

**NOTES: Classic Meeting (July 18, 2024) about ANOTHER 377 Homes Expansion at 2 Rivers**

Revised: July 25, 2024

MaryAnn Hinchey  
1496 Catbriar Way, Odenton, MD 21113  
410-703-5079 [~maryann2h@comcast.net](mailto:~maryann2h@comcast.net)

Meeting DATE: July 18, 2024

To make sure **THIS MOST IMPORTANT piece of information** remains at the Forefront of your **NEEDED-TO-DO ACTIONS** for the sake of our community, is to **provide your COMMENTS and FEEDBACK to ANNE ARUNDEL COUNTY Planning & ZONING** about **WHY** this Classic Plan of 377 more homes, is a **DISASTER** waiting to happen in too many respects.

➔ Anne Arundel County Web site ([Acounty.org](http://Acounty.org))

➔ POST your IMPORTANT view points about WHY Classic Development's of another **377 more homes** is...

**VERY DANGEROUS** to everyone in Two Rivers is because of all the **TRAFFIC** and the **VERY NARROW ROADS** that have **ABSOLUTELY NO SHOULDER** – nor are changes to this road planned.

**The Facts that:**

- There is **NOW** an **Elementary School** on this road
- Anne Arundel County representative repeated stated, **they did NOT have time to a TRAFFIC STUDY, Prior to building the school**, because they had to get the school built... Duhhhh.... Who are the incompetents handling these plans. Our grandmothers would have done a better job – absolutely NO COMMON SENSE HERE!
- **There is NO OTHER EXIT for TWO RIVERS**
- **The LANDFILL Issue is still not resolved.**
- **The Traffic Study** that Classic did for **MEYERS STATION ROAD**, did **NOT** include the **377 projected new homes** ... duhhhh... another piece of a total lack of common sense.

**\*\*\* We have about another week to provide our feedback to the county**

We have **14 Days from the meeting on July 18<sup>th</sup>**, to **ADD COMMENTS and our QUESTIONS** regarding this meeting for the Anne Arundel County Planning & Zoning,

**[Acounty.org](http://Acounty.org)**

1. Click on <https://www.aacounty.org/planning-and-zoning/development/community-meetings/community-meeting-calendar>
2. Look for the project name: **Two Rivers PUD – Parcel Phase or 1**
3. **Two Rivers PUD – Parcel Phase or Phase 2**

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4. Click on the project name. This should take you to information about the project plans

**BELOW** – are images of what it should look like on the **AAcounty.org website**...and where you can post your comments.

Click on ➔ **PAST MEETING AVAILABLE for COMMENTS**



The screenshot shows the AAcounty.org website. On the left is a sidebar with a 'Community Meetings' section containing links to a calendar, request form, notice evidence form, recording form, document form, and property detail viewer. Below this is a 'CONTACT INFORMATION' section for 'Development'. The main content area features three cards: 'Community Meeting Calendar' (with a calendar icon), 'Past Meetings Available for Comments' (with a keyboard icon), and 'Past Meetings Closed for Comments' (with a hand holding a card icon). Below these cards is a table listing upcoming meetings.

Project Name	Location	District	Meeting Date & Time	Meeting Type	Recording	Comments
<a href="#">Two Rivers PUD - Parcel O, Phase 2</a>	Located at the Intersection of Meyers Station Road & Grays Ford Road	District 4: Julie Hummer	Meeting Date: 2024-07-17 Time: 7:00 PM	In-Person	<a href="#">Recording</a>	<a href="#">SUBMIT COMMENTS</a>
<a href="#">Two Rivers PUD - Parcel OR, Phase 1</a>	Located at the Intersection of Meyers Station Road & Grays Ford Road	District 4: Julie Hummer	Meeting Date: 2024-07-17 Time: 6:00 PM	In-Person	<a href="#">Recording</a>	<a href="#">SUBMIT COMMENTS</a>

Here are some of points I came away with from the **July 18<sup>th</sup> MEETING** from CLASSIC at the Library

**\*\*\* Please feel free to correct me on anything I may have misunderstood.**

Like many of the community who attended the Developer's Thursday Night meeting, I felt total disgust listening to DOVER try to pull another one over on us.

