trees.

The Oakland Hill Condominium association cares for the buildings, grounds, roads and shared amenities, including a basketball court, and condo fees typically cover heat, lawn care, snow removal and reserves. Bay Hills Golf Club and the Bay Hills shopping corridor are close by, and children attend Broadneck Elementary, Magothy River Middle and Broadneck High.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Oakland Hill Condominium (condominium association)
Also Known As	Oakland Hills Condo; Oakland Hills Court; Oakland Hill Condominium (legal/public-record name)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

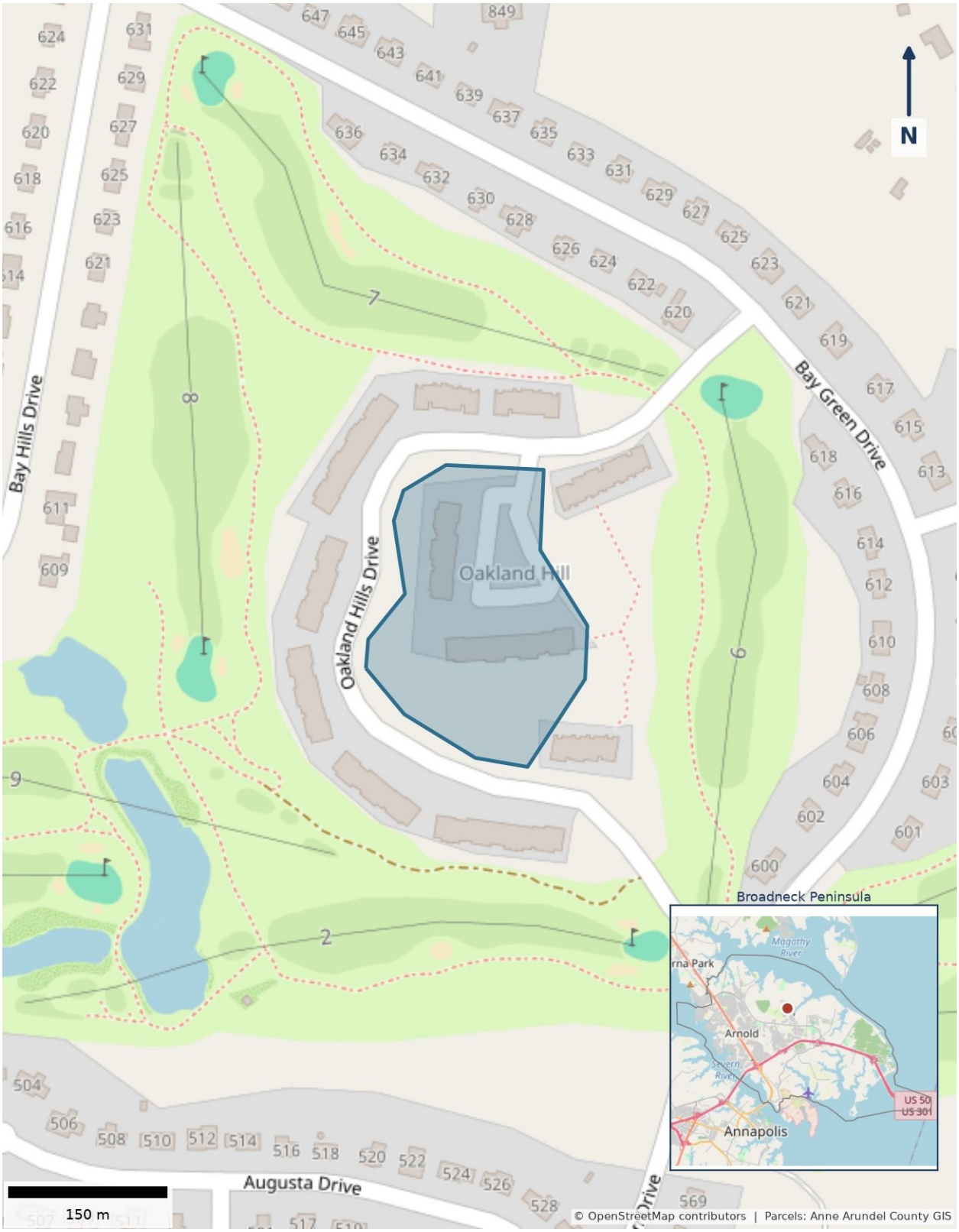
Homes	56
Homes Count Basis	Official
Residence Type	condominiums (garden 1-4 floors, mostly 2-bedroom)
Year Built	1974 (county parcel records)
General Location	Oakland Hills Ct (buildings 601-613) off Oakland Hills Dr / Bay Green Dr near Bay Hills Golf Club, Arnold 21012; Broadneck ES / Magothy River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 6, 2026

Oakland Hill



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Oakmont

About

Oakmont is a friendly townhome condominium neighborhood in the Bay Hills area of Arnold, with homes along Bay Dale Court, Oakmont Court and Bay Dale Drive. Its colonial-style three-level townhomes were built between 1982 and 1985, many with front porches, decks and finished lower levels backing to woods.

The Oakmont Condominium association, professionally managed by Wallace Management, looks after lawn care, private roads and snow removal. Bay Hills golf and pool are nearby for a separate fee, and the Broadneck Peninsula Trail, local parks, shopping and restaurants are a short walk away. Children attend Broadneck Elementary, Magothy River Middle and Broadneck High.

Contact

POC Name	Mary Wallace, Property Manager
POC Email	Mary@wallacehoamgmt.com
POC Phone	410-268-0336
Website	https://www.wallacehoamgmt.com/oakmont

Association

Association/HOA	Oakmont Condominium (condominium association)
Also Known As	Oakmont Condominium; Oakmont Condos; Oakmont townhomes
Management Company	Wallace Management, LLC (PO Box 3490, Annapolis, MD 21403)
BCC Member	Not a member
County-Registered	No

Profile

Homes	56
Homes Count Basis	Official
Residence Type	condominium townhomes (fee-simple-style townhome condominiums)
Year Built	1982-1985 (county parcel records; median 1984)
General Location	Bay Dale Ct, Oakmont Ct and Bay Dale Dr off Bay Dale Drive in the Bay Hills area, Arnold 21012; Broadneck ES / Magothy River MS / Broadneck HS
ZIP	21012
County List District	not listed

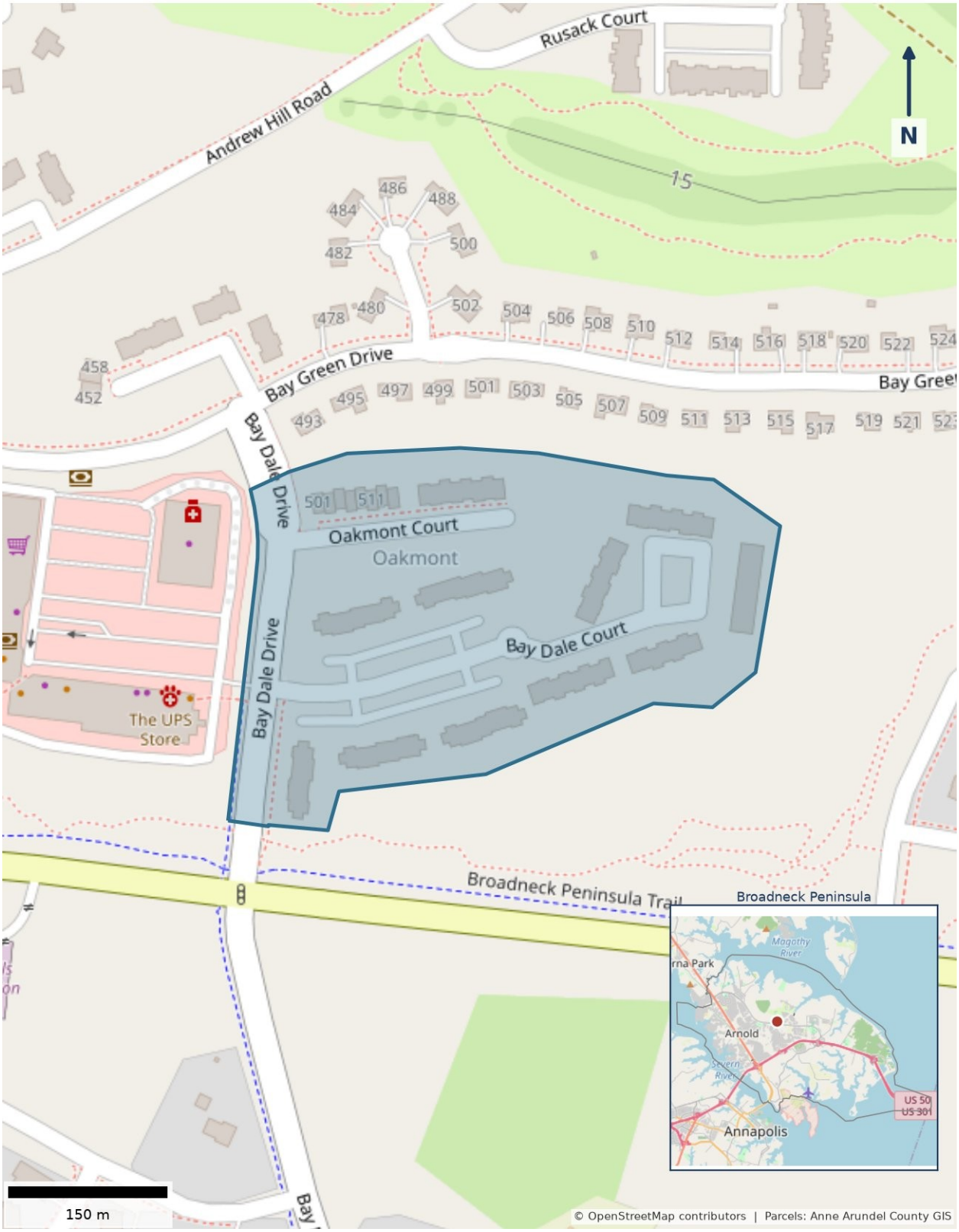
Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Bayneck Recreation Association, Inc. is a shared recreation association within the Bay Hills P.U.D.; county records show Bayneck Inc. owning common parcels here. The full list of communities it covers is unconfirmed.

Information last revised: November 20, 2026

Oakmont



Shaded: county parcels in 4 recorded subdivisions (see map_matches.json)

Oakwood

About

No Oakwood subdivision sits on the Broadneck Peninsula. The name that shows up in county and real-estate records is a waterfront neighborhood of about 40 homes on Thomas Point Road on the Annapolis Neck (Thomas Point Peninsula), south of the Severn River in ZIP 21403, County Council District 6 - outside Broadneck.

Homes there range from mid-century cottages to newer houses along the South River and Chesapeake Bay, with a small voluntary association. Separate Oakwood Manor, Oakwood Village and Oakwood Family Homes developments are in Glen Burnie (21061), also outside Broadneck. This row is flagged for removal pending Mike's agreement.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Oakwood voluntary association (Thomas Point; MLS shows ~$50/yr) - outside Broadneck
Also Known As	Oakwood (Thomas Point Rd / Annapolis Neck, 21403); not the Glen Burnie Oakwood Manor / Oakwood Village / Oakwood Family Homes (21061)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	~41 (Thomas Point; outside Broadneck)
Homes Count Basis	Estimate
Residence Type	single-family detached (waterfront; outside Broadneck)
Year Built	1938-2025 (Thomas Point county parcels; median about 1982)
General Location	OUTSIDE BROADNECK: Thomas Point Rd on the Annapolis Neck / Thomas Point Peninsula, Annapolis 21403 (District 6), near Thomas Point Park and the South River - south of the Severn River
ZIP	21403
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 6

Information last revised: November 6, 2026

Oakwood



Approximate area (no reliable parcel match)

Old Mill Bottom Estates

About

Old Mill Bottom Estates is a wooded enclave of about 20 large-lot homes in Annapolis on the Broadneck Peninsula, along Old Mill Bottom Run and Canterwood Court just off Old Mill Bottom Road near St. Margarets. Its colonial and craftsman-style houses were built in the early 1990s, most on lots of about one to two acres.

A homeowners association owns the community recreation area and private roads and collects a modest annual fee. The neighborhood is a BCC member community. Windsor Farm Elementary, Severn River Middle and Broadneck High serve the area, and Sandy Point State Park and Route 50 are a short drive away.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Old Mill Bottom Estates HOA / homeowners association (owns recreation area and private roads; ~$250/yr per MLS)
Also Known As	*Not yet found*
Management Company	None found (appears self-managed / volunteer)
BCC Member	Expired (7/2025)
County-Registered	No

Profile

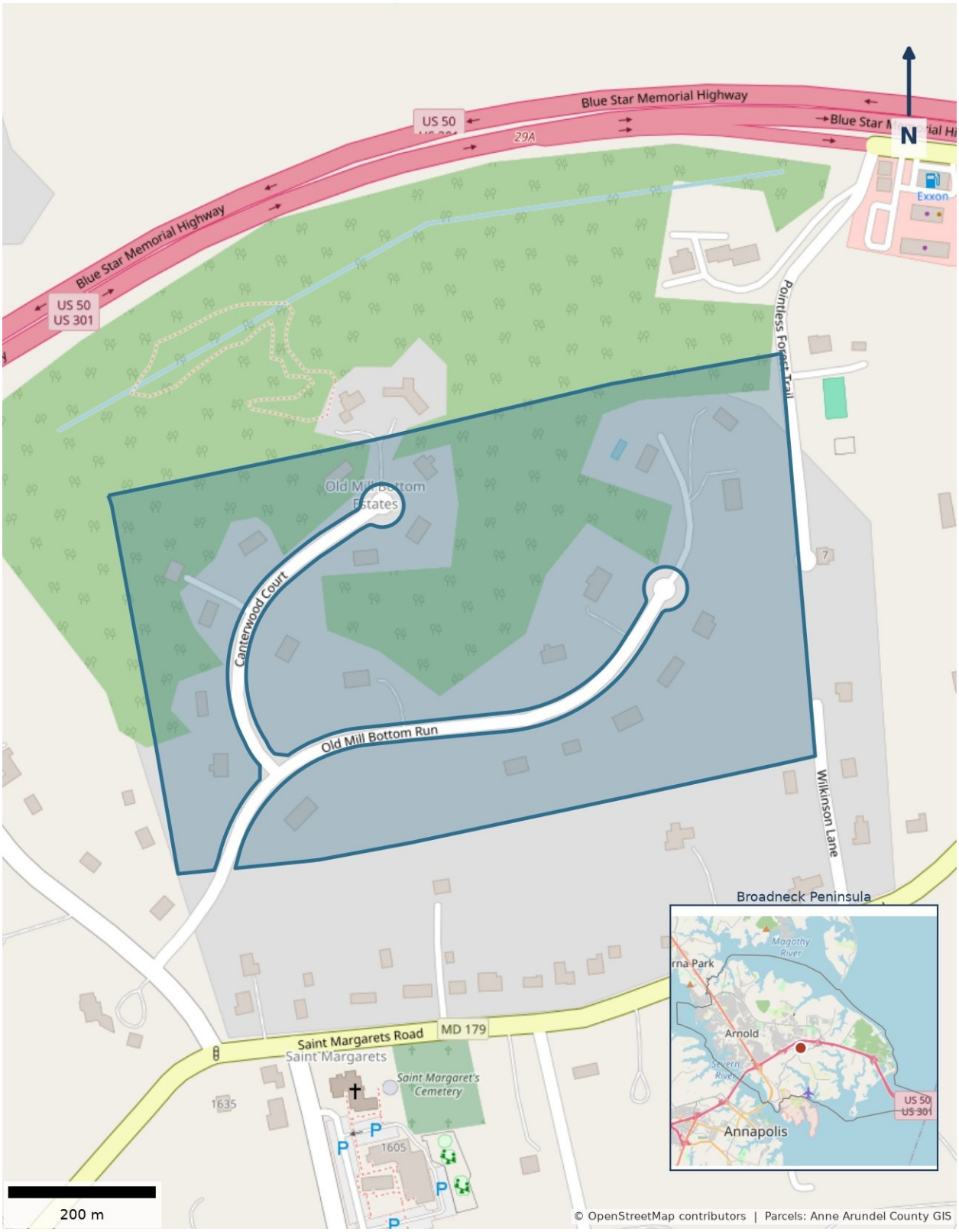
Homes	21
Homes Count Basis	Official
Residence Type	single-family detached (large lots, ~1-2 acres)
Year Built	1992-1994 (county parcel records; median 1992)
General Location	Old Mill Bottom Run and Canterwood Ct off Old Mill Bottom Rd near St. Margarets Rd, Annapolis 21409; Windsor Farm ES / Severn River MS / Broadneck HS
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 6, 2026

Old Mill Bottom Estates



Shaded: county parcels in subdivision Old Mill Bottom Estates

Pine Bluff

About

Pine Bluff is a small county plat name for about eight homes on Pine Bluff Way, a quiet cul-de-sac in Arnold that opens off Severn Way. County and real-estate records place these homes inside the larger Pines on the Severn community, whose beach, pier, courts and park sit at the corner of Pine Bluff Way and Severn Way.

Houses here are mostly early-1970s ranchers and split-levels on wooded lots of about a third to half an acre, with a couple of newer homes. Residents enjoy Pines on the Severn's water privileges on Chase Creek and the Severn River through the Pines Community Improvement Association, which already has its own row in this handbook.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Pines Community Improvement Association (PCIA) - same as Pines on the Severn row
Also Known As	Pine Bluff Way (street/plat inside Pines on the Severn); county labels also PINE BLUFF PINES SEVERN / PINES ON SEVERN
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

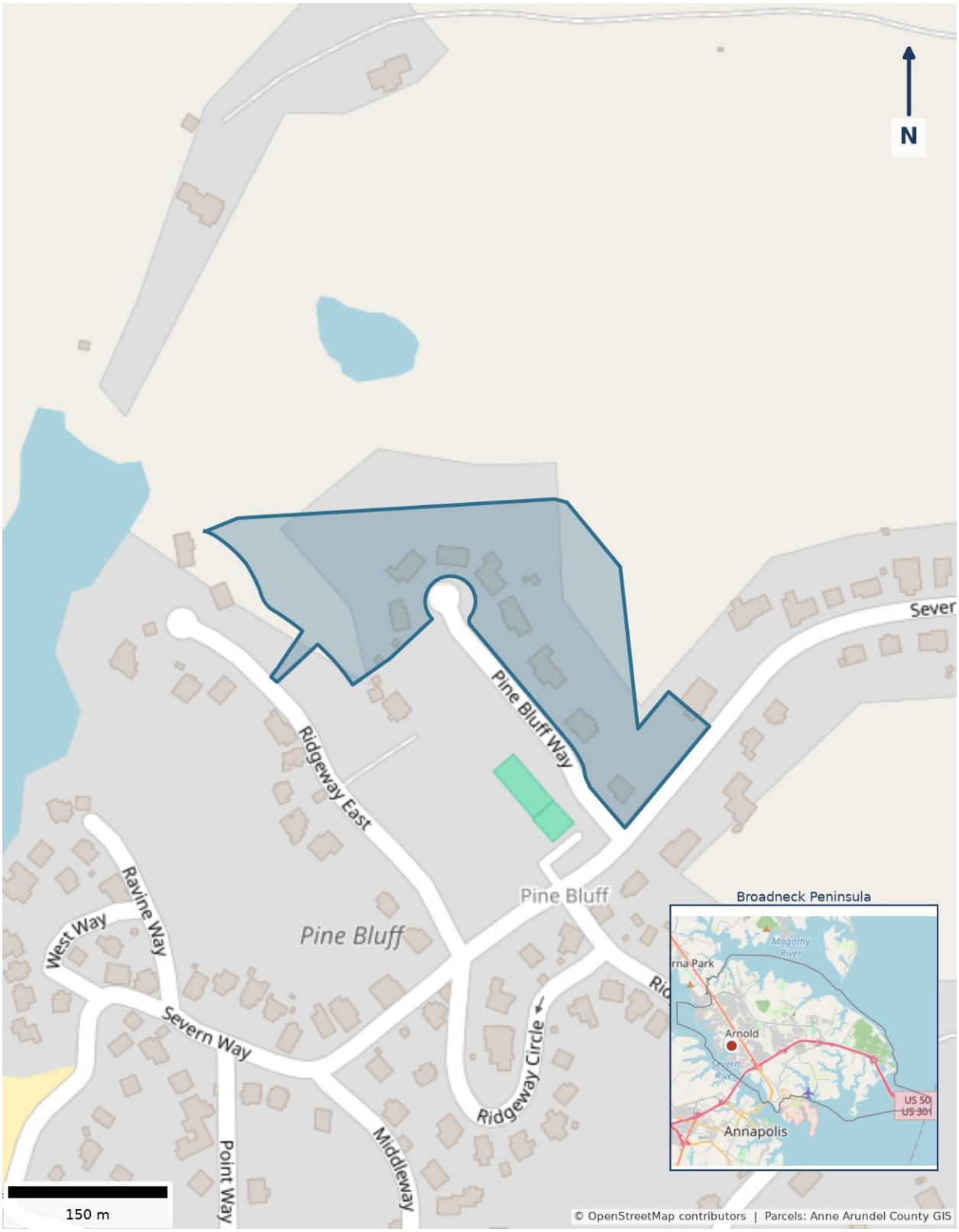
Homes	~8 (approx.)
Homes Count Basis	Estimate
Residence Type	single-family detached (ranchers, split-levels)
Year Built	1970-2013 (Pine Bluff Way parcels; most 1970-1973)
General Location	Pine Bluff Way off Severn Way, Arnold 21012 - inside Pines on the Severn (PCIA park/courts at Pine Bluff Way & Severn Way); Arnold ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 6, 2026

Pine Bluff



Shaded: county parcels on Pine Bluff

Pines on the Severn

About

Pines on the Severn is a wooded, water-oriented community of 238 homes in Arnold, tucked along the east bank of the Severn River just north of Annapolis. Its winding streets — Severn Way, Ridgeway, Old River Road, West Way, Edge Way, Middle Way, Point Way and Pine Bluff Way — hold a mix of early cottages and bungalows from the 1920s–1950s with later ranchers, split-levels and contemporary homes, many set among deep ravines and tall pines.

The Pines Community Improvement Association (PCIA) looks after a sandy beach and pier on Chase Creek with boat slips and moorings, a boat ramp, kayak storage, a large park with playground and ball fields, and tennis, basketball and pickleball courts. Neighbors often join the adjacent Chase Creek Swim Club, and the community is a designated Clean Water Community. Children attend Arnold Elementary, Severn River Middle and Broadneck High.

