

Fall 2013



Drum Point Light

Drum Point Property Owners' Association

www.dppoa.org

office@dppoa.org

410-326-6148

1947 DOLLARS IN 2014

The next several months may well decide the financial future of the Drum Point Community as well as its overall appearance. The Board is looking into ways to put the Community on a more stable financial footing and to expand our voter base.

Under the present Community approach, Drum Point's residents have relied on the \$10 Covenant Fee for a total of about \$13,000, plus voluntary Dues in the amount of \$60, which bring in about \$37,000, for a total income from both sources of about \$50,000. The Special Tax District (STD) fee of \$150 per lot provides an additional \$240,000 in annual income. Each year these funds have to provide for all Community operating expenses, including administration, maintenance and capital improvements on common assets such as lots, the beach and boat ramp, as well as our 15.3 miles of roads.

While everyone was hopeful that State Highway User Funds would provide more fiscal security, the income has dropped from some \$70,000 per year to about \$6,000 per year.

The Board of Commissioners' present policy is that STD funds must be spent on road repair or

capital road expenses, with only a restricted percent of the total collected allowed for administrative expenses that directly relate to roads.

As many residents know, our Covenants were written in 1947, setting the fees for road-related expenses: "The grantees further covenant to pay the grantor, its successors or agents, on March 1st following the date of this contract, the sum of TEN DOLLARS (\$10.00) for each and every lot hereby purchased to be used by said grantor in the construction, maintenance and repair of streets in the subdivision; and a like amount on the 1st day of March in each subsequent year thereafter, perpetually, so long as there are any privately-owned roads to maintain." Given the rise in consumer price index, a \$10 fee in 1947 dollars doesn't go far enough to meet the Board's mandate to maintain and repair our many miles of roads. The annual Covenant Fee income of \$13,000 would be about \$137,000 if the U.S. Department of Labor Consumer Price Index were used to adjust it to a "like amount" in 2014 dollars.

Another issue facing the Board of Directors is the question of voluntary

Continued on Page 4



The DPPOA Board invites you to

DRUM POINT DAY

Sunday, September 22, 2013

From 12:00 - 4:00 p.m. at the Drum Point Club

Bring the kids and enjoy games and refreshments

And a day at the beach



President's Column

Amy Rispin - President, DPPOA Board of Directors



As citizens of Drum Point, we take pride in the well-maintained appearance of our community. Well-paved roads and tidy, adjacent rights of way, a popular boat ramp, and a community beach characterize our neighborhood and contribute to our property values. Our roads are promptly cleared of snow or fallen trees after storms, at times sooner than some county roads.

The DPPOA Board has the responsibility of maintaining and administering our roads, lakes, beaches and other common properties. To carry out these responsibilities, we use Covenant Fees, STD funds, State Highway User Revenue, and DPPOA dues.

The DPPOA Board is duly elected by members in good standing of the DPPOA. As described on page 3, annual elections are organized from the Association office; the By-Laws call for extensive community involvement, including members of a nominating committee and tally committee appointed annually by the Board.

Many community functions, such as Drum Point Day and the Community Emergency Service Center team, are kept going by volunteers. Volunteers often step in to extend our capabilities for jobs that crop up and need to be done quickly and at little or no cost. The Office was set up and painted by volunteers from the community. Volunteers have also reorganized the DPPOA tool storage shed and built shelves for storage of seldom used items. Shade trees at the Office have been replaced and a demonstration rain garden has been planted. Small armies of volunteers fold election ballots, stuff envelopes and help prepare the quarterly mailings of the newsletter.

In fact, the DPPOA Board is all volunteer. Our policies call for Board members to maintain contact with all property owners in the community. The names of the DPPOA Board of Directors are listed below, with our contact information. We welcome your feedback.