CLASSIC is trying to develop land **for another 377 homes** (195 age-restricted / 182 non-age restricted)

**To Note:** From what I know, MOST of the VILLAGES homeowners **have no problem with the multi-generational homes**, and many, like ourselves, really like having them here. Young people and kids, keep us younger.

### **OUR (Mike & MaryAnn's) History regarding Two Rivers since 2015**

**2015** - My husband and I attended the OPEN MEETING about the Luxury Two Rivers 55+ Community coming to our area, at the **Crofton Community Center**. At that meeting, many people asked the same questions repeatedly that there would only be **800 number** 55+

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homes. **We were repeatedly told** that there would **only be 800** homes and they would all be 55+

**Somewhere between 2016 – 2017:**

Then as we got more serious about buying here, we again spoke with the NV Realtor. It was at this time, we were told that another 400 Multi-generational Homes added – to bring the development to about 1200. We really questioned this and stated what we were told in 2015. Her exact words were: ***IT's ALWAYS BEEN IN THE PLANS***

**Doesn't this sound awfully familiar --- what DOVER** and everyone else around them keep saying, after the original plans were proposed to the community.

***IT's ALWAYS BEEN IN THE PLANS***

They knew what would happen as many people questioned the about changes ONLY THEY KNEW were going to take place. So the message given to ALL working for Two Rivers.

STAY ON MESSAGE

The Message is: ***IT's ALWAYS BEEN IN THE PLANS***

*Yes, By all accounts, they certainly have stayed on message, regardless of what the truths are.*

**2017 – Developer BREAKS AGREEMENT → See Articles at the END of these notes ...**

they are Adding 1200+ Homes for Multi-generational – **to have 2060 homes**

**AND, now in 2024**, when we all thought Classic was almost done and would finally be out of here after the closing of the last of 2060 homes.

**And, Dover would no longer have any ability to vote on anything for our HOA...** with 377 more homes, DOVER again has a LOT OF VOTING POWER!!!

**July 18, 2024 - Dover NOW states**, that there is a NEW COUNT for this Community, it is **2437, or another 377 homes added to our current 2060.**

Classic's famous last words..... ***IT's ALWAYS BEEN IN THE PLANS ....***

Oh yea, the plans that he has never shared from the start?

The Plans that keep changing and changing... without ever being shared with any of the homeowners.

The **Gulf Course Land** became **Environmental Land** .... Now suddenly, it's for **377 more** homes.

**Dover stated something to the effect** that the PAPERWORK we have all gotten states something like ??? Amendments can be made to the Two Rivers plans.... And of course need only be done by Classic to go into effect.... And nothing from us, the homeowners.

Each time we questioned the changes from **800 homes and only 55+ Community**, the realtors and Classic, have used these exact words --

***IT's ALWAYS BEEN IN THE PLANS***

**Q – So what are CLASSIC's REAL PLANS HERE?** At this point, it seems pretty obvious that even this next venture of 377 homes, this will **NOT** be the end of their plans...

**Or the end of them playing *HIDE & SEEK* with the Plans!!!**

**Or for DOVER, Finally getting off our board....**

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Regarding the Meeting, these are MY takes from it....**again... any corrections to what I am stating is welcomed.**

**1 --**This meeting was called a ***"COUNTY HEARING" regarding new Development at Two Rivers --***

It was required by the county for Classic to do this presentation to the Homeowners....I just thought **AA County Development Office reps would have been there, to see and hear our outrage.**

**2 - It appeared to me** that the CLASSIC People presented this information to us, almost like the plan is already at the COUNTY and just needs some tweaking.