Contact

POC Name	Ross Powers (President)
POC Email	president@pinesonthesevern.org
POC Phone	410-768-5666
Website	http://www.pinesonthesevern.org

Association

Association/HOA	Pines Community Improvement Association (PCIA); BCC lists as Pine Community IA
Also Known As	Pine Community; Pines on Severn; PCIA (Pines Community Improvement Association)
Management Company	None found (self-managed / volunteer)
BCC Member	Member in good standing
County-Registered	Yes

Profile

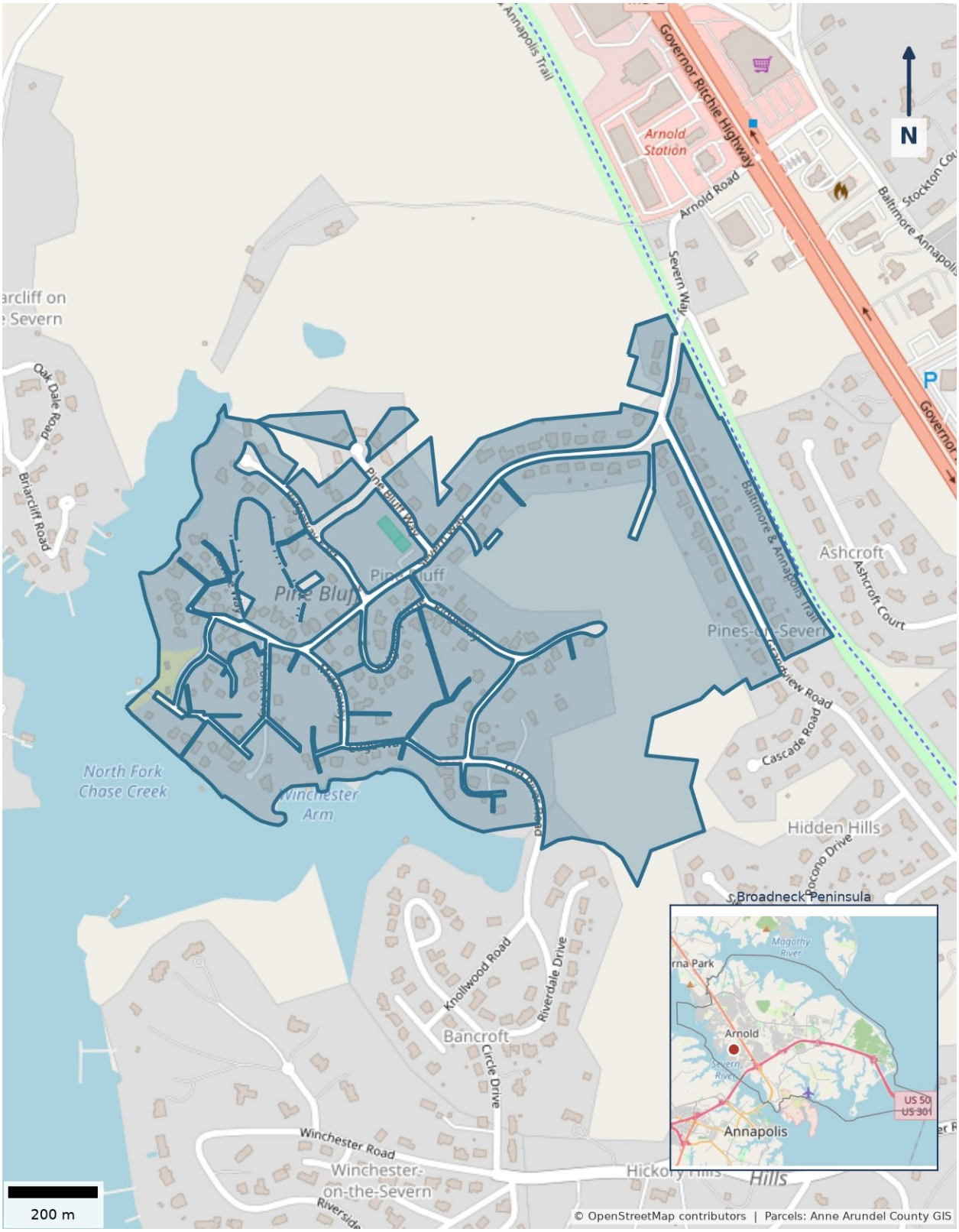
Homes	238
Homes Count Basis	Official
Residence Type	single-family detached (cottages, ranchers, split-levels, colonials)
Year Built	1900-2019 (county parcel records; median about 1950; community founded 1926)
General Location	Severn Way, Ridgeway, Old River Rd, West Way, Edge Way, Middle Way, Point Way, Pine Bluff Way and Grandview Rd off Arnold Rd / Ritchie Hwy near Chase Creek and the Severn River, Arnold 21012; Arnold ES / Severn River MS / Broadneck HS
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 6, 2026

Pines on the Severn



Shaded: county parcels in 6 recorded subdivisions (see map_matches.json)

Pleasant Plains

About

Pleasant Plains is a quiet, water-oriented neighborhood of about 140 single-family homes in Annapolis on the Broadneck Peninsula, along Sharps Point Road, Whitehall Plains Road, Pleasant Lake Road, Old Hickory Road, Minnow Creek Road, Cherry Road and White Heron Road between Whitehall and Mill Creeks. Most homes were built from the mid-1980s through the 1990s, with some earlier houses and newer builds, typically on lots of about half an acre.

A Pleasant Plains Homeowners Association maintains common areas and neighborhood beach access for kayaking and waterside gatherings, with a modest annual fee. Sidewalks, conservation farmland nearby and Broadneck schools (Windsor Farm Elementary, Severn River Middle and Broadneck High) round out a peaceful Annapolis address minutes from the Naval Academy and downtown.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	http://pleasantplains-annapolis.org/

Association

Association/HOA	Pleasant Plains Homeowners Association
Also Known As	not Point Pleasant / Pleasant-Shoreland (Glen Burnie 21060, District 2)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

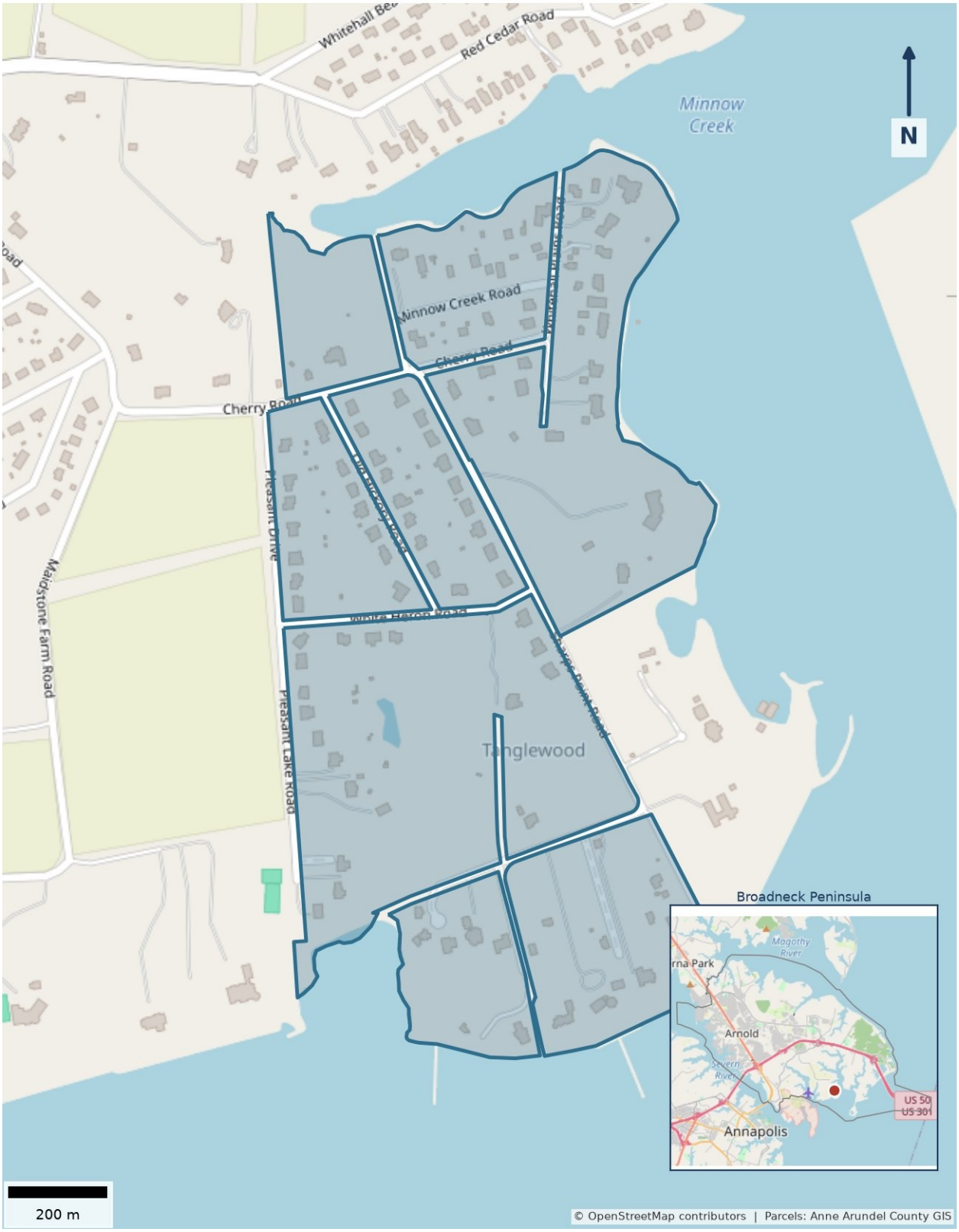
Homes	142
Homes Count Basis	Official
Residence Type	single-family detached
Year Built	1923-2024 (county parcel records; median 1993; most 1985-1995)
General Location	Sharps Point Rd, Whitehall Plains Rd, Pleasant Lake Rd, Old Hickory Rd, Minnow Creek Rd, Cherry Rd and White Heron Rd off Pleasant Plains Rd between Whitehall and Mill Creeks, Annapolis 21409; Windsor Farm ES / Severn River MS / Broadneck HS
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 6, 2026

Pleasant Plains



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Podickory Point

About

Podickory Point is a small Chesapeake Bay waterfront subdivision of 47 homes in Annapolis, on Harbor Drive, Bay Front Terrace and the creek side of Tydings Road, beside Podickory Creek and Sandy Point State Park. Its ranchers and contemporary waterfront houses were built mostly in the 1960s and 1970s, with a few newer homes, looking out toward the Bay Bridge and Sandy Point Shoal Light.

The Podickory Point Community Association (PPCA) serves the property owners in Podickory Point Subdivisions 1 and 2. PPCA also offers residents of neighboring Tydings on the Bay, a separate neighborhood with no association of its own, a non-voting social membership for $25 a year. The Safe Harbor Podickory Point marina next door on Bay Front Terrace is not part of the association. Podickory Point is a BCC member.

Contact

POC Name	*Not yet found*
POC Email	ppcaboardpresident@gmail.com
POC Phone	*Not yet found*
Website	http://www.neighborhoodlink.com/Podickory_Point/info

Association

Association/HOA	Podickory Point Community Association (PPCA); covers Podickory Point Subdivisions 1 & 2
Also Known As	Podickory Point Subdivisions 1 & 2 (plats 1 & 2)
Management Company	None found (self-managed / volunteer)
BCC Member	Member in good standing
County-Registered	No

Profile

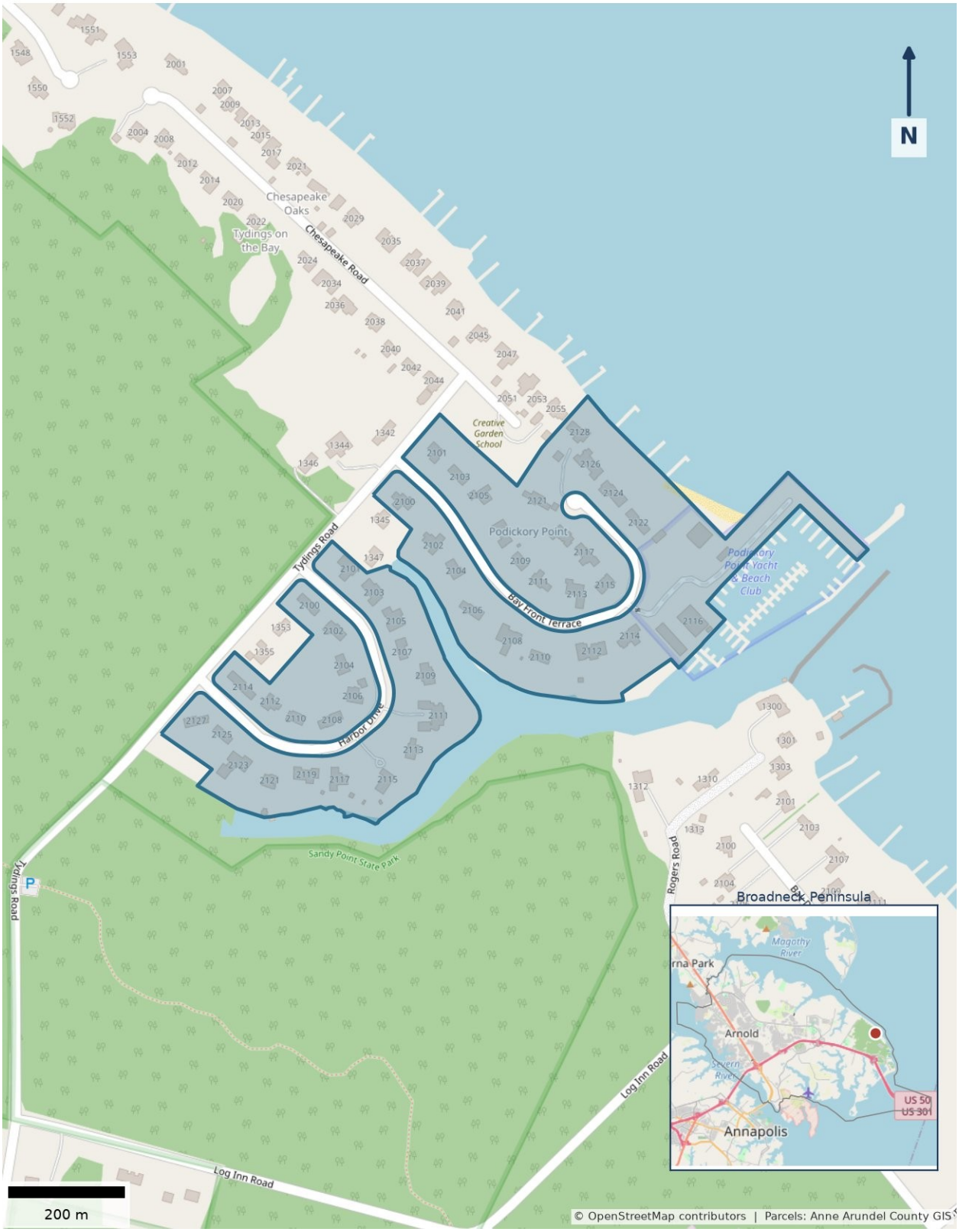
Homes	47
Homes Count Basis	Official
Residence Type	single-family detached (waterfront / water-oriented)
Year Built	1963-2007 (Harbor Dr / Bay Front area; median about 1972)
General Location	Harbor Dr, Bay Front Ter and 3 homes on the creek side of Tydings Rd, beside Podickory Creek and Sandy Point State Park, Annapolis 21409 (Safe Harbor Podickory Point marina at 2116 Bay Front Ter is next door but not part of PPCA)
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 15, 2026

Podickory Point



Shaded: county parcels on Harbor, Bay Front

Pondview

About

No Pondview subdivision or street appears in Anne Arundel County parcel records inside Broadneck ZIPs 21409, 21012 or 21402. BCC.docx lists Pondview among additional 21409 communities, but the only county developments that use the Pondview name — Reserve at Pondview and The Enclave at Pondview — sit in Millersville (ZIP 21108), outside the Broadneck Peninsula.

Until a Broadneck location is confirmed, this row is kept on the active list as a placeholder and flagged for removal or clarification.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	No Broadneck location confirmed (BCC.docx lists under 21409; Reserve at Pondview / Enclave at Pondview are Millersville 21108, outside Broadneck)
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	District 5

Information last revised: November 6, 2026

Pondview



Approximate area (no reliable parcel match)

Raintree

About

Raintree is a family-friendly neighborhood of 89 homes in Arnold on the Broadneck Peninsula, along Waycross Way, Wickliff Place, Raintree Drive, Ridgecross Court, Havenholme Court, Foxfire Court and Freehaven Way near College Parkway and Anne Arundel Community College. Development began in 1979, and nearly all of its single-family houses and townhomes were built in the early 1980s on wooded lots of about a fifth of an acre.

The R.T. Community Association (Raintree) is self-managed by a volunteer board, with a recreation area that includes play units, a half basketball court and benches beside common open space and a stormwater pond. Shopping, parks, trails and the Chesapeake Bay are a short drive away, and children attend Broadneck-area schools.

Contact

POC Name	*Not yet found*
POC Email	board@raintreearnold.com
POC Phone	*Not yet found*
Website	http://www.raintreearnold.com

Association

Association/HOA	R.T. Community Association, Inc. (Raintree)
Also Known As	R.T. Community Association, Inc.; Raintree Association
Management Company	None found (self-managed / volunteer)
BCC Member	Member in good standing
County-Registered	Yes

Profile

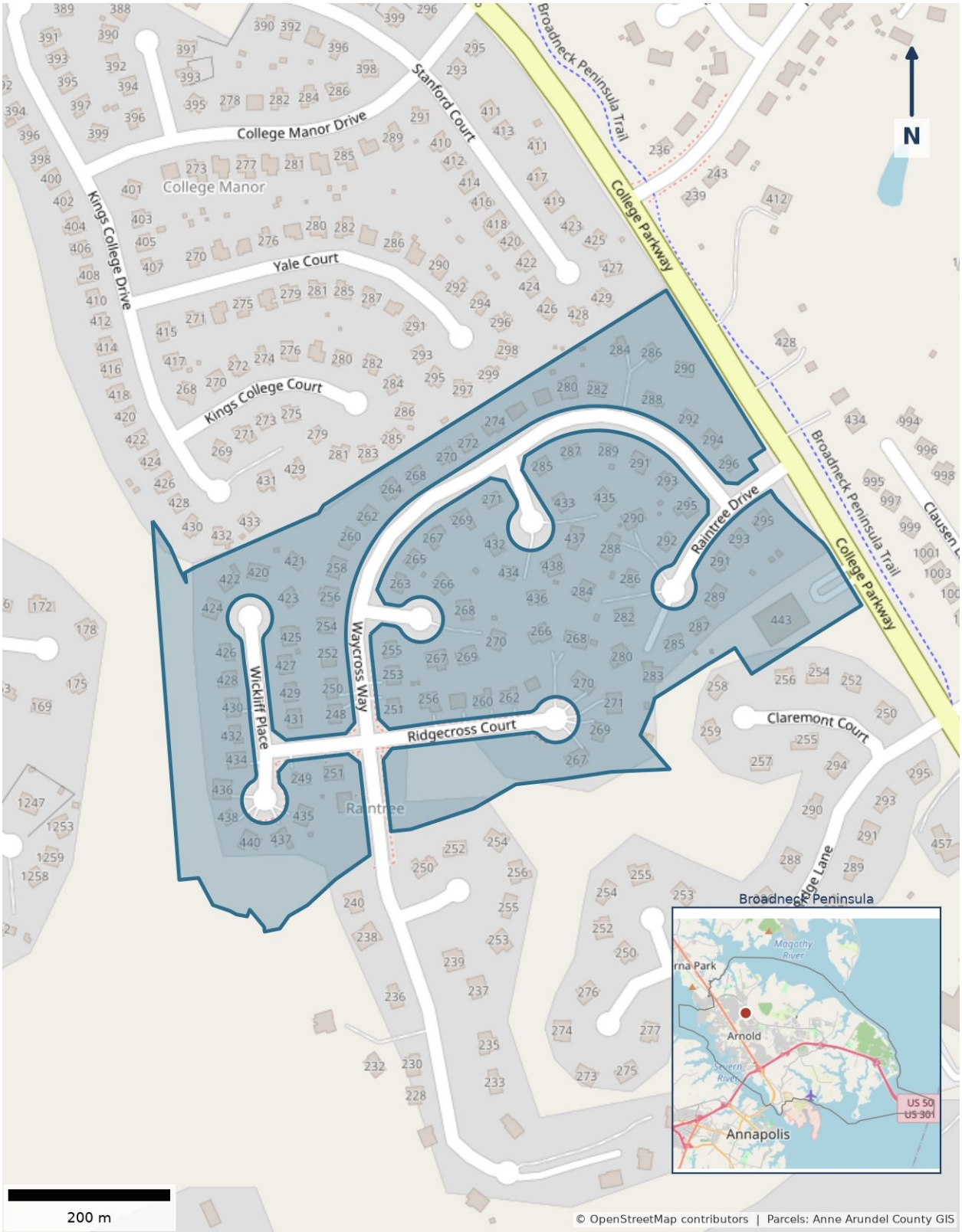
Homes	89
Homes Count Basis	Official
Residence Type	single-family detached and townhomes
Year Built	1980-2014 (county parcel records; median about 1983; most 1980-1985); development began 1979
General Location	Waycross Way, Wickliff Pl, Raintree Dr, Ridgecross Ct, Havenholme Ct, Foxfire Ct and Freehaven Way off College Pkwy near AACC, Arnold 21012
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 6, 2026

Raintree



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Revell Downs

About

Revell Downs is a community of 455 homes on the Broadneck Peninsula in Annapolis, near Route 50 exit 29B and Sandy Point State Park. Built largely in the late 1970s and 1980s on the former Labrot Race Track site, its streets honor champion racehorses, including Secretariat, Tim Tam, Carry Back, Majestic Prince and Foolish Pleasure. The neighborhood includes duplexes and detached homes, with access to the Broadneck Peninsula Trail.

The Revell Downs Home Owners Association maintains common areas and is led by a volunteer board, with Mike Jarjoura as president. Homeowners pay an annual assessment, and Tidewater Property Management handles the association's financial and accounting activities. Community projects include a volunteer Green Team and entrance-garden plantings.