Amy Rispin

2013/2014 DPPOA Board of Directors Contact Information

NAME	PHONE	E-MAIL
Len Addiss	410-326-4105	janlen46@comcast.net
Dennis Baker	410-394-0126	dbakersolutions@aol.com
Fran Borsh	410-326-0023	fandborsh@comcast.net
Duane Heidemann	410-394-6103	duanedh@yahoo.com
John McCall	410-394-0058	jmccall0001@comcast.net
Aubrey Mumford	410-394-1595	reelgoodone@yahoo.com
Max Munger	410-326-9024	maxmunger@verizon.net
Larry Reich	410-474-2377	srei24@verizon.net
Amy Rispin	301-656-8537	amy.rispin@verizon.net

DPPOA ELECTION & VOTER TURNOUT

It takes a fair amount of time and effort by many people to bring a ballot to each Association member. Last December, Judy Angelheart, John McCall, and Peter Holt volunteered their time and energy to serve on the Nominating Committee for the 2013/2014 DPPOA election. Beginning in January and continuing into March, the Nominating Committee contacted possible candidates so that the slate of candidates could be announced during the March General Membership Meeting. Max Munger and Dan Mathias offered to continue service on the Board. Len Addiss and Fran Borsh also stepped forward as candidates.

In the weeks that followed, candidates' resumes were gathered for publication in the summer newsletter and the ballots prepared. The Nominating Committee continued their work by stuffing, sealing, and stamping envelopes. Ballots and resumes were delivered to the Post Office on the last day of April.

Walter and Rosemary Logan, and Bob and Joanne Boxwell volunteered to serve on the Tally Committee. When the Logans discovered they would be out of town during the meeting of the 29th, they continued to pick the ballots up from the Post Office and prior to departing for vacation, ensured the ballots were in safe hands, by dropping them off with Joanne and Bob Boxwell.

The day of the meeting, Bob Boxwell and Peg Duffy counted the ballots. Of the 615 ballots which were mailed, only 235 were returned, only a 38% response. Of those, seven were considered to be invalid due to late post marks, lack of signature or too many votes cast.

The results were close, with Len Addiss, Fran Borsh and Max Munger receiving a slight majority of votes over Dan Mathias.

The number of community-minded volunteers who spent their time and energy on assuring a democratic process take place is gratifying. The relatively low participation in that process meant that only 38% of DPPOA members-in-good standing decided the election and, as a result, the community's future.

WHERE IS EVERYBODY?

Yes, this is my first time as a member of the DPPOA Board. Reading a preview of this newsletter, I was dumbfounded to read that of the 615 ballots mailed for the election to the Board of Directors of our community, only 235 were returned; and seven were invalid due to late post marks, lack of signatures, or too many votes cast.

I know that there are many well-meaning members of our community, but I don't think they take the election process seriously. Are they OK with whoever is elected (good, bad, or indifferent)? Are they at all interested in how the community is run? If they like what the Board of Directors does, that's great, but they should show their satisfaction by voting. On the other hand, if they have concerns about the way the Board interacts with members, or if they don't think members of the Board will listen to their suggestions or complaints, they should bring those concerns directly to the Board. Members can attend meetings, and non-members can also bring concerns to the Board. Come on folks, let's get involved. Work on helping to get more members involved.

Fran Borsh

BE A RESPONSIBLE, CONSIDERATE PET OWNER

Calvert County has a leash law for dogs, meaning if a dog is off the owner's real property, it must be on a leash. There is also a control law for cats, meaning if a cat is off the owner's real property, it must be under a person's control. Anyone who sees a stray, unleashed dog or wondering cat should call Calvert Animal Control at (410) 535-1600 x 2387.

Residents must also understand that Drum Point beach rules prohibit animals on the beaches during the summer beach season. According to information from a community member, "When children under the age of 11 dig in beach sand, they are at a 44% higher risk for diarrhea. The reason is sand can harbor bacteria E-coli or enterococcus from ... and waste from animals." The rules are clearly posted at the community beach and apply to all Drum Point beaches.