**FACT** – This plan is **THEIR PLAN** and it is **NOT anywhere near Approved** by the County,

**We can go to the AA County Website ([aacounty.org](http://aacounty.org))** – Look Under **COMMUNITY MEETINGS**... to hear the AUDIO from the meeting

The **MINUTES** should go out to all who signed in at the meeting.

**WE HAVE 14 DAYS to add COMMENTS and our QUESTIONS regarding this meeting for the ANNE ARUNDEL COUNTY County Planning and Zoning.**

**\*\*\* EVERYONE in the Community really needs to pay attention to what CLASSIC is doing.... And do everything to stop them from going forward with another expansion**

**3 - Classic arranged for a room that could ONLY hold 100 people.**

From my perspective, this was by design, as they don't want people getting in the way of **THEIR PLANS... that ARE NOT YET approved.**

Given that this community has 2060 homes and this PLAN is so UNLIKED, they would have to know a lot of people would be attending,

**4. Dover was asked about the FACT that MOST of us homeowners have been REPEATEDLY LIED to, by the them (Dover, Classic, Realtors etc.) from the start and they keep on doing so.**

**None of us were given any of the below info, below during our buying process, which is required by Law?**

- An **ELEMENTARY SCHOOL** was going to be built on Conway Road, after the proposed Round-About was built
  - The School buses will create another BIG TRAFFIC problem, given our DANGEROUSLY NARROW ROADS, with NO SHOULDERS

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- There has been a **LANDFILL Co**, fighting to complete having their landfill right near our homes.

They would be using **SO MANY bigger than HUGE trucks, during EVERY HOUR of operation**, to deliver the waste to the landfill – **making TRAFFIC literally STOP frequently, let alone what it will do for merge from Conway Road onto Rte 3 – and the light!?!?**

- Yes, we were told there was **only one exit**, but **initially**, that was when there were **800** homes.

**And, I am sure there are more lies tied into this whole process.... But these are the ones I am most familiar with.**

**HOW are we ever to TRUST anything the Developer tells us?**

It means that there is some piece of paper/plan, written in such a way, that it can be amended, at any time and in any way, yet, **ONLY** by the Developers, without any coordination / input or decision-making from the rest of the community,

He then proceeded to tell us we all got this paperwork....

**SO, what is the value of the plan that we signed up for when we bought our homes. They literally mean nothing, as they can change them when they choose and we have no say.**

4. Dover stated that **they had to hire an independent contractor to do TRAFFIC STUDY** for **Meyers Station Road** for this proposed expansion.

**And, again, what he left out....**

What was clarified by someone in the group, **this Traffic Study**, that Dover is talking about, is done with regards **ONLY to the homes currently on Meyers Station Road and NOT** with the consideration of the **377 MORE HOMES** that will be there, once this expansion goes through,

**Again, please help me, what exactly is this TRAFFIC STUDY worth, if it doesn't include 377 more homes?**

5. Dover explained that the **New Expansion will have their own Community Center** to be shared by all the homeowners in the new section,

**What he left out was that these additional 377 homeowners will also have the rights to use the Currently TOO SMALL Villages and Hamlets Community Centers as well.**

It was directed to DOVER, that these community centers were built with the original number of homes projected for this community and they are **WAY** too small for our current community. He said he's heard this, but justifies their size by saying they only need to provide 10 sq ft per home for a community center.

6. Dover also, **UNSUCCESSFULLY** tried to persuade us that the **HOA FEES collected from the NEW HOMES** will add to four HOA Coffers.

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**Excuse me, but how is this possible??** There are more private roads, more common areas to be landscaped, as well as the properties around the 55+ communities.

7. We were also **told that the COUNTY needs more Homes**. Yes, it does, it needs more homes for the middle class and Poor, most certainly not more \$million dollar ones.