Contact

POC Name	Mike Jarjoura (HOA President)
POC Email	hoa@revelldownshoa.org
POC Phone	443-822-6453
Website	https://www.revelldownshoa.org

Association

Association/HOA	Revell Downs Home Owners Association (Revell Downs Association, Inc.)
Also Known As	Revell (map name); Revell Downs Association, Inc.
Management Company	Tidewater Property Management (financial/accounting services)
BCC Member	Not a member
County-Registered	Yes

Profile

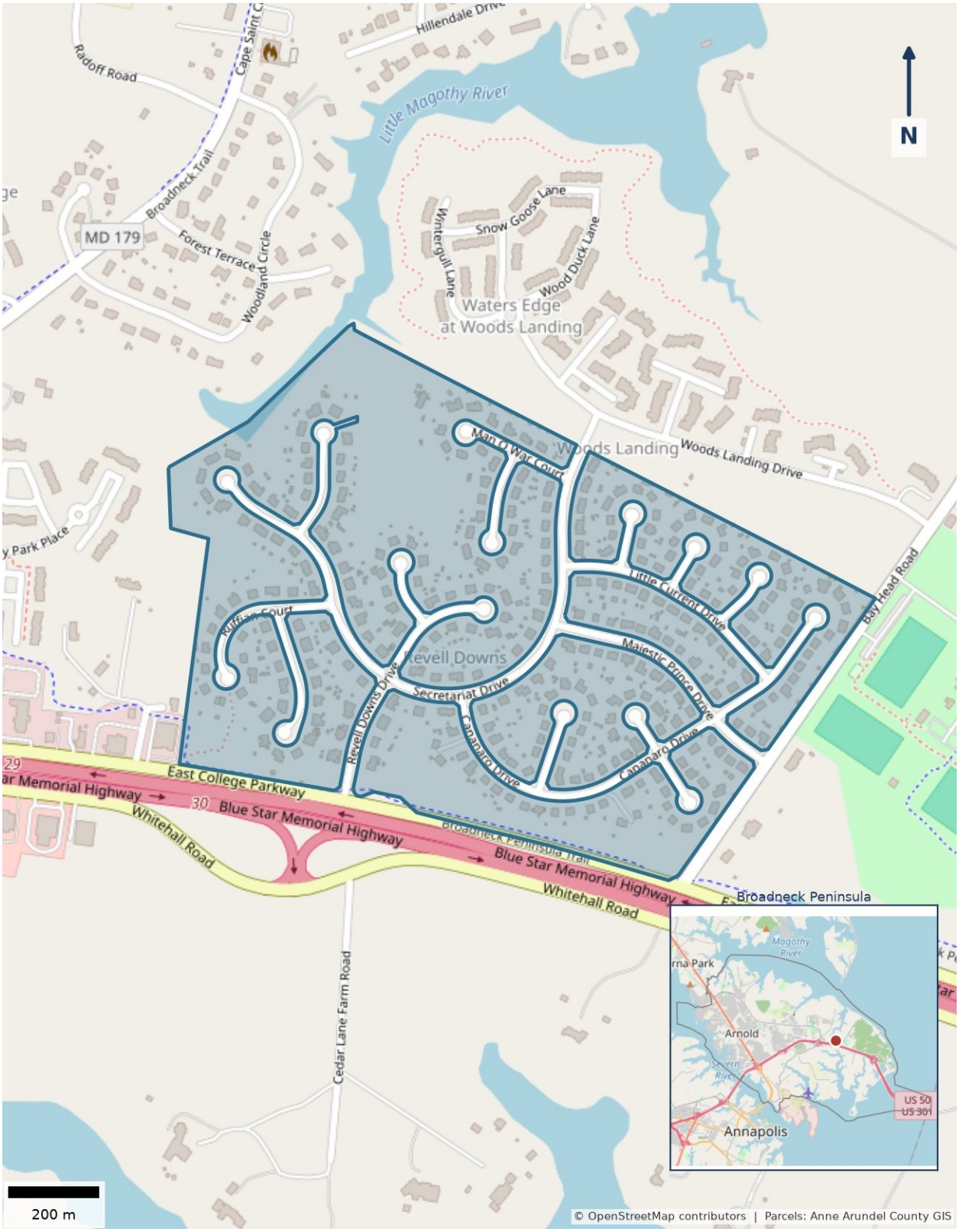
Homes	455
Homes Count Basis	Official (Mike Jarjoura)
Residence Type	duplexes and single-family detached (including split-foyers and split-levels)
Year Built	1960-2007 (county parcels; most 1970s-1980s; median 1983)
General Location	Revell Downs Dr, Secretariat Dr, Cananaro Dr, Foolish Pleasure Ct, Majestic Prince Dr, Ruffian Ct, Native Dancer Ct, Master Derby Ct and other horse-named streets near US 50 exit 29B and Sandy Point State Park, Annapolis 21409
ZIP	21409
County List District	blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 20, 2026

Revell Downs



Shaded: county parcels in subdivision Revell Downs

Rosslare

About

Rosslare is a single-family neighborhood in Arnold on the Broadneck Peninsula, along Rosslare Drive, Rosslare Court and Clausen Lane off College Parkway. County records identify about 64 residential properties, nearly all built in the 1990s. Its detached homes typically have garages and landscaped yards, with sidewalks and access to the Broadneck Peninsula Trail.

The Rosslare Community Association maintains common areas and operates a community website. Homeowners pay an annual association fee. The county association directory names Brian DiGiacomo as president; the public website also offers a contact form. Annapolis, shopping and major commuter routes are nearby.

Contact

POC Name	Brian DiGiacomo (President; county listing)
POC Email	digthelaw1@gmail.com
POC Phone	202-258-7900
Website	https://www.rosslarecommunity.com

Association

Association/HOA	Rosslare Community Association, Inc. (mandatory HOA per MLS)
Also Known As	Rosslare Community Association, Inc.
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

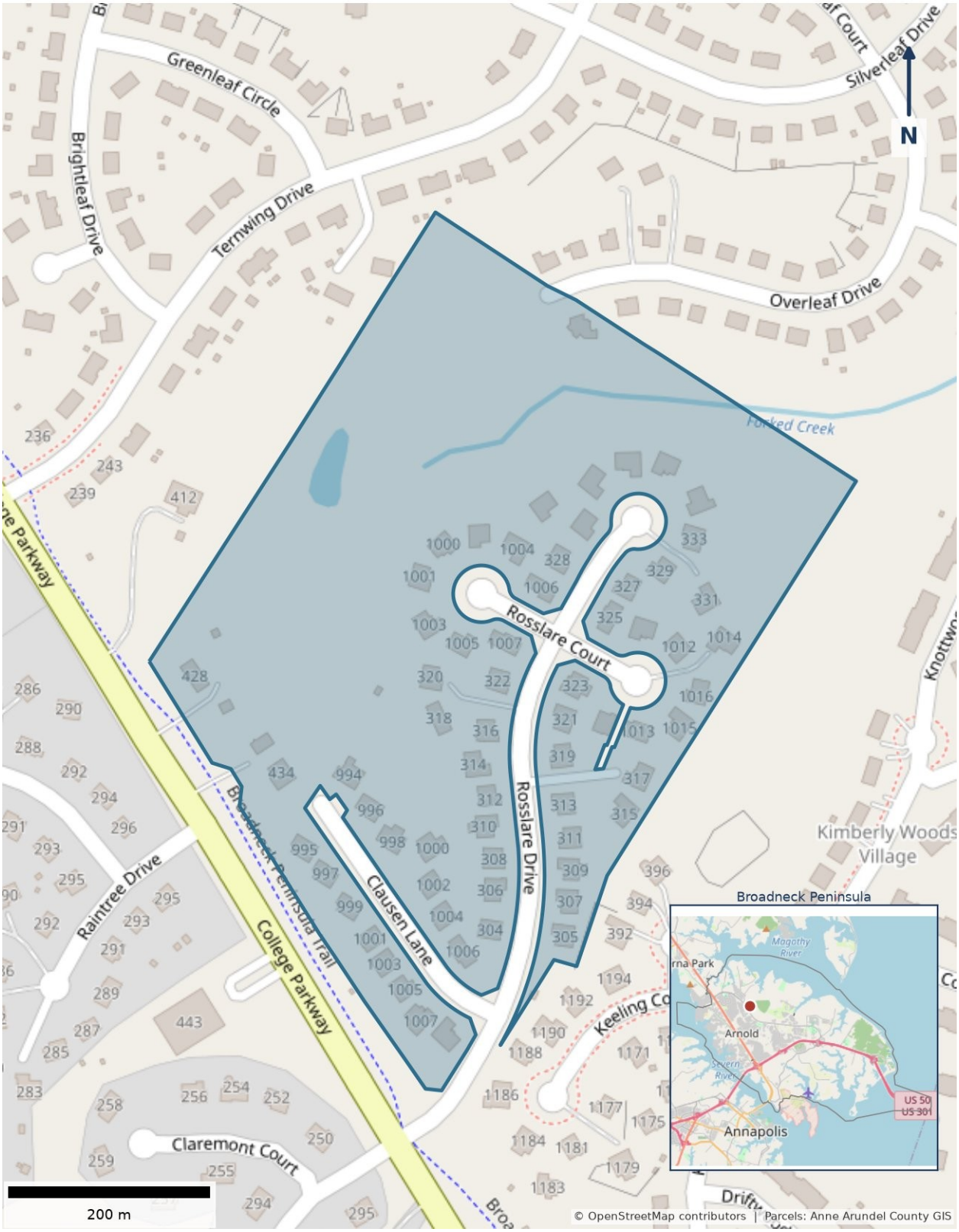
Homes	64
Homes Count Basis	Estimated (residential county parcels; association boundary unconfirmed)
Residence Type	single-family detached (primarily colonials)
Year Built	1959-1999 (county parcels; 62 of 64 in 1990s; median 1994)
General Location	Rosslare Dr, Rosslare Ct and Clausen Ln off College Pkwy, plus one Overleaf Dr and two older College Pkwy properties carrying the county subdivision label; Arnold 21012
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Rosslare



Shaded: county parcels in subdivision Rosslare

Rubert Manor

About

Rubert Manor is an established residential subdivision in Arnold, around Moore Road, Bunker Avenue, Ferber Avenue, Wright Avenue and Brooks Road near Ritchie Highway and Anne Arundel Community College. County records identify about 49 residential properties, mainly detached ranchers, split-foyers and split-levels from the 1950s through the 1970s, with some later homes.

A historical directory lists a Rubert Manor–Terrace Gardens civic association, but no current board, website or active association contact has been verified. Nearby The Timbers began as Rubert Manor Section B and was renamed in 1971; it now has its own civic association and remains a separate community in this handbook.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Historical Rubert Manor–Terrace Gardens civic association (current status unconfirmed)
Also Known As	Rubert Manor / Terrace Gardens (historical civic-association listing; relationship unconfirmed)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

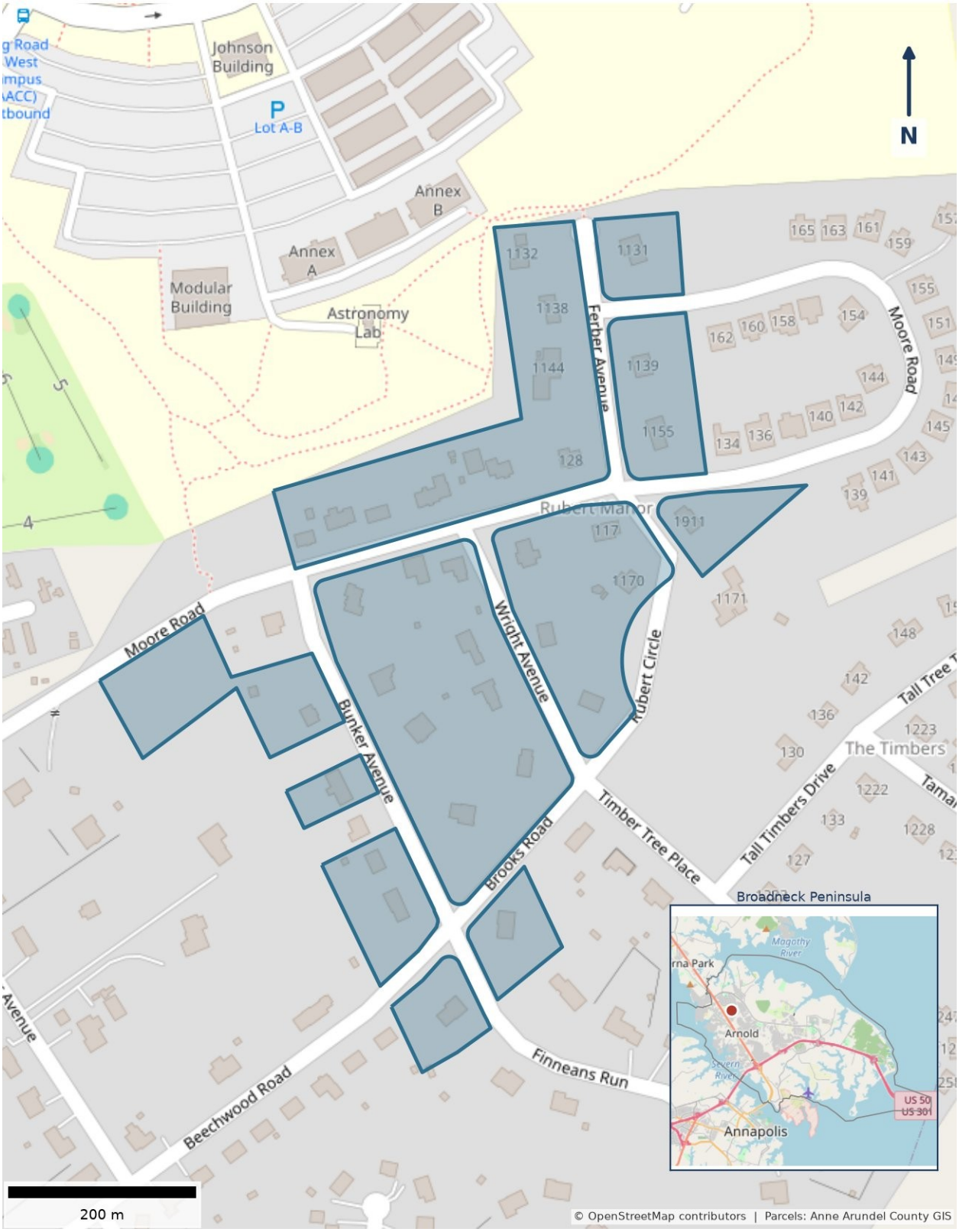
Homes	49
Homes Count Basis	Estimated (residential county parcels; not association membership)
Residence Type	single-family detached (ranchers, split-foyers and split-levels)
Year Built	1950-2026 (residential county parcels; most 1950s-1970s)
General Location	Moore Rd, Bunker Ave, Ferber Ave, Wright Ave, Brooks Rd, Rubert Cir and Fohner Pl, east of Ritchie Hwy near AACC, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Rubert Manor



Shaded: residential county parcels labeled Rubert Manor (excludes college and commercial land)

Rugby Hall Estates

About

Rugby Hall Estates is a wooded, water-privileged community on the Severn River between Ringgold Cove and Asquith Creek, reached by Wroxeter Road off Old County Road in Arnold. Large-lot ranchers, colonials and custom homes have developed since the early 1950s. County records identify about 83 improved residential properties carrying Rugby Hall labels within ZIP 21012; local reporting describes roughly 100 homes in the wider area.

The Rugby Hall Community Association oversees community property and recorded covenants. Waterfront amenities include a dock, boat slips, a boat ramp, a covered pavilion and a playground. The neighborhood surrounds the historic Wroxeter-on-Severn mansion, built in 1909 and later used as an inn and school before returning to a private residence.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	https://www.rugbyhall.org/

Association

Association/HOA	Rugby Hall Community Association, Inc. (recorded covenants)
Also Known As	Rugby Hall; Asquith street area (separate row pending merge approval)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

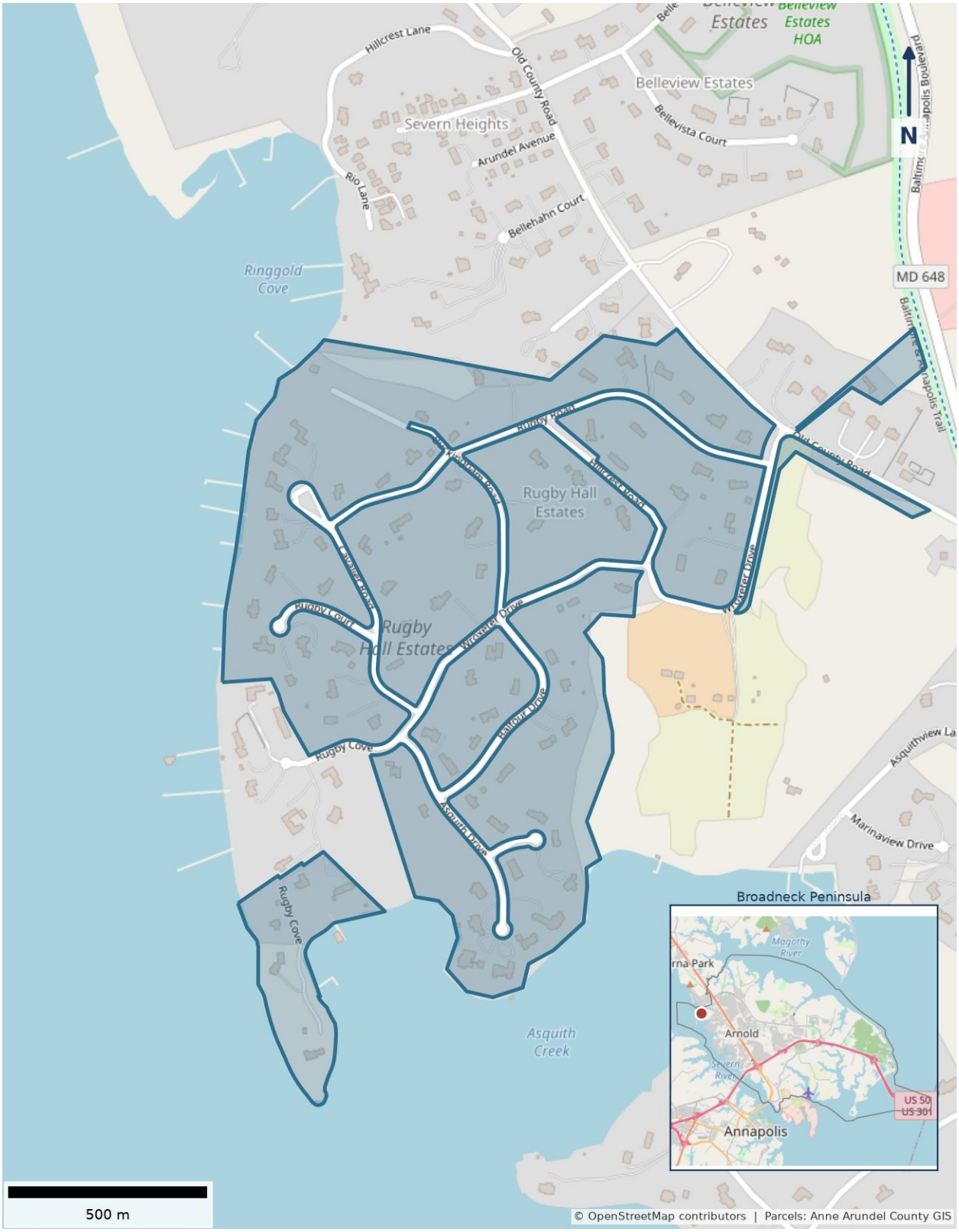
Homes	83
Homes Count Basis	Estimated (21012 residential parcels; wider area reported about 100)
Residence Type	single-family detached (large-lot ranchers, colonials and custom homes)
Year Built	1949-2023 (county-labeled 21012 properties; most 1950s-1960s; historic mansion 1909)
General Location	Wroxeter Rd, Rugby Rd, Cavalier Rd, Balfour Dr, Asquith Dr, Hillcrest Rd, Rugby Cove Rd, Buckingham Rd and Holly Ridge Cir off Old County Rd, between Ringgold Cove and Asquith Creek on the Severn River, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 8, 2026

Rugby Hall Estates



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Sanders Point

About

No Sanders Point residential subdivision or street has been confirmed within the Broadneck ZIPs 21409, 21012 or 21402. The original BCC source lists the name under additional 21409 communities, but county parcel searches do not establish a Broadneck location.

A similarly named community, Saunders Point, is in Edgewater 21037, outside the project area. Sanders Point is therefore retained as an unresolved placeholder pending confirmation or approval to remove it. No map pin or boundary is assigned without a verified Broadneck location.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	No Broadneck location confirmed (BCC.docx lists under 21409; similarly named Saunders Point is Edgewater 21037, outside scope)
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Sandy Point Heights

About

No Sandy Point Heights residential subdivision or street has been confirmed within the Broadneck ZIPs 21409, 21012 or 21402. The name appears on the BCC source list among additional 21409 communities, but county parcel records have no matching subdivision label, and no Maryland populated-place record was found under that name.

Nearby county labels such as Sandy Point and Sandy Point Park refer to Sandy Point State Park and adjoining parcels, not a separately identified Heights neighborhood. A community of the same name exists in Washington state and is not related. Sandy Point Heights is therefore retained as an unresolved placeholder pending confirmation or approval to remove it. No map pin or boundary is assigned without a verified Broadneck location.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	No Broadneck location confirmed (BCC.docx lists under additional 21409 communities; similarly named Sandy Point Heights is in Ferndale, Washington, outside scope)
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Severnview

About

Severn View, also recorded as Severnview, is a wooded, water-privileged neighborhood in Arnold on both sides of Baltimore Annapolis Boulevard, near Ritchie Highway and Asquith Creek on the Severn River. County records identify about 54 residential properties carrying Severn View labels, generally on large wooded lots, with homes ranging from the early twentieth century through 2004 and most dating to the 1990s. Some homes on the southwest side of the boulevard sit on or near the Severn River.

The Severn View HOA maintains common areas and a private, gated community marina on Asquith Creek, with a boat ramp, pier, pavilion, fire pit, kayak storage and deeded boat slips; recent listings describe an annual association fee. The neighborhood is next to the B&A Trail and, despite its Arnold ZIP code, is served by Jones Elementary School and the Severna Park middle and high schools.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Severn View HOA (mandatory association per MLS)
Also Known As	Severn View (county/MLS subdivision name); Severnview (GNIS populated place)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

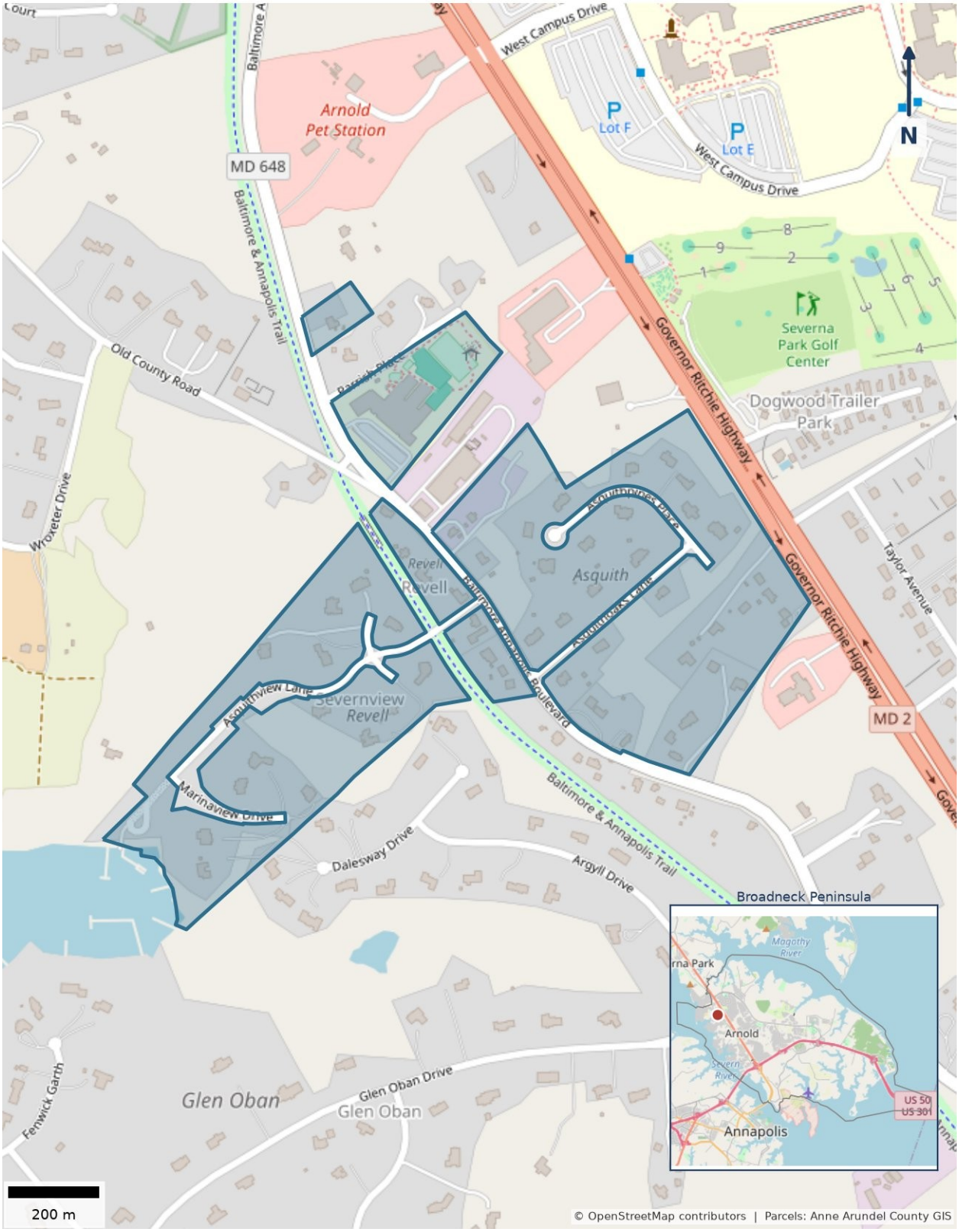
Homes	54
Homes Count Basis	Estimated (residential county parcels; 2019 local reporting described fewer than 40 homes)
Residence Type	single-family detached (large wooded lots; some waterfront)
Year Built	1900-2004 (county parcels; most 1990s; median 1992)
General Location	Asquithpines Pl, Asquithoaks Ln, Riverbreeze Pl, Marinaview Dr, Asquithview Ln and Severn View Dr, plus properties on Baltimore Annapolis Blvd and Ritchie Hwy, off Asquith Creek / the Severn River, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 8, 2026

Severnview



Shaded: county parcels in subdivisions Severn View; Severn View/Hall Prop

Shore Acres

About

Shore Acres is a water-privileged community on the Magothy River in Arnold, along Shore Acres Road, Deep Creek Avenue, Arundel Drive, Forest Drive, Magothy Avenue and neighboring streets. It was first subdivided into lots in the 1920s as summer homes for Baltimore residents and later became a year-round neighborhood, so its houses now span many decades and styles. County records identify about 398 residential properties in the Shore Acres, Shore Acres Resub and revised-plat labels.

The Shore Acres Improvement Association is a voluntary, dues-supported civic association, not a mandatory homeowners association. It maintains a community beach at the end of Forest Drive, a boat ramp, and a clubhouse with a playground, basketball and pickleball courts and open greenspace. The association also serves Adams/Cedar Point, Weatherly and other parcels reached through Shore Acres; those neighboring areas remain listed separately in this handbook.

Contact

POC Name	SAIA Board
POC Email	shoreacresmd@gmail.com
POC Phone	*Not yet found*
Website	https://www.shoreacresmd.org/

Association

Association/HOA	Shore Acres Improvement Association (SAIA; voluntary, not a mandatory HOA)
Also Known As	Shore Acres Improvement Association (SAIA)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

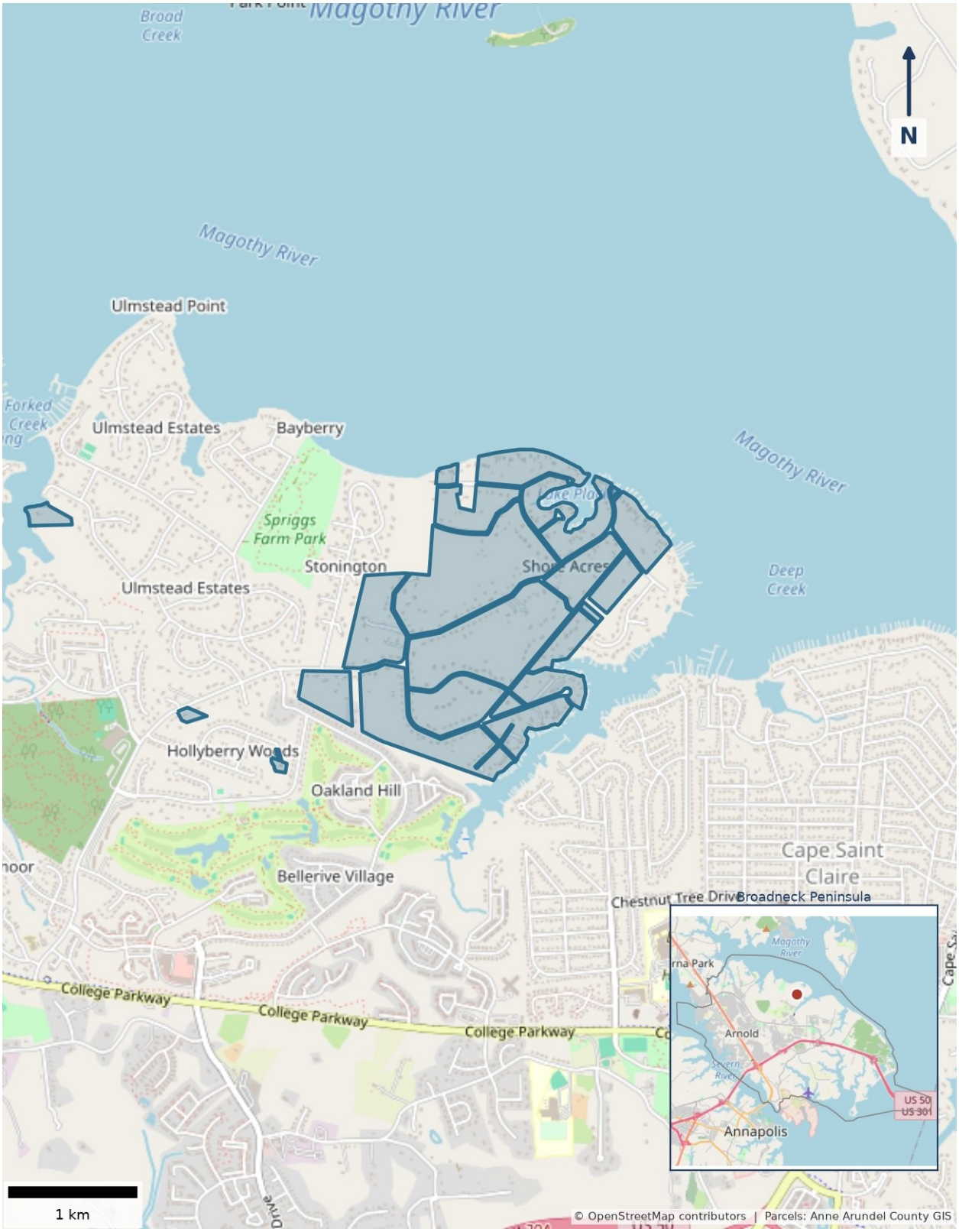
Homes	398
Homes Count Basis	Estimated (residential county parcels in Shore Acres / Resub / revised-plat labels; not SAIA membership)
Residence Type	single-family detached (including split-foyers and split-levels; housing styles vary widely)
Year Built	1900-2026 (county parcels; median 1976; developed from 1920s summer cottages through later year-round construction)
General Location	Shore Acres Rd, Deep Creek Ave, Arundel Dr, Forest Dr, Burnett Ave, Magothy Ave, Hilltop Rd, Phillips Dr, Lake Dr and nearby streets on the Magothy River, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Shore Acres



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

Sillman Estates

About

Sillman Estates, recorded in county parcel records as Sillaman Estates, is a small single-family neighborhood in Arnold on Sillaman Court, Carrera Lane and part of Mariner Drive, next to Landhaven. County records identify 13 residential properties, all built between 1993 and 1999.

No current homeowners association, public website or official contact has been verified. The GNIS populated-place name uses the Sillman spelling, while the street and county subdivision records use Sillaman.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found
Also Known As	Sillaman Estates (county subdivision and Sillaman Court spelling); Sillman Estates (GNIS populated place)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

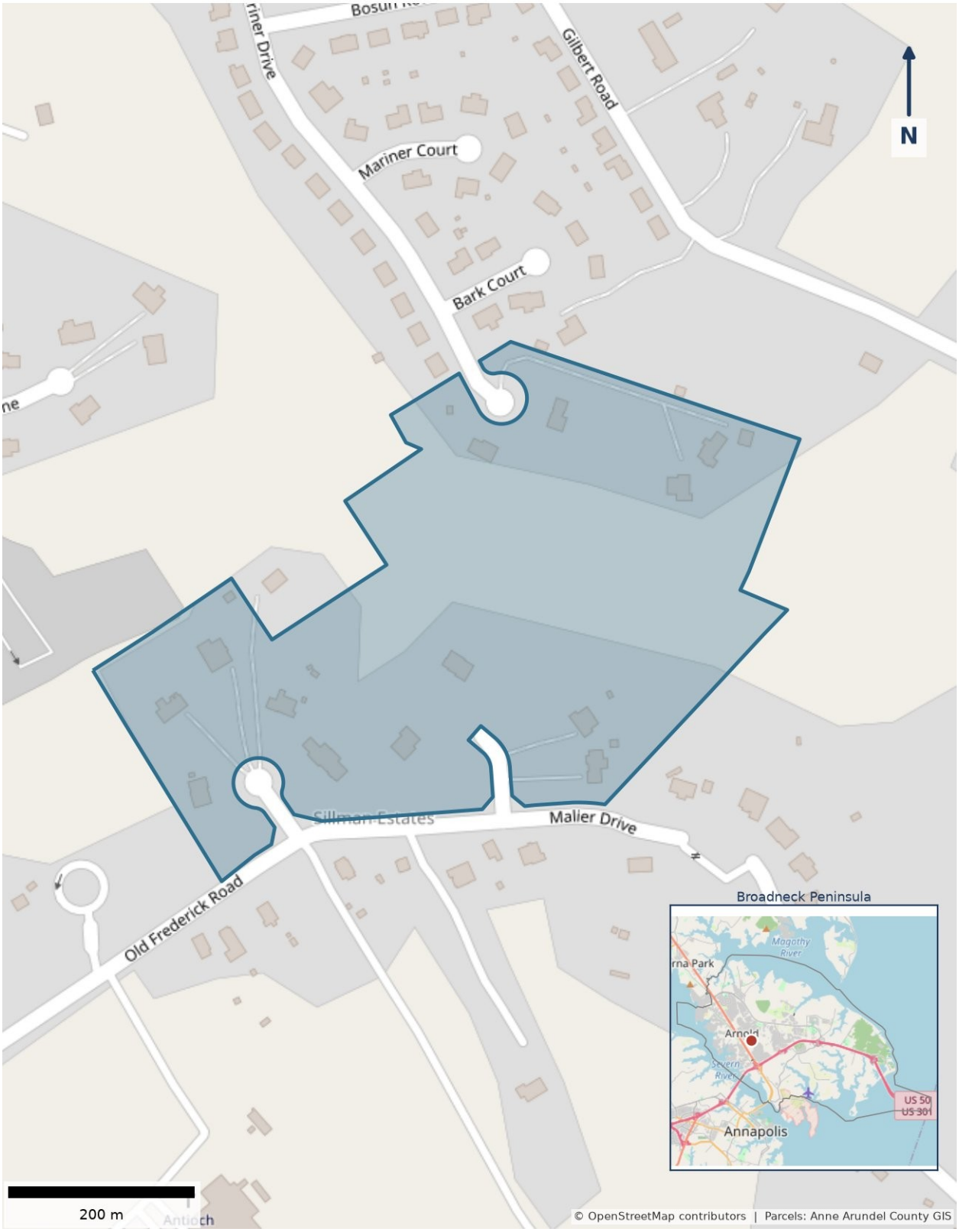
Homes	13
Homes Count Basis	Estimated (residential county parcels labeled SILLAMAN ESTATES; not association membership)
Residence Type	single-family detached
Year Built	1993-1999 (county parcels; all 1990s; median 1994)
General Location	Sillaman Ct, Carrera Ln and part of Mariner Dr, Arnold 21012, next to Landhaven
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 8, 2026

Sillman Estates



Shaded: county parcels in subdivision Sillaman Estates

Skidmore

About

Skidmore is a historic African American community near the foot of the Chesapeake Bay Bridge in Annapolis, along Skidmore Drive, Colbert Road, Col-Mar Lane, Carrs Road and Log Inn Road, on both sides of US 50/301. The neighborhood took shape through early-twentieth-century land purchases and plats and was later divided by the highway and bridge approaches. County records identify about 32 residential properties carrying Skidmore labels, with homes dating from the 1930s through recent years.

No current civic association, website or public contact has been verified. The Maryland Historical Trust has documented Skidmore as a historic district of about 87 acres, and residents have raised concerns about nearby transportation and conservation projects around Whitehall and the Bay Bridge.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found
Also Known As	Historic Skidmore community (Maryland Historical Trust AA-2594)
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

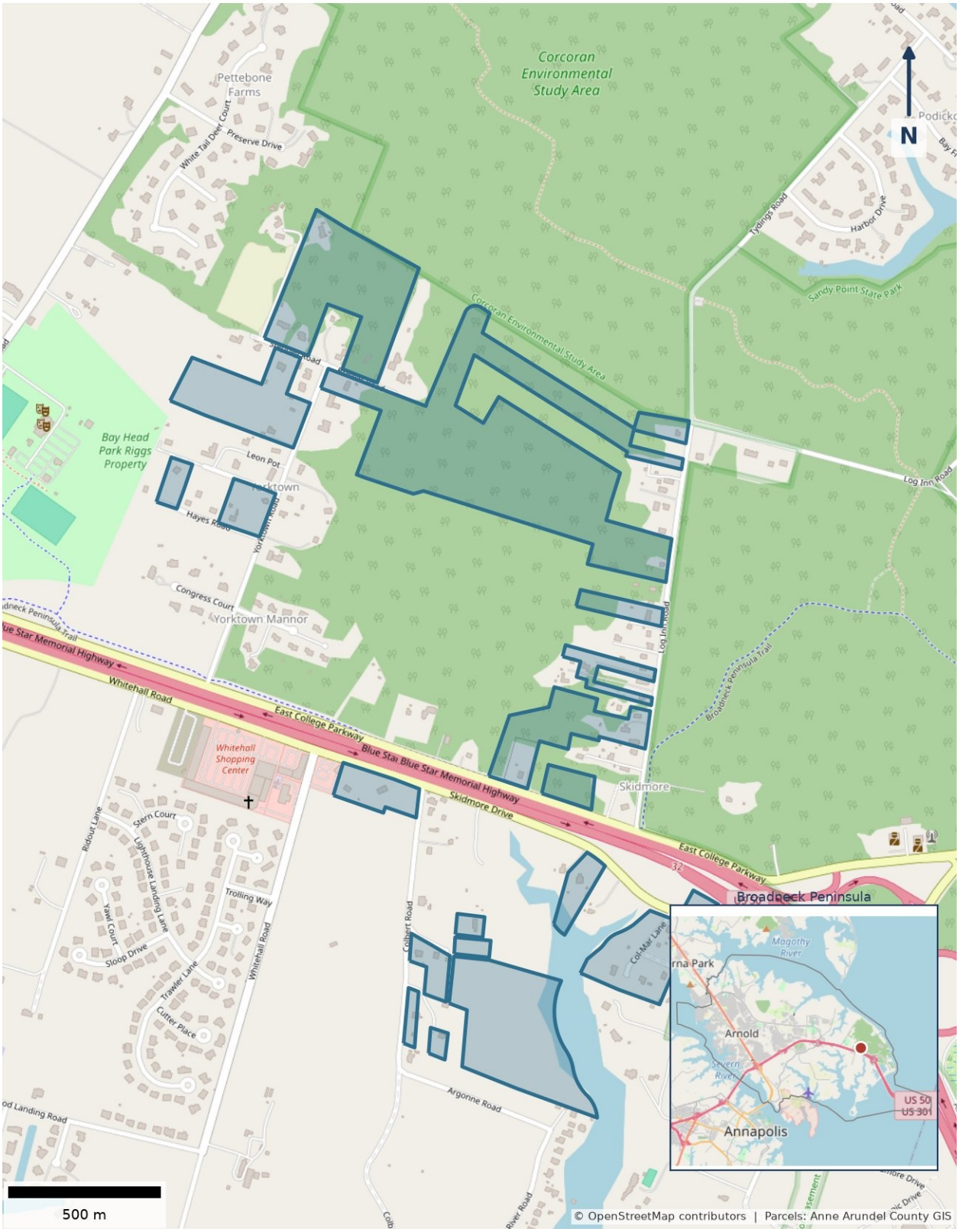
Homes	32
Homes Count Basis	Estimated (residential county parcels labeled SKIDMORE / SKIDMORE H COLBERT SUB; historic-district parcel count is larger)
Residence Type	single-family detached
Year Built	1930-2022 (county-labeled residential properties; median 1967)
General Location	Skidmore Dr, Colbert Rd, Col-Mar Ln, Carrs Rd and Log Inn Rd on both sides of US 50/301 near the Chesapeake Bay Bridge and Whitehall, Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Skidmore



Shaded: county parcels in 3 recorded subdivisions (see map_matches.json)

St. Margaret's Landing

About

St. Margaret's Landing is a single-family neighborhood in the St. Margarets area of Annapolis, reached from St. Margarets Road and Whitehall Road. County records identify about 134 homes on streets such as Trawler Lane, Lighthouse Landing Lane, Sloop Drive, Stern Court, Yawl Court, Cutter Place, Buoy Court and Homewood Landing Road. Houses were built from 2000 through 2006, with most dating to the early 2000s.

The community has a homeowners association that belongs to the Broadneck Civic Association. Recent listings describe an annual association fee for common-area maintenance, and some mention neighborhood walking paths. County common parcels are owned under both the St. Margarets Landing and Lighthouse Landing homeowners association names. No public website, named board roster, email or phone was verified, and the association does not appear on the county community-association list.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	St. Margaret's Landing Homeowners Association (BCC member; county parcels also list Lighthouse Landing Homeowners Association)
Also Known As	St. Margarets Landing (county/MLS spelling, no apostrophe)
Management Company	None found
BCC Member	Expired (2/2024)
County-Registered	No

Profile

Homes	134
Homes Count Basis	Estimated (residential county parcels labeled St. Margarets Landing / St. Margaret's Landing / SAT Margarets Landing)
Residence Type	single-family detached
Year Built	2000-2006 (county parcels; median 2001)
General Location	Trawler Ln, Lighthouse Landing Ln, Sloop Dr, Stern Ct, Yawl Ct, Cutter Pl, Buoy Ct, Bulkhead Ct, Homewood Landing Rd and nearby courts, off St. Margarets Rd / Whitehall Rd, Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

St. Margaret's Landing



Shaded: county parcels in 4 recorded subdivisions (see map_matches.json)

Stonecrest

About

Stonecrest is a 55-and-over community of single-family homes in Arnold, just off Jones Station Road. County records show about 42 homes built from 2007 through 2010, mainly on Whetstone Drive and Grindstone Drive.

Stonecrest HOA of Arnold, Inc. is professionally managed by Wallace Management. Community amenities include a walking trail and gazebo, and the association provides lawn maintenance. Recent listings describe a quarterly HOA fee. The community is a BCC member but is not on the county community-association list.

Contact

POC Name	Mary (Wallace Management property manager)
POC Email	Mary@wallacehoamgmt.com
POC Phone	410-268-0336
Website	https://www.wallacehoamgmt.com/stonecrest-hoa-of-arnold

Association

Association/HOA	Stonecrest HOA of Arnold, Inc.
Also Known As	Stonecrest HOA of Arnold
Management Company	Wallace Management, PO Box 3490, Annapolis, MD 21403
BCC Member	Member in good standing
County-Registered	No

Profile

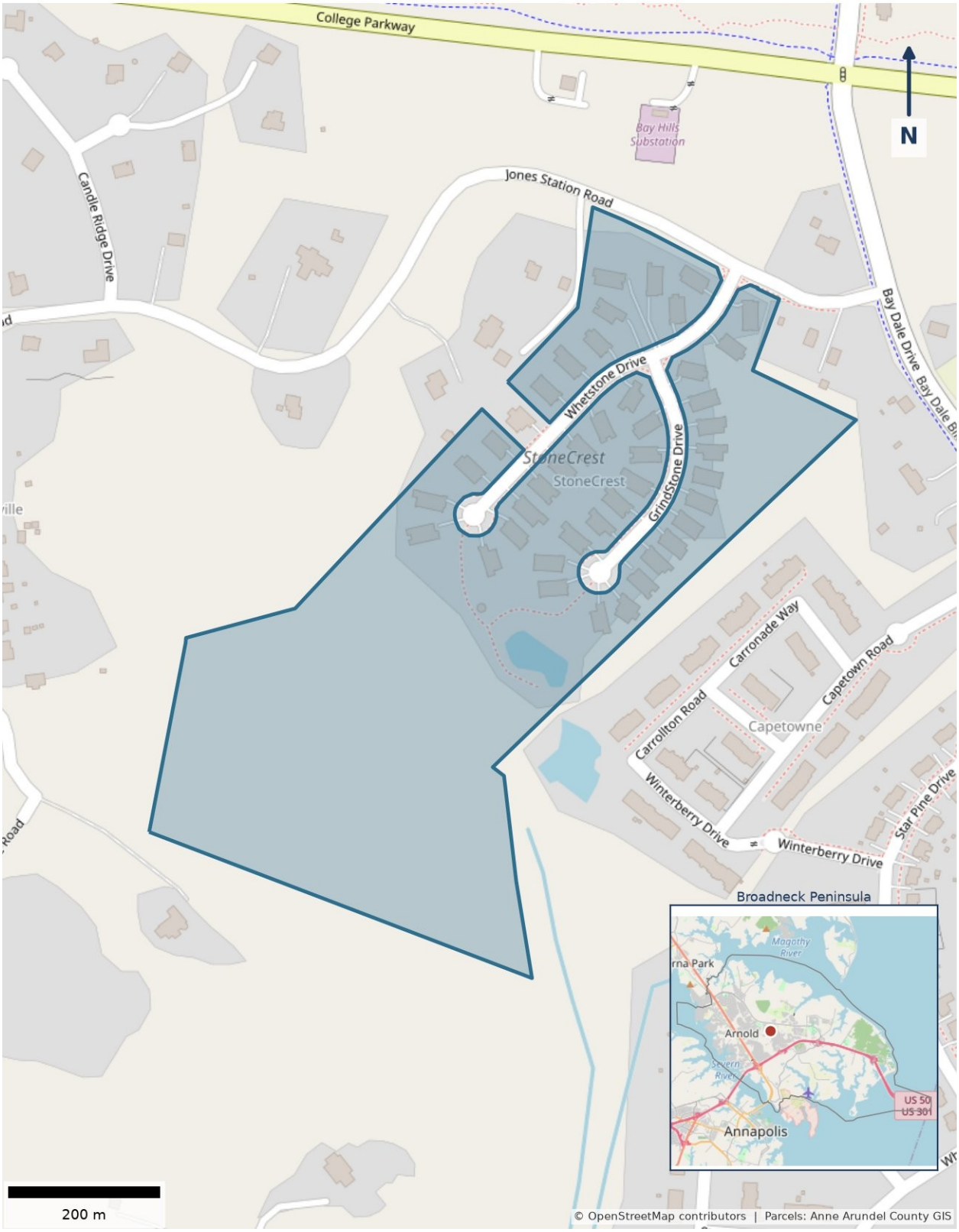
Homes	42
Homes Count Basis	Estimated (residential county parcels; public directory excerpts have described 43 homes)
Residence Type	single-family detached; 55+ community
Year Built	2007-2010 (county parcels; median 2007)
General Location	Whetstone Dr and Grindstone Dr, off Jones Station Rd, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 8, 2026

Stonecrest



Shaded: county parcels in subdivision Stonecrest

Stonington

About

Stonington, also called Stonington on the Magothy, is a waterfront neighborhood in Arnold on the Magothy River. The homeowners association describes a community of 66 households, with tennis and pickleball courts, a multipurpose court, a playground, a community beach and pier, a residents-only marina, and a stone patio and bathhouse used for neighborhood gatherings. County records show homes built from 1988 through 2003, chiefly along Stonington Drive and nearby courts and lanes.