8. We also found out that the **NEW TWO RIVERS ELEMENTARY SCHOOL is already FILLED TO CAPACITY!**

**Hmmmm .... So where are the elementary school kids from all these new homes going to be going to school?**

9. **Way too DANGEROUS TRAFFIC ISSUES –**

- **We have ONLY one EXIT** – We homeowners are literally locked in when accidents, and other misfortunes on CONWAY Road occur.

- **CONWAY ROAD is horribly NARROW and, with NO SHOULDERS**

- It seems like 2-3 times monthly, another Street Lamp is knocked down– they are right on the edge of the road

- Anne Arundel County stated they **didn't have time to do the needed TRAFFIC STUDY before starting the New Elementary School**, because it would have taken too much time and the school need to be built.

- This again makes NO SENSE! They knew this school was going here for what? 4-5 years ago.... And, yet, Traffic Study was NOT Done before being built???
  - The **impossibly VERY SHORT 3<sup>rd</sup> Lane and TURNING LANE into the School** are so NARROW...it certainly doesn't seem that LARGE TRUCKS can use them. Again...another of, **WHO designed these horrible excuses for making traffic better.?**

- **FINALLY**, we are all **watching in absolute trepidation** what is going to happen once school starts

**The Sidewalk for kids to walk back into our community**, are so close to the VERY NARROW ROADS and have **NO GUARD RAIL / BARRIER** between them and the road, to PROTECT THEM.

**This is all terribly predictable – accidents will happen as we have all experienced LAMP Post after LAMP Post be knocked down...about 2-3 times EVERY MONTH!**

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**AGAIN.... Please don't forget!**

**\*\*\* We have about another week to provide our feedback to the county** -- We have 14 Days from the meeting on July 18<sup>th</sup>, to **ADD COMMENTS and our QUESTIONS** regarding this meeting for the Anne Arundel County Council.



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**The FOLLOWING are clips from ARTICLES about TWO RIVERS and original plans**

**Below is an article I found on the from the WEB from 2015.**


It shows what I shared at the meeting. I thought the original number of 55+ homes was 850 , while it was really **800 homes**.

**PLEASE NOTE – this states 800, 55+ Homes – These are abbreviated from the WHOLE article**




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Quick Facts

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Price Range: Low \$700ks - Low \$900ks

Home Types: Single-Family, Attached

Number of Homes: 800

New / Resale: New And Resale Homes


Age Restrictions: 55+

Gated: No

Construction Dates: 2015 - Present

Builder: Multiple Builders

Two Rivers Real Estate Agent



Want to learn more about Two Rivers?

Melanie Wood is the community real estate expert who can answer your questions, take you on a tour, and help you find the perfect home.

Get started today with your personalized 55+ search experience!

Melanie Wood

Berkshire Hathaway PenFed Realty

Lic#: 659821 MD (MD)

First Name

Last Name


Email Address

Phone Number

How can we help?

\*55places does not provide or maintain community HOA information.

☒ Yes, I want to subscribe to email update from 55places.com, including newsletters, community announcements, and more.



1 of 12

View on a Map

Save Community

For Sale

## **Overview - Homes For Sale Models Amenities Lifestyle Reviews**

**Two Rivers is a 55+ community in Odenton, Maryland. This active adult community will consist of about 800 homes** on 1,468 acres of lush landscapes and open natural spaces. Two Rivers offers luxurious attached villas and single-family homes in a variety of home styles designed by various builders for the active adult homebuyer. Centrally located near Washington D.C. and Baltimore, homeowners will have plenty of dining, recreation, and shopping options as well as easy access to Highway 3.

### **Two Rivers Amenities**

**Active adults in Two Rivers** have great amenities at their 15,000 square-foot clubhouse, Founders Club. It is the central hub of **physical and social activity in this 55+ community**. The lavish clubhouse features a fitness center, multi-purpose room, meeting room, indoor and outdoor pools, tennis courts, and walking trails. Residents also enjoy the beautiful outdoor grounds of the clubhouse that has a nature center, gazebo, garden, event lawn, picnic area, and scenic ponds.