The community has an official website and is both a BCC member and county-registered. The public website pages and the county listing do not name a current board contact, email or phone.

Contact

POC Name	Amy Rimel
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	https://www.stoningtonhoa.com

Association

Association/HOA	Stonington Homeowners Association / Stonington HOA
Also Known As	Stonington on the Magothy
Management Company	None found
BCC Member	Member in good standing
County-Registered	Yes

Profile

Homes	66
Homes Count Basis	Official (Stonington HOA website, 66 households); county labels show 67 residential properties
Residence Type	single-family detached (waterfront community with marina and beach)
Year Built	1988-2003 (county parcels; median 1992)
General Location	Stonington Dr, Stonington Ct, Stonington Way, Folkstone Ct, Covent Garden Ln, Notting Hill Ln, Ravelston Ter, Trumpington Ln, Sutterton Ct and Lincolnshire Ln, off Shore Acres Rd on the Magothy River, Arnold 21012
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 20, 2026

Stonington



Shaded: county parcels in subdivisions Stonington; Stonington Admin

Sturbridge

About

Sturbridge is a single-family neighborhood in Arnold developed mainly in the late 1980s. County records identify about 59 homes built from 1985 through 1994, on streets including Old Sturbridge Road, Nickerson Way, Camden Court, Sam Ryder Road and Helmsley Way.

A Sturbridge Homeowners Association owns common and open-space parcels in the subdivision. Recent listings describe a mandatory association and common grounds; one 2026 listing reported an HOA fee of $405, without stating whether that amount is billed annually or on another schedule. No official website or public board contact was found, and the community is not on the BCC roster or the county association list.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Sturbridge Homeowners Association, Inc. (name as it appears on county common parcels; no official public page found)
Also Known As	*Not yet found*
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

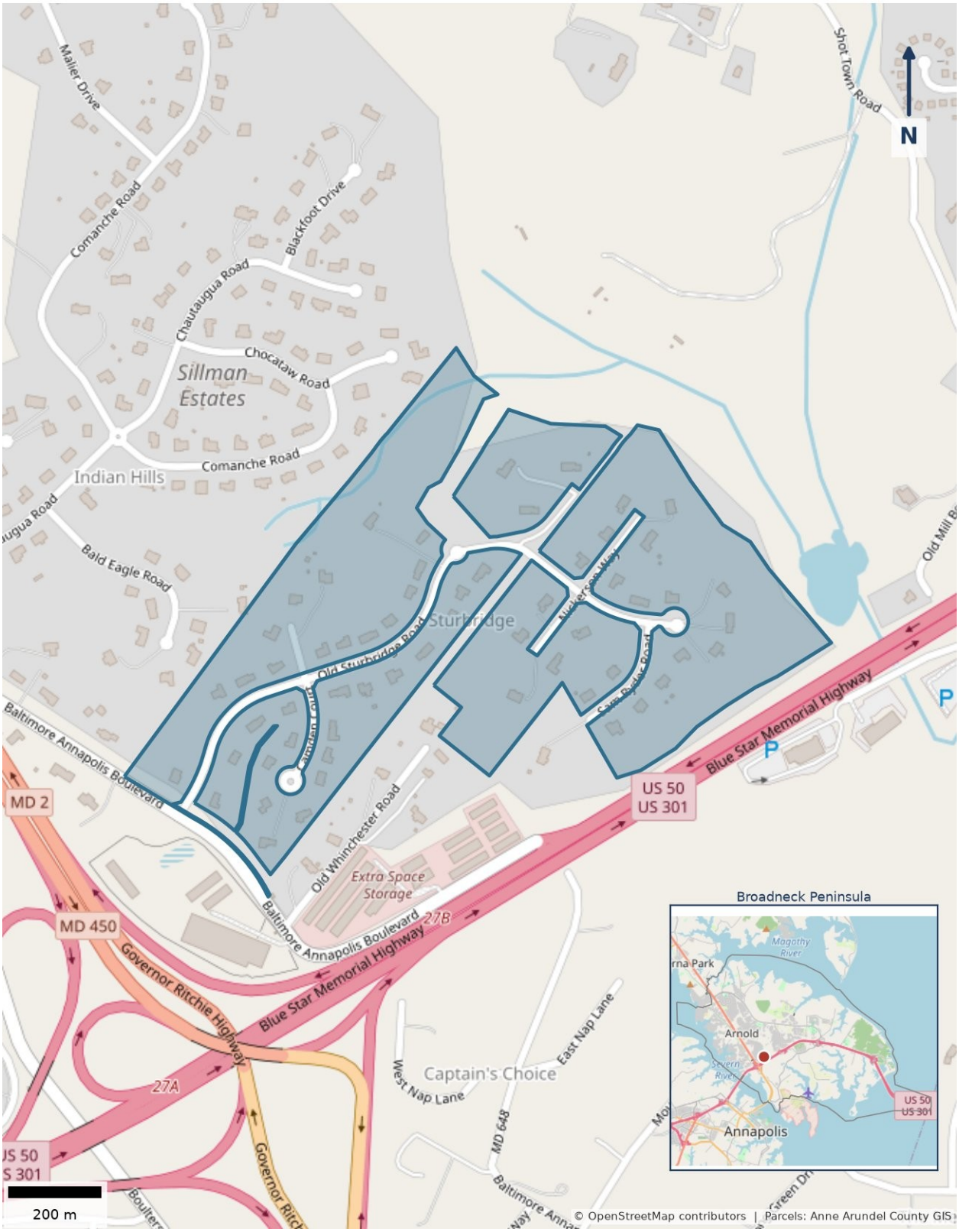
Homes	59
Homes Count Basis	Estimated (residential county parcels)
Residence Type	single-family homes (mostly detached; 5 parcels coded A005)
Year Built	1985-1994 (county parcels; median 1987)
General Location	Old Sturbridge Rd, Nickerson Way, Camden Ct, Sam Ryder Rd and Helmsley Way, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 8, 2026

Sturbridge



Shaded: county parcels in subdivision Sturbridge

Swann Point Estates

About

No Swann Point Estates residential subdivision has been confirmed within the Broadneck ZIPs 21409, 21012 or 21402. County parcel records place Swann Point, Swann Point Estates and closely spelled labels in Severna Park (ZIP 21146), on streets such as Sonneborn Road, Kagee Road, Old County Road and Jones Station Road.

A Maryland corporation named Swann Point Estates Homeowners Association, Inc. has been reported as forfeited, with an administrative address on Riva Road in Annapolis that is not a community location. The name is retained as an unresolved placeholder pending confirmation or approval to remove it. No Broadneck map pin or boundary is assigned.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	Swan Point Estates (county/plat spelling variant)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	No Broadneck location confirmed (county Swann Point / Swann Point Estates labels are in Severna Park 21146; ZIP 21012 is the source-list placeholder only)
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Tanglewood

About

Tanglewood is an unresolved name on this list because it refers to more than one Broadneck place. Every county tax label containing Tanglewood in the in-scope ZIPs belongs to the Bay Hills Tanglewood townhouse regimes in Arnold, already listed separately as Bay Hills Townhomes (Tanglewood Regime). The only county community-association registration using the Tanglewood name is that same condominium regime.

A different Tanglewood appears in local descriptions and federal map records as a populated place on the west bank of Whitehall Creek in St. Margaret's, next to Whitehall Beach and Amberley and historically part of the Pleasant Plains tract. Parcels around that map point are labeled Pleasant Plains, which is already a separate researched row. No additional Tanglewood subdivision was found, so this row is kept as a placeholder until Mike decides whether to remove it or treat the name as an also-known-as on one of those existing communities. No separate map pin is assigned.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	See notes: name overlaps Bay Hills Tanglewood Regime and a Whitehall Creek / Pleasant Plains place-name
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	Unresolved: either the Bay Hills Tanglewood townhouse regimes in Arnold 21012 (already listed separately) or a Whitehall Creek / Pleasant Plains place-name in Annapolis 21409
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Terrace Gardens

About

Terrace Gardens is an established single-family neighborhood in Arnold, near Ritchie Highway and Anne Arundel Community College and next to Rubert Manor. County records identify about 69 homes, mainly on Dogwood Road, Circle Drive, Maple Road, Beechwood Road, Terrace Lane, Elmridge Road and Hardy Road. Houses date from 1930 through 2020, with most built in the 1950s.

An undated directory lists a joint Rubert Manor–Terrace Gardens civic association, but no current board, website, email or phone was verified. The neighborhood is not on the BCC roster or the county community-association list. The nearby Timbers neighborhood began as Rubert Manor Section B and now has its own civic association.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Historical Rubert Manor–Terrace Gardens civic association (current status unconfirmed)
Also Known As	Historically paired with Rubert Manor in civic-association directories
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

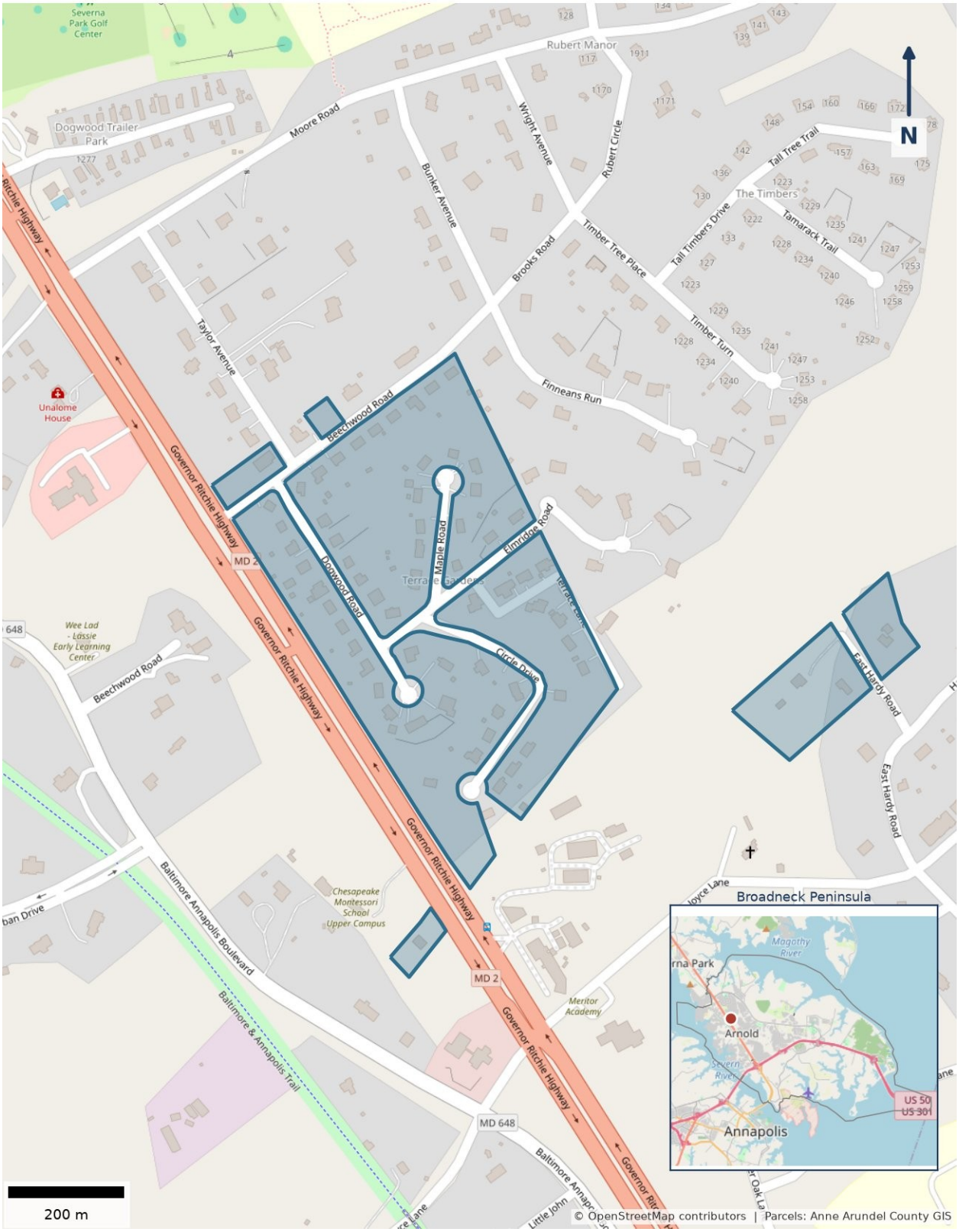
Homes	69
Homes Count Basis	Estimated (residential county parcels labeled Terrace Gardens)
Residence Type	single-family homes (mix of detached and A005 dwelling types)
Year Built	1930-2020 (county parcels; median 1955; most 1950s)
General Location	Dogwood Rd, Circle Dr, Maple Rd, Beechwood Rd, Terrace Ln, Elmridge Rd and Hardy Rd, near Ritchie Hwy and AACC, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A; District 33C
County Council District	District 5

Information last revised: November 8, 2026

Terrace Gardens



Shaded: county parcels in subdivision Terrace Gardens

The Meadows (Brice Manor, Forest Meadow, Great Meadow)

About

The Meadows is a single-family community toward the end of the Broadneck Peninsula in Annapolis. The Meadows Residents Association says it is four neighborhoods that operate as one: Brice Manor, Forest Meadow, Great Meadow and The Meadows. County records for those four labels identify about 125 homes, built from 1931 through 2001, on streets including Meadow Hill Drive, Millridge Court, View Top Court, High Ridge Road, Meadow Valley Drive, Long Green Drive, Long Green Court and Meadowgate Drive, plus some homes on Baltimore Annapolis Boulevard and St. Margarets Road.

The association has an official website and is county-registered. Listings describe a modest annual association fee. Neighboring streets such as Deacon Way and East Severn Ridge Road are invited to community events but are not counted as part of the four named sections. The community is not on the BCC roster.

Contact

POC Name	Lee Schinnerer (President)
POC Email	annapolismeadows@gmail.com
POC Phone	*Not yet found*
Website	https://www.annapolismeadows.com

Association

Association/HOA	Meadows Residents Association (voluntary; four sections operating as one)
Also Known As	Meadows Residents Association; Brice Manor; Forest Meadow (county Forest Meadows); Great Meadow (county GREATMEADOW)
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

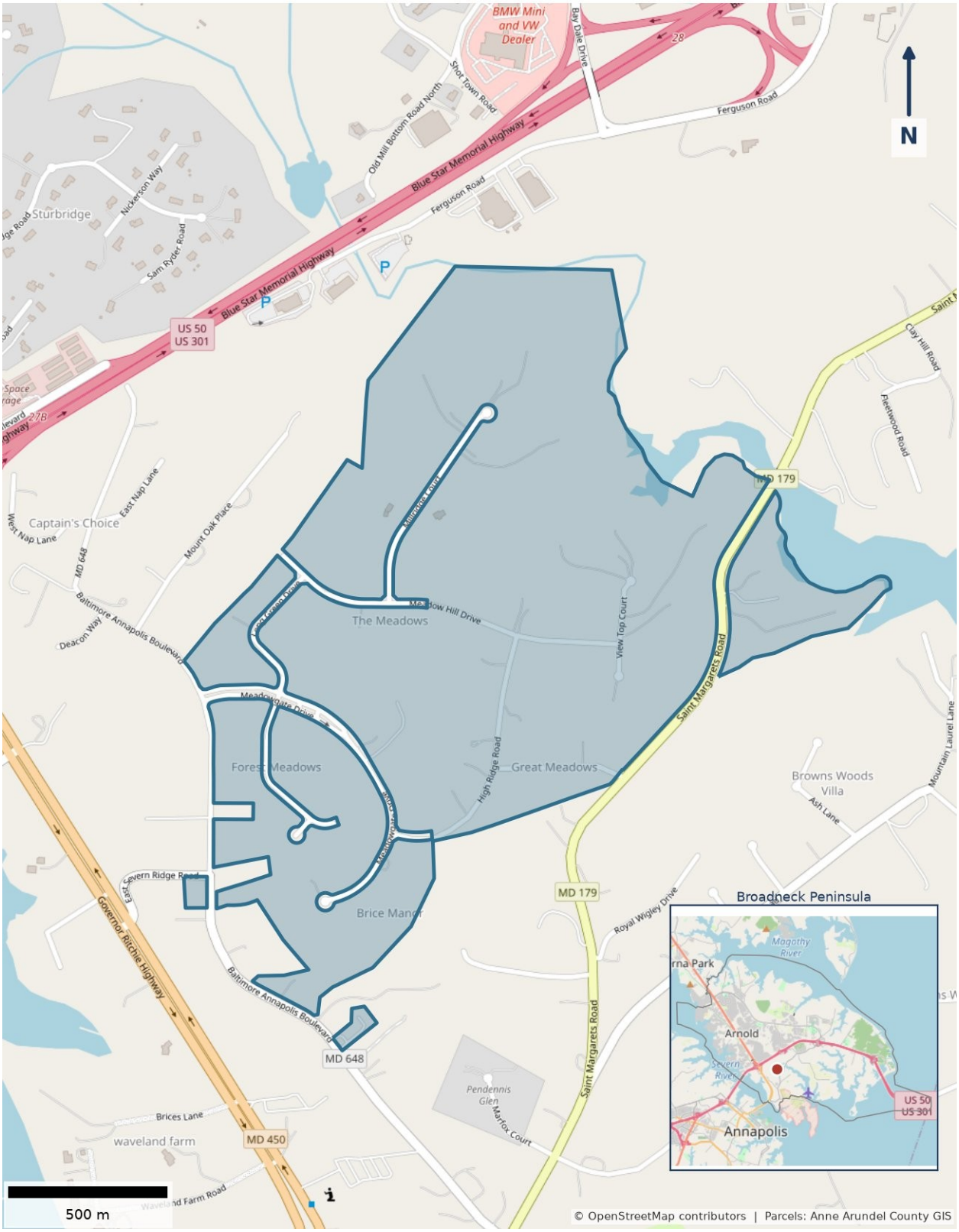
Homes	125
Homes Count Basis	Estimated (residential county parcels in the four sections named by the association)
Residence Type	single-family detached (some larger lots)
Year Built	1931-2001 (county parcels in the four named sections; median 1982)
General Location	Meadow Hill Dr, Millridge Ct, View Top Ct, High Ridge Rd, Meadow Valley Dr, Long Green Dr, Long Green Ct and Meadowgate Dr, plus some homes on Baltimore Annapolis Blvd and St. Margarets Rd, Annapolis 21409
ZIP	21409
County List District	District 6

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A; District 33C
County Council District	District 5

Information last revised: November 8, 2026

The Meadows (Brice Manor, Forest Meadow, Grea



Shaded: county parcels in 4 recorded subdivisions (see map_matches.json)

The Timbers

About

The Timbers is a small single-family neighborhood in Arnold, on Tall Tree Trail, Timber Turn and Tamarack Trail near Rubert Manor. The Timbers Civic Association says the subdivision has 47 homes and a recreation area; county records show the same 47 residential properties, built from 1968 through 1975.

The land was first deeded as Rubert Manor Section B in 1970 and renamed The Timbers in 1971. The civic association, formed in 1972, is not a homeowners association under Maryland law. Membership is voluntary; annual dues of $100 help maintain the recreation area, lighting and insurance. The association has a public website and is county-registered, but it is not on the BCC roster.