Two Rivers has everything active adults want or need in a 55+ community in Odenton, Maryland.

**We're here to help! (667) 303-1430**

**BELOW – is an article from the *CAPITAL GAZETTE* – Two Rivers Developer DROPS 55+ Agreement**

**CORRECTION:** The DATE should be **FEBRUARY 2017**, not 2015

*Feb 2015*  
**Two Rivers  
developer  
drops 55-plus  
agreement**

**Company behind subdivision  
in Odenton wants to sell  
1,260 units to families**

**BY SARAH HAINESWORTH**  
shainesworth@capgaznews.com

West county residents who agreed not to oppose development of The Villages of Two Rivers may have thought a quiet community of residents age 55 and up was moving in next door.

Now, they might have to welcome another type of resident to Odenton — more than 1,000 families.

A representative of the developer, Classic Group of Bethesda, told area residents last week that it will seek to accommodate more families than senior citizens.  
See **TWO RIVERS**, page A11

www.capitalgazette.com

## TWO RIVERS

From page A5

"The purpose of this revised sketch plan is to allow flexibility in the age-restricted and non-age-restricted units," said Marilee Tortorelli, a principal with the Morris & Ritchie Associates engineering firm.

"Other than that, we're not changing anything."

Under the proposed change, 636 units in the development would stay age-restricted, while up to 1,260 would have no age restriction.

The change would require the developer to win approval from the county because of school capacity in the area, and to submit the revised sketch plan to the county Office of Planning and Zoning. The developer plans to seek the change this week.

Community members said the developer is straying from a 2006 agreement to restrict the age of the community. The original developer, Ribera Development, has left the project.

"That is the only way we agreed for you to come to our community," said Cathy Fleshman, Forks of the Patuxent Improvement Association board member.

"These seniors, this will probably be their last home, and now they're finding out that it won't be 55-plus."

The subdivision is tucked away just east of the Anne Arundel County line on the Patuxent River, just south of Patuxent Road.

Sue Meyer, association president, agreed the change was disturbing.

"We spent close to 4,000 hours working with them, and senior citizen housing was accepted," she said. "What they are doing is breaking and violating the contract."

Meyer said Two Rivers made "out-of-

this-world" promises to community members that included bringing a school to the area, a measure the developer now says is off the table.

"There will be no school on this property," said Dover Hankins, a project manager for Two Rivers.

"If the existing network of schools works, that's where the students will go."

The original developer, which started working on the project in the 1990s, had discussions with the county school system about bringing an elementary school to the Arundel High School cluster.

"That whole development was the subject of a long discussion a couple years ago because the developer wanted to bring a school to the area," county schools spokesman Bob Mosier said.

Because schools in the area are already near capacity, supporting another wave of students could be challenging.

"The County Council adopts a chart every year that says which schools are open or closed when it comes to development. For example, if a high school in a cluster is closed, that closes all the other schools under it," Mosier said.

Arundel High School can currently accommodate 2,039 students, and as of September, 2,021 students were enrolled. Arundel Middle can accommodate 1,071 students; 941 were enrolled as of September.

While the Feb. 19 meeting served to update community members on the development, Hankins said the change is not definite.

"Our group firmly believes that the best use for this property is a multigenerational property. That doesn't mean we'll make the change. It's simply an option," he said.

"We want to remove the age restriction, but we understand we have to address the covenant with the community."



## **Classic Group, LLC and Koch Development Group**

NEWS PROVIDED BY Classic Communities

**Feb 23, 2017, 03:00 ET**

Bethesda, Maryland (PRWEB) **February 23, 2017** -- Classic Group, LLC and Koch Development Group **announce expansion of their master planned community, Two Rivers,** located at 1425 Two Rivers Boulevard, Odenton, MD 21113. **Currently selling and open for active adults age 55 and better,** Two Rivers is excited to announce, **beginning in 2017 the community will offer single-family detached homes available for all ages.**

The master planned neighborhood lies on 1,468 acres between the Patuxent and Little Patuxent Rivers in the center of Anne Arundel County.