Contact

POC Name	Ruth Rabin (President)
POC Email	TimbersCivicPresident@gmail.com
POC Phone	410-975-9908
Website	https://timberscivicassn.wixsite.com/timbers-civic-assn

Association

Association/HOA	Timbers Civic Association, Inc. (voluntary civic association, not an HOA)
Also Known As	Timbers; originally Rubert Manor Section B (renamed 1971)
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

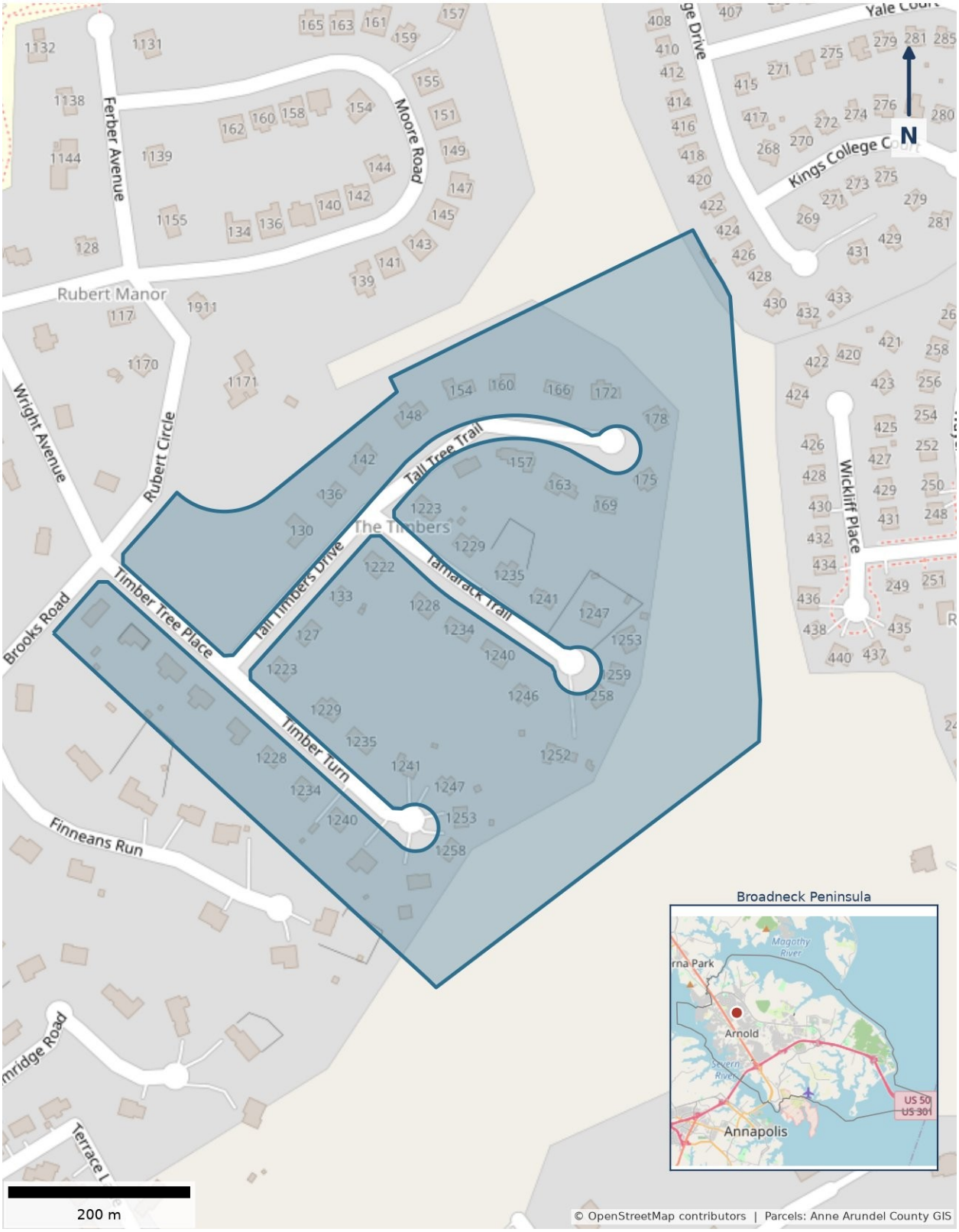
Homes	47
Homes Count Basis	Official (Timbers Civic Association / subdivision plat; matches county residential parcels)
Residence Type	single-family homes (mix of detached, A004 and A005 dwelling types)
Year Built	1968-1975 (county parcels; median 1972)
General Location	Tall Tree Trl, Timber Turn and Tamarack Trl, Arnold 21012
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

The Timbers



Shaded: county parcels in subdivision The Timbers

Twin Harbors

About

Twin Harbors is a water-oriented neighborhood in Arnold between Dividing Creek and Mill Creek, on the Magothy River. It was established in 1963 on the former Peninsula Farm, and the Twin Harbors Community Association was incorporated in 1968. County records identify about 140 homes on streets such as Doncaster Road, Baybourne Drive, Twin Harbor Drive, Mill Harbor Drive, Nomini Drive, Rushley Road, Dividing Court, Paddock Circle and Mackes Bluff Lane. Houses date from the 1920s through recent years, with most built in the 1970s.

The association is a voluntary community association, not a compulsory HOA. Members have access to the association's beach and marina. The group has an official website and is county-registered, but it is not on the BCC roster.

Contact

POC Name	Adam DeMella (President)
POC Email	twinharbors@gmail.com
POC Phone	*Not yet found*
Website	https://www.twinharborsmaryland.com

Association

Association/HOA	Twin Harbors Community Association, Inc. (voluntary; not a compulsory HOA)
Also Known As	Twin Harbor (county spelling variant)
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

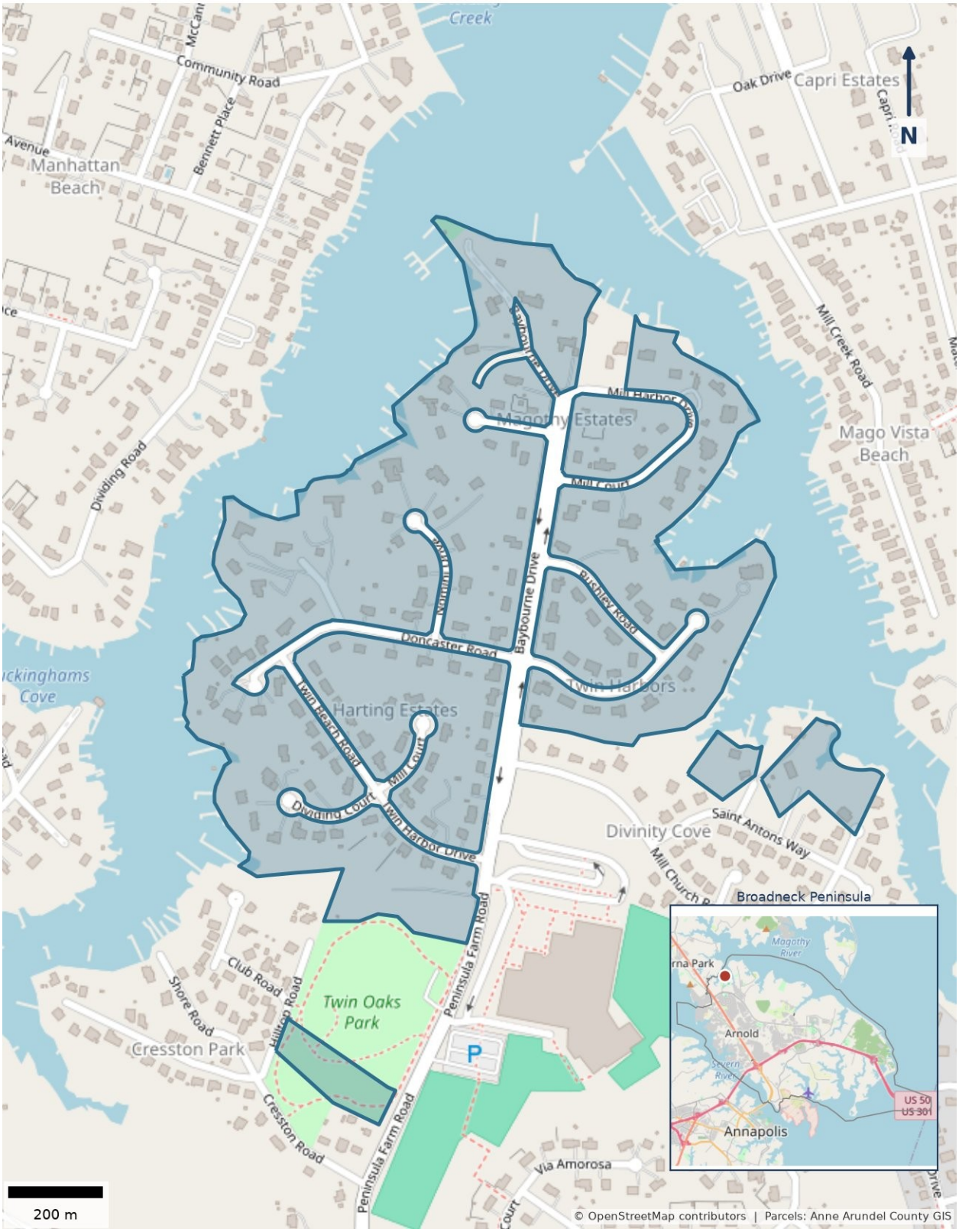
Homes	140
Homes Count Basis	Estimated (residential county parcels labeled Twin Harbors / Twin Harbor and related Ogle/Macke plats)
Residence Type	mix of single-family detached and attached/townhouse-coded homes; some waterfront
Year Built	1920-2026 (county parcels; median 1973)
General Location	Doncaster Rd, Baybourne Dr, Twin Harbor Dr, Mill Harbor Dr, Nomini Dr, Rushley Rd, Dividing Ct, Paddock Cir, Haverton Rd and Mackes Bluff Ln, off Peninsula Farm Rd between Dividing Creek and Mill Creek, Arnold 21012
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Twin Harbors



Shaded: county parcels in 5 recorded subdivisions (see map_matches.json)

Ulmstead Cove

About

Ulmstead Cove is a water-privileged single-family neighborhood in Arnold, distinct from the much larger Ulmstead Estates / Ulmstead Club community nearby. County records identify about 38 homes built from 1989 through 1996, mainly on Spy Glass Drive, Pride of Baltimore Drive and Saber Lane.

Listings describe community waterfront on Forked Creek, with a pier, picnic area, kayak and dinghy storage, a path from the Spy Glass Drive cul-de-sac, a sport court and trails; each home may place a mooring in the creek. The community is county-registered. Its listed website did not load during this verification, so the working contact is the county-listed president. The neighborhood is not on the BCC roster.

Contact

POC Name	Michael Imber (President)
POC Email	mimber2@yahoo.com
POC Phone	443-214-5455
Website	http://ulmsteadcove.org

Association

Association/HOA	Ulmstead Cove (county-listed community association; official public page unavailable during this verification)
Also Known As	*Not yet found*
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

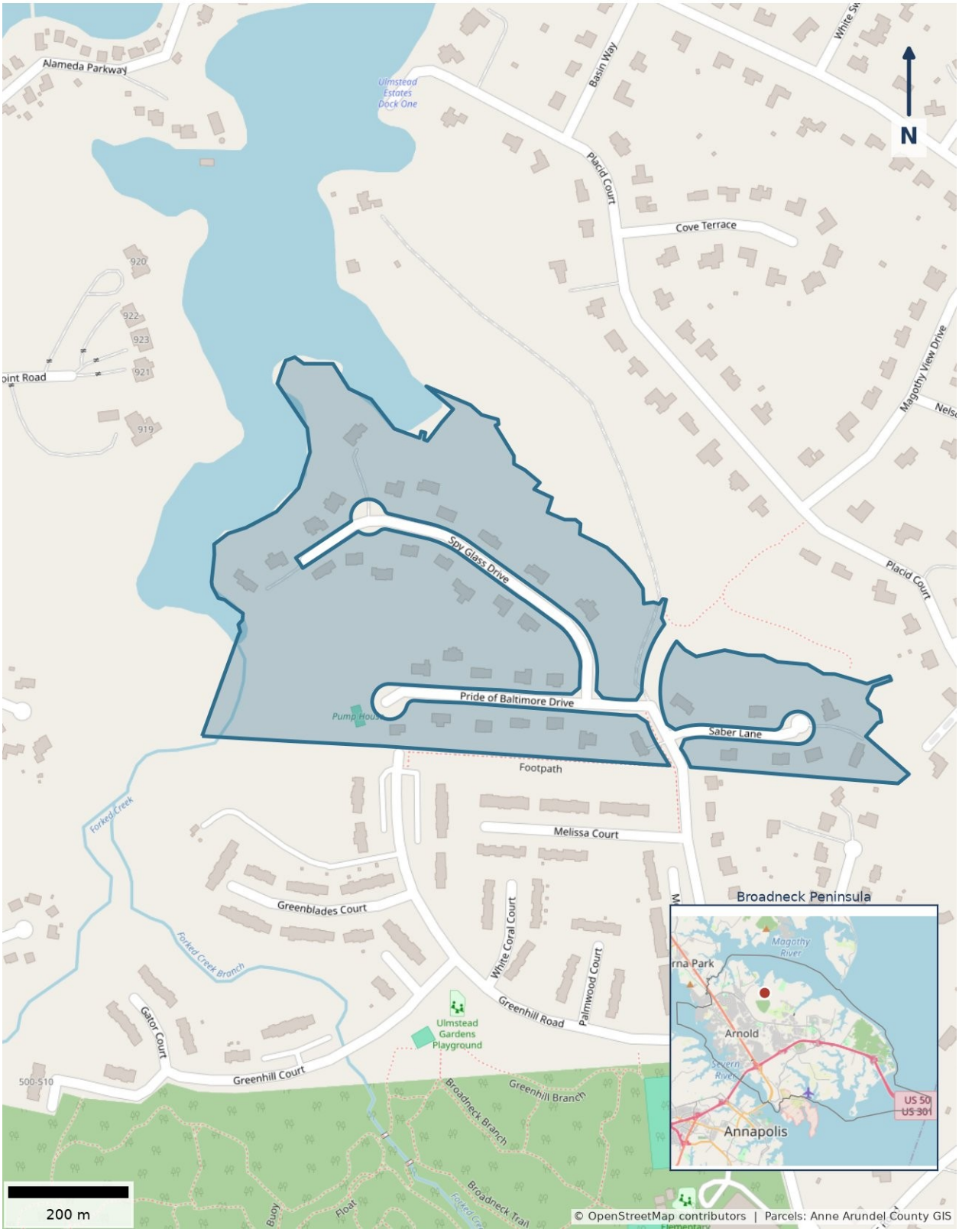
Homes	38
Homes Count Basis	Estimated (residential county parcels labeled Ulmstead Cove)
Residence Type	single-family detached (water-privileged)
Year Built	1989-1996 (county parcels; median 1990)
General Location	Spy Glass Dr, Pride of Baltimore Dr and Saber Ln, near Forked Creek, Arnold 21012
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Ulmstead Cove



Shaded: county parcels in subdivision Ulmstead Cove

Ulmstead Estates

About

Ulmstead Estates is a friendly, family-oriented waterfront community of about 360 homes on the Magothy River in Arnold, just north of Annapolis. Developed in sections from the 1960s through the early 1990s, including Ulmstead Point and Ulmstead Point II, it has mostly single-family homes on tree-lined streets such as Placid, Mallard, White Swan, Lynch, Carlisle and Breton.

Neighborhood life centers on Ulmstead Club, Inc., a volunteer-run civic association that owns the community docks and marina, boat ramp, beach park, ballfield, tennis courts and the Barn, whose recreation rooms are being rebuilt. Members enjoy a monthly newsletter, social events and crabbing and fishing from the docks, and families can join the separate Ulmstead Swim Club, home of the Mighty Ducks swim team.

Contact

POC Name	Vin Hardick (President)
POC Email	vhardick@gmail.com
POC Phone	443-822-7971
Website	https://ulmstead.com/ (also ulmstead.org)

Association

Association/HOA	Ulmstead Club, Inc. (voluntary civic association, not an HOA)
Also Known As	Ulmstead Club, Inc.; Ulmstead Point; Ulmstead Point II
Management Company	None (volunteer-run; no management company)
BCC Member	Not a member
County-Registered	Yes

Profile

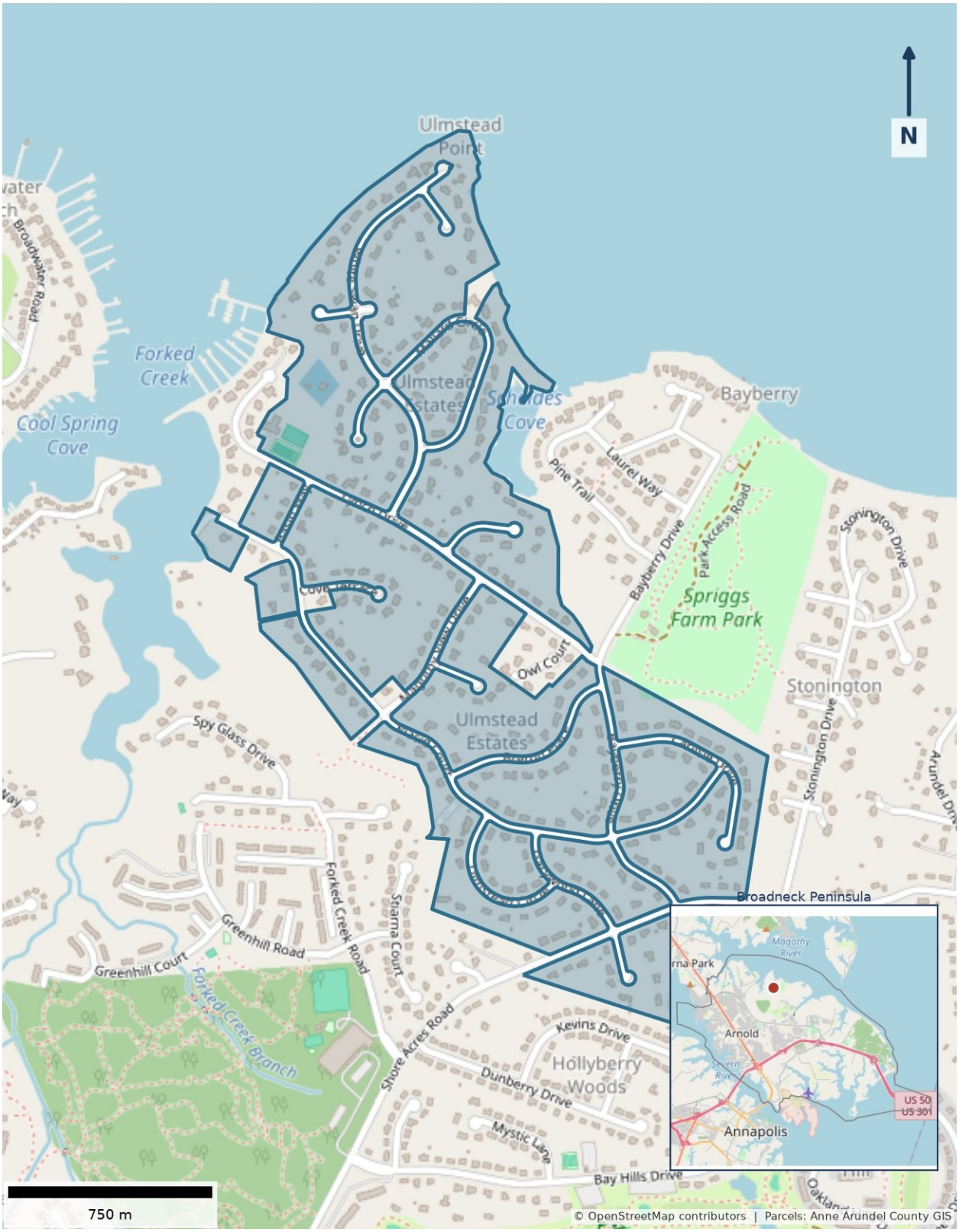
Homes	~360
Homes Count Basis	Official
Residence Type	single-family homes
Year Built	Mostly 1964-1984 (county parcel records; most built in the 1970s, a few newer infill homes to 2021)
General Location	Magothy River waterfront, east Arnold 21012: Placid Rd/Ct, Mallard, White Swan Dr, Lynch Dr, Bayberry, Carlisle, Breton, Ulmstead Cir, Owl, Magothy View, Bay Green, Quail Run and part of Shore Acres Rd
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 3, 2026

Ulmstead Estates



Shaded: county parcels in subdivision Ulmstead Estates

Walnut Ridge

About

Walnut Ridge is a townhouse community in Annapolis, established in 1985. The Walnut Ridge Community Association says it has 158 townhomes; county records show the same 158 residential properties, built from 1985 through 1993, on Hazel Nut Court, Almond Drive, Peach Court and Tanook Court.

The association maintains private streets and common grounds, including lawn care, snow removal and street lighting. It is professionally managed by ProCom. Board meetings are typically held in February, April, June, September and November. The community is not on the county association list or the BCC roster.

Contact

POC Name	Tamara James (ProCom)
POC Email	TJames@procomgt.com
POC Phone	410-721-0777 ext. 118
Website	https://walnutridgeonline.org/

Association

Association/HOA	Walnut Ridge Community Association, Inc. (mandatory HOA)
Also Known As	Walnut Ridge Community Association
Management Company	Professional Community Management, Inc. (ProCom), 400 Serendipity Drive, Millersville, MD 21108
BCC Member	Not a member
County-Registered	No

Profile

Homes	158
Homes Count Basis	Official (Walnut Ridge Community Association website; matches county residential parcels)
Residence Type	townhomes
Year Built	1985-1993 (county parcels; median 1985)
General Location	Hazel Nut Ct, Almond Dr, Peach Ct and Tanook Ct, Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Walnut Ridge



Shaded: county parcels in subdivision Walnut Ridge

Water's Edge at Woods Landing

About

Water's Edge at Woods Landing is a townhouse community in Annapolis, near Woods Landing but with its own homeowners association. County records identify about 114 townhomes built from 1998 through 2002, on Snow Goose Lane, Wood Duck Lane, Wintergull Lane and Pintail Lane.

Recent listings describe a monthly association fee covering common-area maintenance, pier and dock upkeep, snow removal and management, plus amenities such as a playground, walking path and water privileges. The association is county-registered. The county listing names a treasurer but does not give a phone number or council district. The community is not on the BCC roster and is kept separate from Woods Landing.

Contact

POC Name	John H. Young (Treasurer)
POC Email	JHYMonrovia@Gmail.com
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Water's Edge at Woods Landing Homeowners' Association
Also Known As	Waters Edge at Woods Landing (county/MLS spelling, no apostrophe)
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

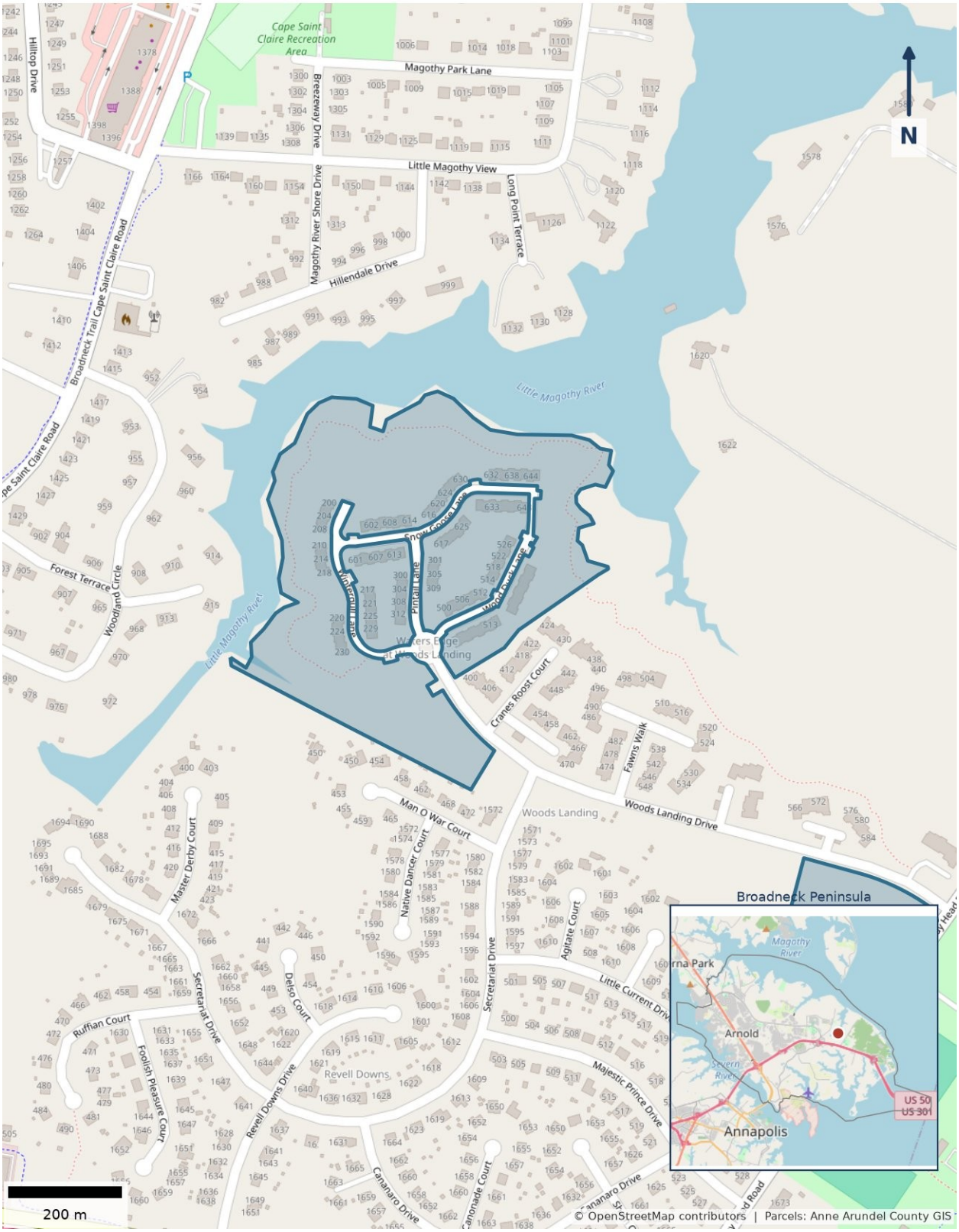
Homes	114
Homes Count Basis	Estimated (residential county parcels labeled Waters Edge at Woods Lnd)
Residence Type	townhomes (water-privileged)
Year Built	1998-2002 (county parcels; median 2000)
General Location	Snow Goose Ln, Wood Duck Ln, Wintergull Ln and Pintail Ln, Annapolis 21409
ZIP	21409
County List District	blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Water's Edge at Woods Landing



Shaded: county parcels on Pintail, Snow Goose, Wintergull, Wood Duck

Weatherly

About

Weatherly is a small water-oriented neighborhood in Arnold, at the end of Landon Lane, with a couple of homes on Morgan Drive. County records identify about 26 homes built from 1974 through 1994. A listing describes a quiet street with no through traffic, a community sandy beach and pier, and modest annual association dues.

Weatherly Association Inc. is county-registered. The Shore Acres Improvement Association also says it serves Weatherly along with Adams/Cedar Point and other parcels reached through Shore Acres; Weatherly remains a separate row. A weatherlymd.com address appearing in public search results currently shows unrelated content and is not treated as the community's website. Weatherly is not on the BCC roster.

Contact

POC Name	Joey Barton (Secretary)
POC Email	joseph.e.barton.99@gmail.com
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Weatherly Association Inc. (also served by the Shore Acres Improvement Association per SAIA)
Also Known As	Weatherly Association, Inc.
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

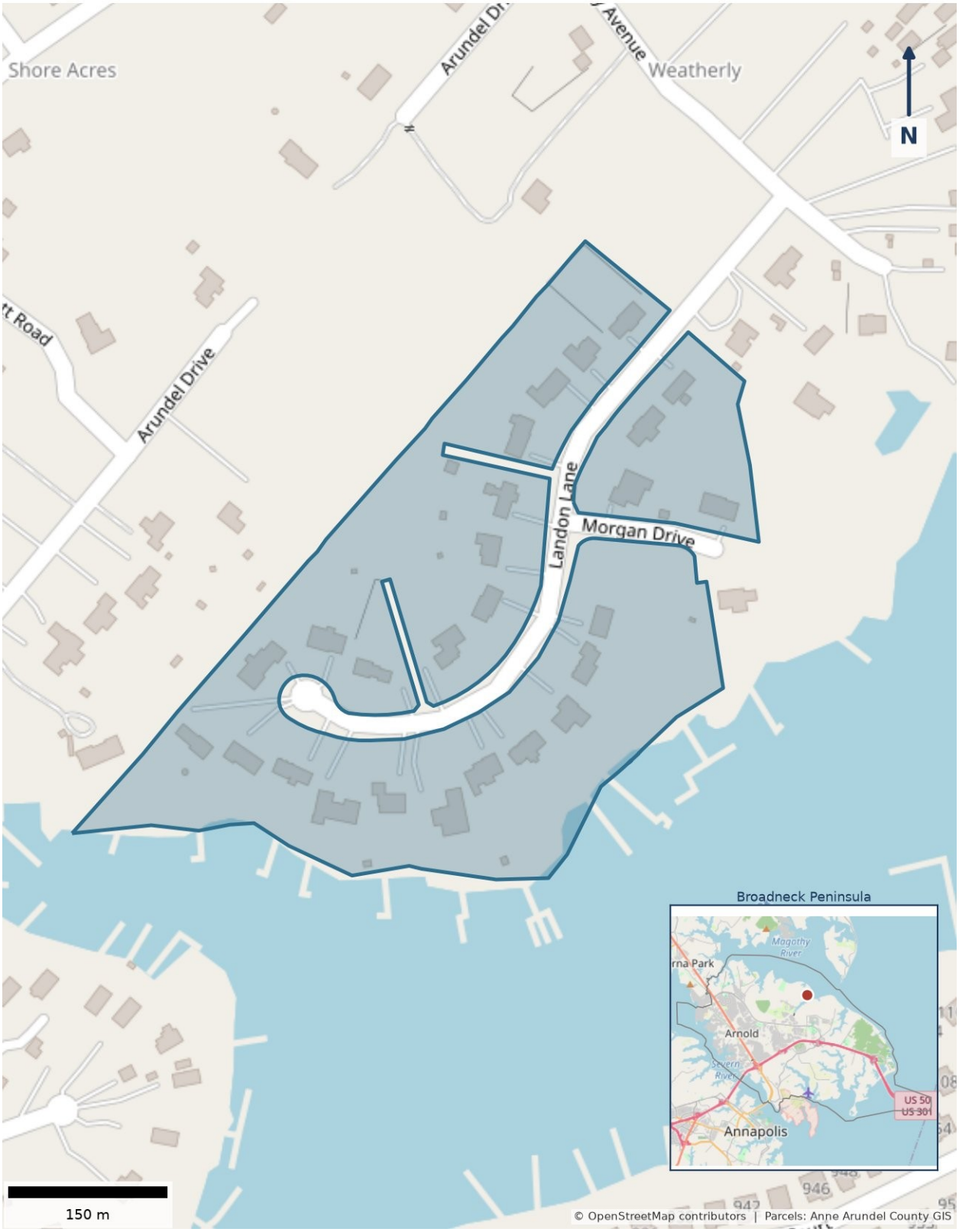
Homes	26
Homes Count Basis	Estimated (residential county parcels labeled Weatherly)
Residence Type	single-family detached (some waterfront)
Year Built	1974-1994 (county parcels; median 1976)
General Location	Landon Ln and Morgan Dr, reached through Shore Acres, Arnold 21012
ZIP	21012
County List District	blank

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Weatherly



Shaded: county parcels in subdivision Weatherly

West Magothy Manor

About

West Magothy Manor is the adjoining county plat next to Magothy Manor in Arnold, mainly on Ruth Road and David Drive, with additional labeled parcels on Manor Road, Mago Vista Road, Adele Avenue and Mason Lane. County records identify about 72 homes, most built in the 1970s, with a range from 1959 through 2018.

Listings and the already researched Magothy Manor row treat this plat as part of the Magothy Manor Improvement Association, a voluntary group that maintains a community beach. The Magothy Manor handbook row already includes West Magothy Manor in its combined home count and also-known-as list. This row is kept separate until Mike decides whether to merge them. No separate West Magothy Manor association website or distinct public contact was found.

Contact

POC Name	Melissa Koehler (President)
POC Email	mdskoehler@comcast.net
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Magothy Manor Improvement Association, Inc. (voluntary; serves this adjoining plat per listings and the Magothy Manor row)
Also Known As	Adjoining West Magothy Manor section of Magothy Manor (already noted on that row)
Management Company	None (volunteer association)
BCC Member	Not a member
County-Registered	No

Profile

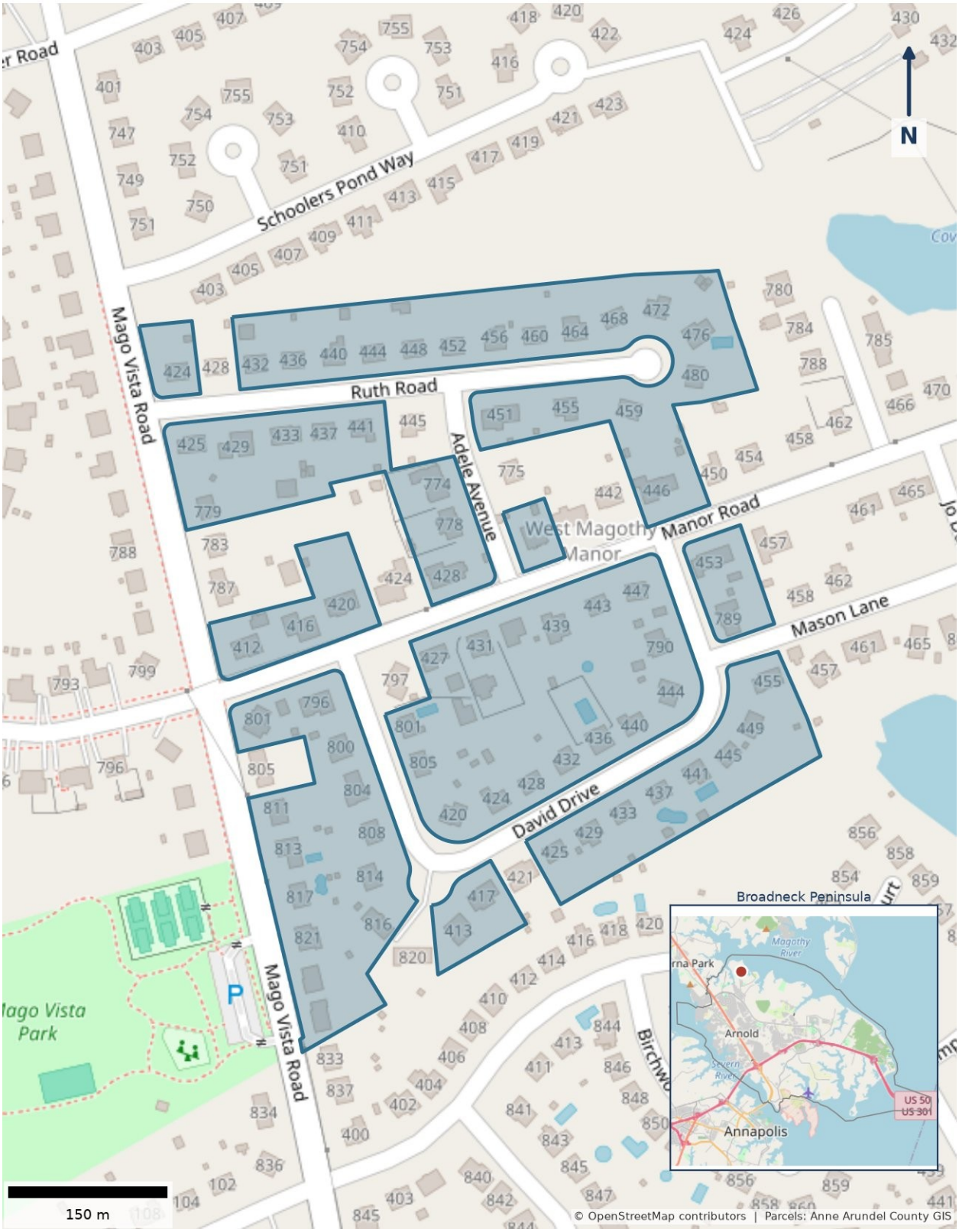
Homes	72
Homes Count Basis	Estimated (residential county parcels labeled West Magothy Manor; also included in the Magothy Manor row combined count)
Residence Type	single-family homes (mostly A004 dwelling types; some detached)
Year Built	1959-2018 (county parcels; median 1973; most 1970s)
General Location	Ruth Rd and David Dr, plus some labeled parcels on Manor Rd, Mago Vista Rd, Adele Ave and Mason Ln, off Mago Vista Rd, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

West Magothy Manor



Shaded: county parcels in subdivision West Magothy Manor

Wexford

About

Wexford is a single-family neighborhood in Arnold, inside the broader Mago Vista area. County records identify about 145 homes built mainly in the early 1970s, with some later houses through 2008, on streets such as Ruxshire Drive, Macsherry Drive, Dauntsey Drive, Aylesbury Garth, Galway Garth, Grimsby Garth, Brechin Garth and Scarborough Court.

County common parcels are owned by Wexford Community Association, Inc., but no official Wexford association website or public board roster was found, and a recent listing described the property as having no HOA. The Mago Vista Area Civic Association, a voluntary umbrella group, lists Wexford among the subdivisions it represents. Wexford is not on the county association list or the BCC roster.

Contact

POC Name	Rick Beyerlein (MVACA Wexford subdivision representative and Vice President)
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	Wexford Community Association, Inc. (owns common parcels; no official public page found). Also represented on the Mago Vista Area Civic Association board.
Also Known As	*Not yet found*
Management Company	None found
BCC Member	Not a member
County-Registered	No

Profile

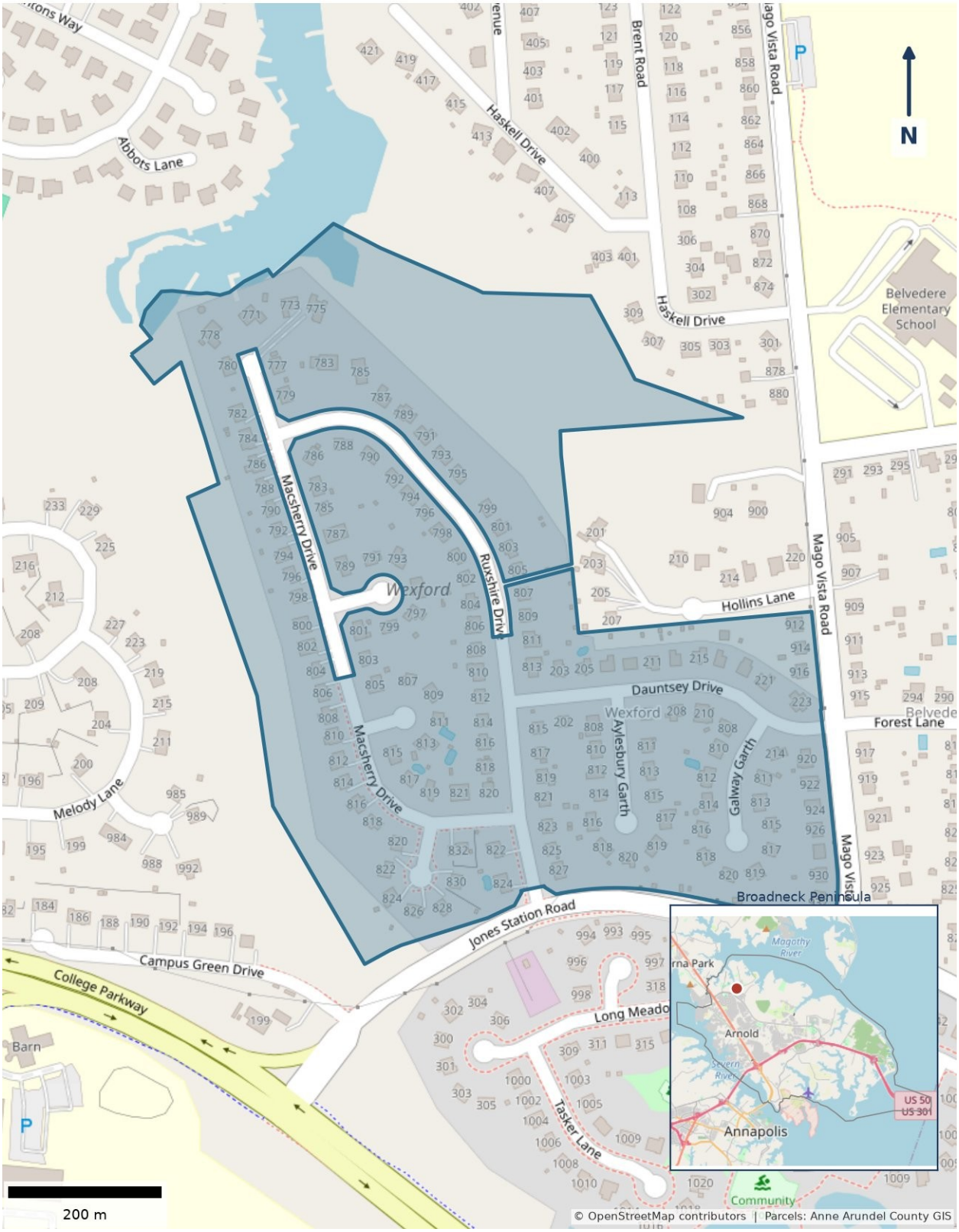
Homes	145
Homes Count Basis	Estimated (residential county parcels labeled Wexford)
Residence Type	single-family homes (mix of detached, A004 and A005 dwelling types)
Year Built	1972-2008 (county parcels; median 1973; most early 1970s)
General Location	Ruxshire Dr, Macsherry Dr, Dauntsey Dr, Aylesbury Garth, Galway Garth, Grimsby Garth, Brechin Garth and Scarborough Ct, off Mago Vista Rd, Arnold 21012
ZIP	21012
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Wexford



Shaded: county parcels in subdivision Wexford

Whitehall

About

Whitehall is an unresolved generic name on this list. It does not match a single residential subdivision in the Broadneck ZIPs. County records show only four parcels labeled simply Whitehall in 21409, including one 1963 home and parcels associated with other owners such as the Chesapeake Bay Foundation, not a neighborhood of homes.

Nearby names that do refer to real places include Whitehall Beach, Whitehall Manor (the county/MLS name for the Homewood community), Whitehall Creek Farms, Whitehall Overlook, Whitehall Marina, and Whitehall Shopping Center. This row is kept as a placeholder until Mike identifies which Whitehall was intended or approves removing it. No separate map pin is assigned.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	Unresolved generic name; not a single verified residential subdivision (see Whitehall Beach, Homewood / Whitehall Manor, and Whitehall Creek Farms rows)
ZIP	*Not yet found*
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Whitehall Beach / Whitehall Creek

About

Whitehall Beach is a water-oriented single-family neighborhood on the west bank of Whitehall Creek in the St. Margaret's area of Annapolis. County records identify about 156 homes, built from 1930 through 2025, with most dating to around 1971, on Red Cedar Road, Black Forest Road, Beachfield Road, Whitehall Beach Road, Dogwood Lane and Blue Crab Cove.

A recent listing described community water access with a floating dock for kayaking and swimming. The Whitehall Creek portion of this combined row does not match a separate residential subdivision: county labels named Whitehall Creek cover only a handful of mixed parcels, some of them non-residential. No current public association, website or official contact was verified, and the community is not on the BCC roster or the county association list.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	None found
Also Known As	Whitehall Beach
Management Company	None found
BCC Member	Application pending
County-Registered	No

Profile

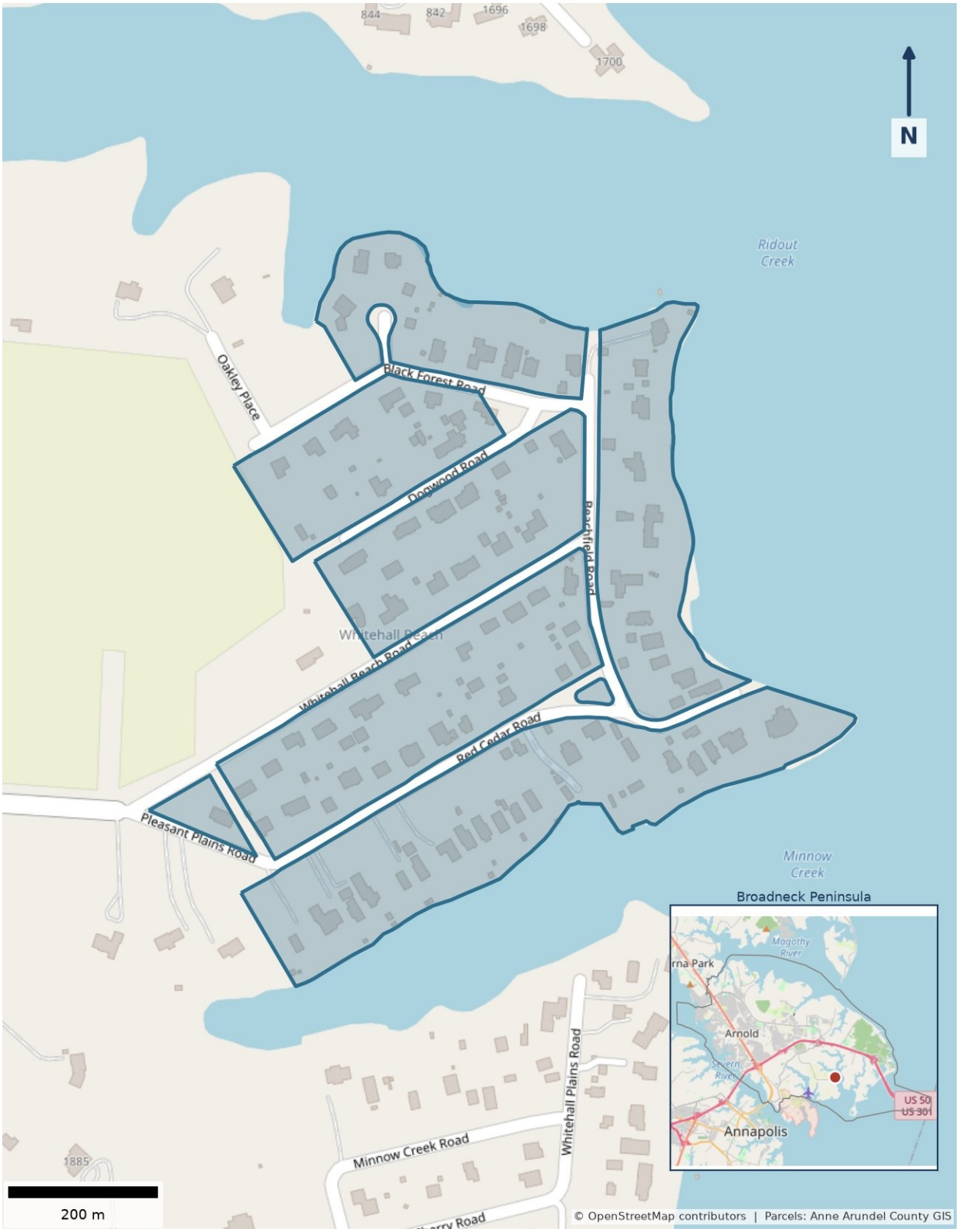
Homes	156
Homes Count Basis	Estimated (residential county parcels labeled Whitehall Beach; Whitehall Creek labels are not a matching neighborhood)
Residence Type	single-family detached (water-oriented; some later attached-coded homes)
Year Built	1930-2025 (county parcels labeled Whitehall Beach; median 1971)
General Location	Red Cedar Rd, Black Forest Rd, Beachfield Rd, Whitehall Beach Rd, Dogwood Ln and Blue Crab Cove, west bank of Whitehall Creek, Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Whitehall Beach / Whitehall Creek



Shaded: county parcels in subdivision Whitehall Beach

Whitehall Creek Farms

About

Whitehall Creek Farms is county-registered as a homeowners association, but a matching residential subdivision was not found in Broadneck parcel records. The county listing names Whitehall Creek Farms HOA, gives a mailing address of 1430 Whitehall Road in Annapolis, and lists meetings on the first Monday of each quarter.