### **At buildout, the community will include 2,060 homes.**

At present, there are at least 800 lots designated for active adults age fifty-five plus.

Development will begin this spring on what will be five new neighborhoods open to all ages and include a maximum of 1,260 single family, detached homes.

Builders for the new neighborhoods will be announced in April 2017, with model construction to begin in late spring. It is anticipated model openings will take place September 2017, and new home delivery available by the end of the year. Prices have not been announced.

The integrated variety of housing types and lifestyles is the first of its kind in the region.

**To date, 250 homes have been sold,** making Two Rivers one of Maryland's best-selling communities.

The **Villages at Two Rivers age restricted neighborhoods** are a combination of single family, carriage style and villa homes built by Classic Group, NVHomes, Ryan Homes, and Winchester Homes.

There are four distinct age restricted Villages; The **Bluffs, Highlands, Regency, and Watershed.** Each has a slightly different character, yet all have unifying aesthetics. Prices range from \$374,900 for a 1,614 square foot villa style home, to \$579,900+ for a 2,259 square foot single family home.

The active adults in The Villages at Two Rivers have built strong friendships and a connection to one another while enjoying social activities and a wealth of amenities related to fostering a healthy lifestyle including:

- 15,000 square foot award-winning clubhouse
- State-of-the art fitness center, yoga studio, and indoor pool
- Luxurious entertaining space, cyber café, and culinary center with demonstration kitchen
- Resort style outdoor pool and summer kitchen
- Tennis and pickle ball courts
- Ballroom with dance floor
- Miles of walking, biking, and hiking trails
- 160 acre environmental park with ponds and wetlands**
- Over half of the community preserved as open space (~728 acres)**
- Farm-to-table focus with planned agricultural park, community gardens, and farming areas

The **new all age neighborhoods, known as The Hamlets,** will be adjacent to, but separate from, The Villages. They will have their own set of all-inclusive amenities. Plans are underway for a clubhouse, outdoor pool, as well as indoor and outdoor recreation facilities. The **Hamlets will feature five distinct neighborhoods; The Retreat, Riverview, Heritage, Overlook, & Cascades.** The Cascades will be the first

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all-age neighborhood to be built, quickly followed by The Retreat. A site map is accessible via the community website <http://www.LiveTwoRivers.com> or as a handout in the Visitor's Center.

**About Classic Group, LLC**

Based in Bethesda, MD, Classic Group has been responsible for building more than 7,500 homes, plus the development of over 12,000 home sites in the Baltimore/Washington area. Classic's founders, Richard Sullivan and Stephen Eckert, have over 35 years of experience in the residential building and development business, specializing in master planned communities.

Among Classic's award winning communities are:

The Lakelands, a 1,650 unit mixed use development in Montgomery County, MD; The Villages of Dorchester, a residential development in Hanover, MD; Chapel Ridge, a residential development in Hanover, MD; Chapman Farm, a 496 unit residential development in Crofton, MD; and Parklands, a residential development in Gaithersburg, MD.

**About Koch Development Group**

Recognized as a key player in the development and sale of residential communities in Anne Arundel County, Koch Development Group is responsible for securing full property entitlements, site development and sale of residential lots across all zoning categories to national and regional home builders. Over its 63-year history, Koch Homes has built and developed over 6,000 homes and lots and been recognized both at the local and state level for their quality of work and attention to detail, including awards for the Maryland Project of the Year for Gibson's Grant in 2008, and Community of the Year, for Farmington Village in 1998.

Bruce Borcz, Classic Communities, <http://livetworivers.com>, +1 4104516660 Ext:

16, [bruce@borczdixon.com](mailto:bruce@borczdixon.com)