Public references to Whitehall Creek Farm at that Whitehall Road address describe a farm property rather than a street of homes, and no county tax label named Whitehall Creek Farms was found in 21409, 21012 or 21402. The row is kept as a county-registered placeholder pending confirmation of the residential community, if any. No Broadneck map pin is assigned from the mailing address alone.

Contact

POC Name	Michael Prokopchak (President)
POC Email	mikep@walnuthilllandscape.com
POC Phone	443-336-6105
Website	*Not yet found*

Association

Association/HOA	Whitehall Creek Farms HOA (county-registered; residential subdivision not independently confirmed)
Also Known As	Whitehall Creek Farm (farm / business-style public references use the singular)
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	County list mailing address 1430 Whitehall Rd, Annapolis 21409; no matching residential subdivision label found
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Whitehall Heights

About

No Whitehall Heights residential subdivision or street has been confirmed within the Broadneck ZIPs 21409, 21012 or 21402. The name appears on the BCC source list among Whitehall-area communities, but county parcel records have no matching subdivision label, and public searches did not identify a Maryland community of that name in Annapolis or Arnold.

It is retained as an unresolved placeholder pending confirmation or approval to remove it. No map pin or boundary is assigned without a verified Broadneck location.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	*Not yet found*
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	No Broadneck location confirmed (BCC.docx lists it among Whitehall-area names; no matching county subdivision or street was found)
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Whitehall Manor

About

Whitehall Manor is the name county land records and listings use for the water-privileged neighborhood already researched as Homewood. County records identify about 47 homes on Canal Lane, Homewood Landing Road and Candy Court, off Whitehall Road on Whitehall Creek in Annapolis. Houses range from 1960 through 2016, with a median year of 1977, and many sit on deep-water lots.

The Homewood Community Association, incorporated in 1967, owns the community lot on Canal Lane and administers the neighborhood's special community benefit district. No separate Whitehall Manor association was found. The Homewood row already uses Whitehall Manor as an also-known-as name and the same home count. This row is kept separate until Mike decides whether to merge them.

Contact

POC Name	James Carlson (President)
POC Email	carxfrog@gmail.com
POC Phone	757-641-0068
Website	*Not yet found*

Association

Association/HOA	Homewood Community Association, Inc. (serves the county/MLS Whitehall Manor subdivision; no separate Whitehall Manor association found)
Also Known As	County/MLS name for the Homewood community (Canal Lane, Homewood Landing Road and Candy Court)
Management Company	None found (volunteer association)
BCC Member	Not a member
County-Registered	No

Profile

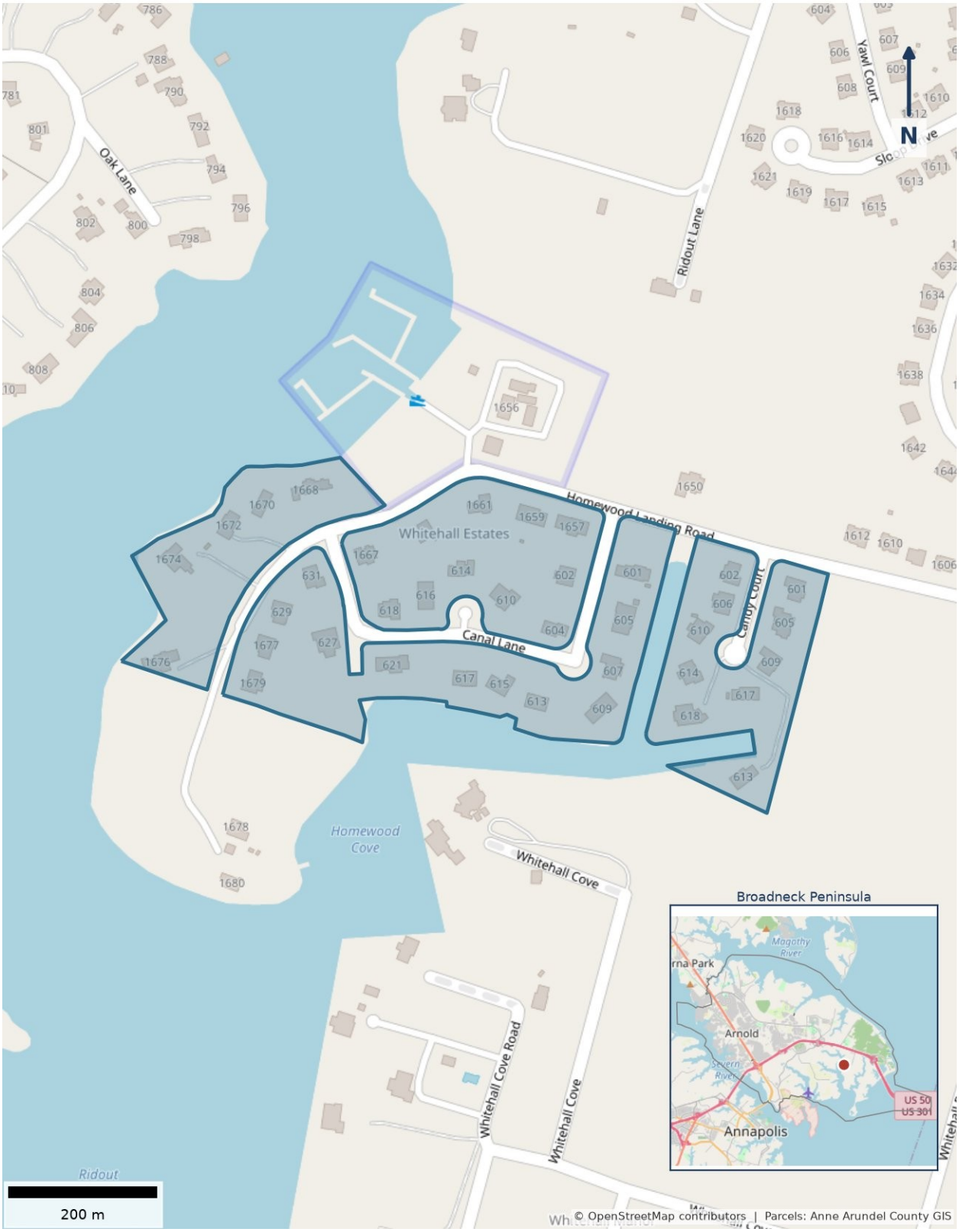
Homes	47
Homes Count Basis	Estimated (residential county parcels labeled Whitehall Manor; same plat already counted on the Homewood row)
Residence Type	single-family detached (water-privileged; many waterfront on Whitehall Creek)
Year Built	1960-2016 (county parcels; median 1977)
General Location	Canal Ln, Homewood Landing Rd and Candy Ct off Whitehall Rd, on Whitehall Creek near Whitehall Marina, Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Whitehall Manor



Shaded: county parcels in subdivision Whitehall Manor

Wild Rose Shores

About

No Wild Rose Shores residential subdivision has been confirmed within the Broadneck ZIPs 21409, 21012 or 21402. County parcel records and local histories place Wild Rose Shores on the northern shore of the South River, on a peninsula between Crab Creek and Little Aberdeen Creek, reached from Forest Drive and Ferry Point Road in Annapolis ZIP 21403.

That location is outside the Broadneck research area. The name remains on this list as an unresolved placeholder pending confirmation or approval to remove it. No Broadneck map pin or boundary is assigned.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	Wild Rose Shore (one county spelling variant)
Management Company	*Not yet found*
BCC Member	Not a member
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	No Broadneck location confirmed (county Wild Rose Shores labels are in Annapolis 21403 on the South River; ZIP 21409 is the source-list placeholder only)
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Winchester on the Severn

About

Winchester on the Severn is a waterfront neighborhood in Annapolis on the Severn River, around Winchester Beach Drive, Winchester Road, Circle Drive, Riverdale Drive and Riverside Drive. County records identify about 122 homes under Winchester on the Severn and Winchester on Severn labels, built from 1918 through 2021, with most dating to the early 1960s.

The Winchester on the Severn Association maintains a private community beach with a pavilion, a dog beach, a boat ramp and docking areas. The community has an official website and is a BCC member, but it is not on the county association list. It is not the separately listed Indian Hills neighborhood, whose original county plat is named Winchester Estates.

Contact

POC Name	*Not yet found*
POC Email	PresidentWOSA@gmail.com
POC Phone	*Not yet found*
Website	https://www.winchesteronthesevern.com

Association

Association/HOA	Winchester on the Severn Association (WOSA; also listed by the Severn River Association as Winchester on The Severn Association)
Also Known As	Winchester on Severn; Winchester-on-the-Severn; WOSA (Winchester on the Severn Association)
Management Company	None found
BCC Member	Member in good standing
County-Registered	No

Profile

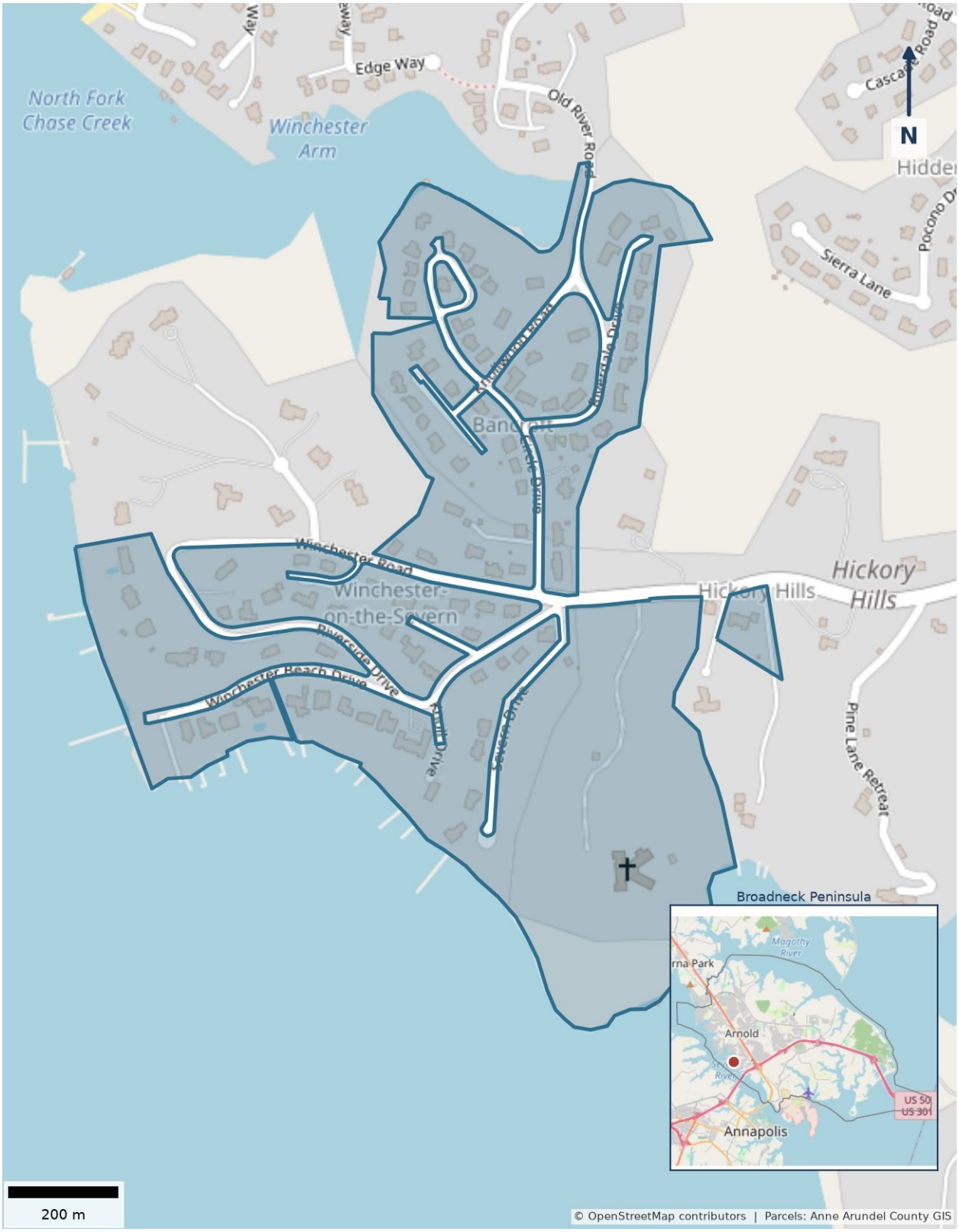
Homes	122
Homes Count Basis	Estimated (residential county parcels labeled Winchester on the Severn / Winchester on Severn; a directory listing has described about 100 homes)
Residence Type	single-family homes (mostly detached; some A004/A005 dwelling types); waterfront community
Year Built	1918-2021 (county parcels; median about 1962)
General Location	Winchester Beach Dr, Winchester Rd, Circle Dr, Riverdale Dr, Riverside Dr, Knollwood Rd/Pl, Severn Dr, St Swithins Ln and Winchester Ct, Annapolis 21409
ZIP	21409
County List District	not listed

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 30A
County Council District	District 5

Information last revised: November 8, 2026

Winchester on the Severn



Shaded: county parcels in subdivisions Winchester On Severn; Winchester On The Severn

Windsor

About

Windsor is an unresolved name on the BCC member list because it can refer to more than one Broadneck place. Windsor Forest is a mid-century neighborhood of about 50 homes in Arnold, mainly on Windsor Road, Mago Vista Road and Broadwater Road. Windsor Ridge is a separate, smaller neighborhood of 14 homes on Windsor Ridge Lane in Annapolis 21409, next to Windsor Farm Elementary School, with its own Windsor Ridge Community Association.

The public BCC roster lists only Windsor, without a street, ZIP or association name that would distinguish the two. This row is kept as a placeholder until Mike identifies which community was intended. No map pin is assigned to either subdivision as if it were this generic row.

Contact

POC Name	*Not yet found*
POC Email	*Not yet found*
POC Phone	*Not yet found*
Website	*Not yet found*

Association

Association/HOA	*Not yet found*
Also Known As	See notes: name overlaps Windsor Forest (Arnold 21012) and Windsor Ridge (Annapolis 21409)
Management Company	*Not yet found*
BCC Member	Member in good standing
County-Registered	No

Profile

Homes	*Not yet found*
Homes Count Basis	*Not yet found*
Residence Type	*Not yet found*
Year Built	*Not yet found*
General Location	Unresolved: either Windsor Forest in Arnold 21012 (Windsor Rd / Mago Vista Rd / Broadwater Rd) or Windsor Ridge in Annapolis 21409 (Windsor Ridge Ln), both in District 5
ZIP	*Not yet found*
County List District	not listed

Districts

U.S. Congressional District	*Not yet found*
Maryland Legislative District	*Not yet found*
County Council District	*Not yet found*

Information last revised: November 8, 2026

No verified Broadneck location; map intentionally omitted

Woodfield Village

About

Woodfield Village is a single-family neighborhood in Arnold, on Locust Ridge Lane, Waycross Way, Claremont Court, Pendleton Court and Pickett Court. County records identify about 54 homes built from 1987 through 1993.

The Woodfield Village Community Association owns a common parcel and is county-registered. A listing described an annual community assessment. The association is not on the BCC roster.

Contact

POC Name	David Kearns (President)
POC Email	woodfield21012@gmail.com
POC Phone	443-591-6243
Website	*Not yet found*

Association

Association/HOA	Woodfield Village Community Association
Also Known As	Woodfield Village II (some listings)
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

Homes	54
Homes Count Basis	Estimated (residential county parcels labeled Woodfield Village)
Residence Type	single-family detached
Year Built	1987-1993 (county parcels; median 1988)
General Location	Locust Ridge Ln, Waycross Way, Claremont Ct, Pendleton Ct and Pickett Ct, Arnold 21012
ZIP	21012
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Woodfield Village



Shaded: county parcels in subdivision Woodfield Village

Woods Landing

About

Woods Landing is a townhouse community in Annapolis, near Water's Edge at Woods Landing but with its own community service association. County records identify about 99 townhomes built from 1980 through 1986, on streets such as Fawns Walk, Crane's Roost Court, Foxpaw Trail, Herons Nest and Wildflower Glade.

Recent listings describe a monthly association fee covering common-area maintenance, lawn care, snow removal and trash, plus wooded trails, waterfront overlooks on the Little Magothy River, canoe and kayak access, a dog park, sports courts and a playground. The association is county-registered. Its listed website did not load during this verification. The community is not on the BCC roster and is kept separate from Water's Edge at Woods Landing.

Contact

POC Name	William Wilbert (President)
POC Email	wcwilbert@gmail.com
POC Phone	410-279-4605
Website	http://woodslanding-annapolis.com

Association

Association/HOA	Woods Landing Community Service Association
Also Known As	Woods Landing Community Service Association
Management Company	None found
BCC Member	Not a member
County-Registered	Yes

Profile

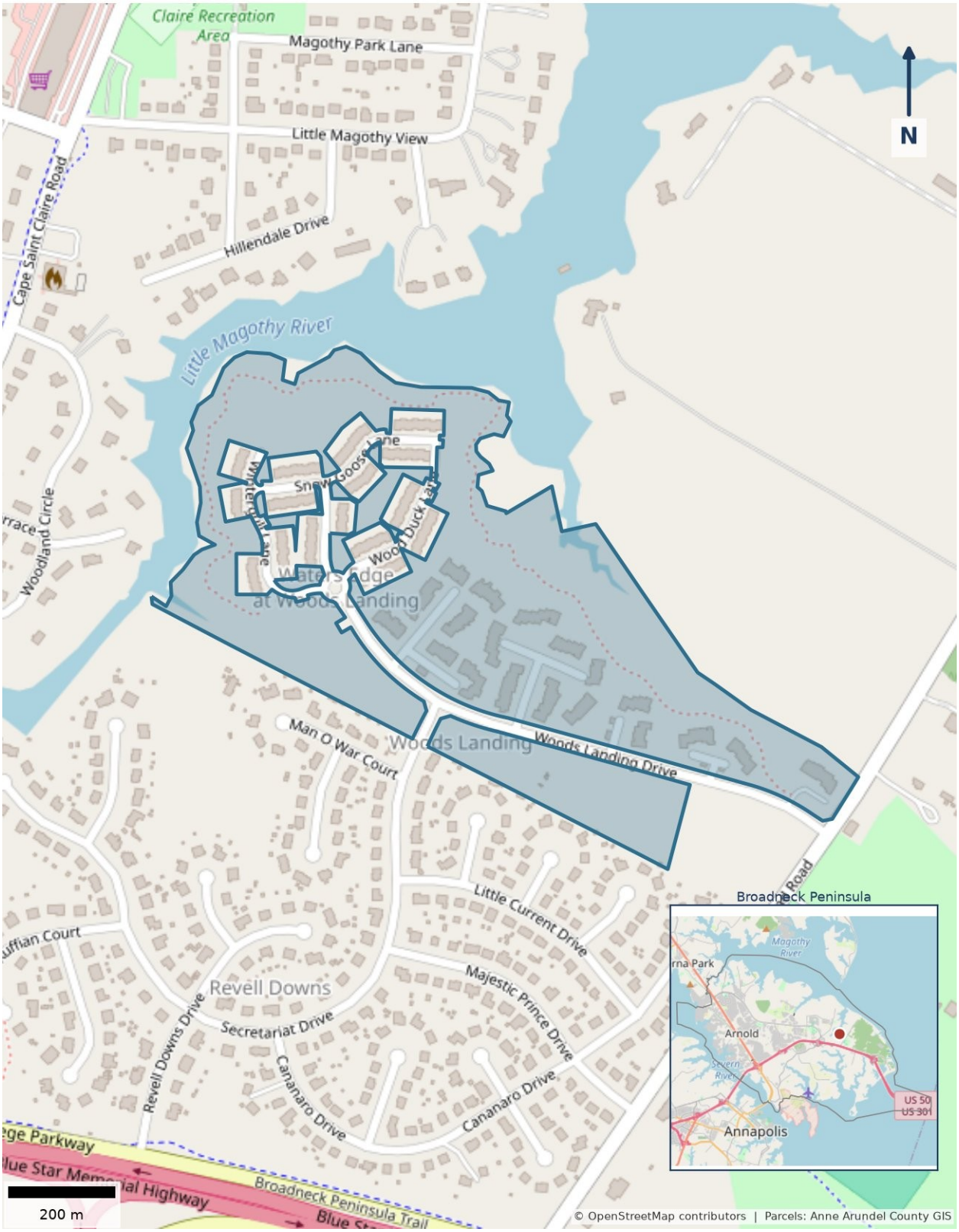
Homes	99
Homes Count Basis	Estimated (residential county parcels labeled Woods Landing; townhome dwelling codes A002/A003)
Residence Type	townhomes (wooded / water-privileged setting)
Year Built	1980-1986 (county parcels; median 1983)
General Location	Fawns Walk, Crane's Roost Ct, Foxpaw Trl, Herons Nest, Wildflower Glade and Woods Landing Dr, Annapolis 21409
ZIP	21409
County List District	District 5

Districts

U.S. Congressional District	District 3
Maryland Legislative District	District 33C
County Council District	District 5

Information last revised: November 8, 2026

Woods Landing



Shaded: county parcels in subdivision Woods Landing