In addition to County ordinances and community rules, it is a matter of courtesy to take care that your pet does not trespass on your neighbor's property or on commonly-owned property. Many people are simply too polite to let you know that the "gifts" your pet leaves are not appreciated.

1947 Dollars... (Continued from front page)

dues. Some Drum Point residents have stated that voluntary dues constitute a "Poll Tax" restricting the equality of the vote.

In order to put us on a sound financial footing, the Board has voted to increase the Covenant fees and has tasked the Planning Committee with examining the By-laws and Covenants in order to provide more options for community members. No decisions have been finalized for recommendation to the membership as this newsletter is being published. However, several options are currently under consideration for discussion by the Community.

Why we need to increase Covenant Fees

- The original 1947 Covenant fee of \$10 is not a "like amount" in 2013 economics. Total annual Covenant income of \$13,000 is insufficient to repair and maintain 15.3 miles of roads.
- Past increases of DPPOA voluntary dues reduced voting membership to 50%. All property owners are members of DPPOA, however, only members who pay Association dues are in "good standing", as required for voting in all DPPOA issues and elections. Reducing the dues to zero will facilitate voting by most property owners. (Note: Covenant Fees will still have to be up-to-date to vote.)
- Continued decline of Highway User Funds The drastic drop in collection and distribution of MD gas taxes over the past few years is not expected to recover to previous levels for many years.
- Decreasing support by STD funding The previous 3 years under STD 3a decimated the road reserve balance held for Drum Point by the County. STD 4 was approved for less than our necessary annual expenses and then fixed for 5 years. With an increased Covenant Fee, Drum Point could be less dependent on future STDs.
- Asset replacement We need to institute realistic asset-replacement planning for our roads, after nearly 20 years of use. We can anticipate a potential cost of several million dollars when road renewal is necessary.
- Future of DPPOA The BOCC set a ceiling in STD support of DPPOA Administration and non-road operations. Maintaining a modern, professional, and IT-current office for Administration of our common properties and roads is important to efficient management of DPPOA. Voluntary funding under DPPOA dues is insufficient to fund the community outreach, management, facilities, insurance, taxes and office services to support community operations.

New Fertilizer Regulations

Nutrients are one of the prime pollutants going into the Chesapeake Bay. Fertilizer does the same thing in the water that it does on land; it makes things grow. The problem is - too much of anything is not good. If we fertilize at the wrong time or in the wrong place or use too much, fertilizer goes into the waterways. Excess nutrients in the water cause algal blooms. In addition to shading out any other plants, the algae dies and is decomposed by oxygen-using bacteria. When oxygen is depleted, fish, crabs, oysters, and other water-based fauna, die.

Maryland's new fertilizer law takes effect in October of this year. This law will effect homeowners as well as lawn care professionals. We can expect that commercially available fertilizers at the hardware store will be formulated to comply with this law and will carry labeling reflecting the new restrictions. The law limits the levels of nitrogen and phosphorous in fertilizers and prohibits application of fertilizers between November 15 and March 1 each year. For those of us in the Critical Area, care must also be taken to set back application from waterways by at least 10 to 15 feet.

To some extent, this sounds like "read the label" and use some common sense. Common sense says let's save money while we *Save the Bay* and don't use too much fertilizer at times when our lawn will not take and use the nutrients. In fact, the best thing you can do for the Bay is to not fertilize your lawn at all.

In addition, after October 1, lawn care professionals, as well as turf managers at public facilities and golf courses, will have to be trained and certified by the state in order to apply fertilizer according to the new law.

Additional information can be found by calling the Maryland Department of Agriculture at 410-841-5959 or by consulting the following website: www.hgic.und.edu.

Road Maintenance 2012/2013 Fiscal Year

Project and Funding Source	Cost
Covenant Fees	
Installation of 70 posts to discourage parking along Bay Causeway	2,000.00
Major cut back of trees from road ways	3,000.00
Miscellaneous trimming of rights of way, patching etc.	1,599.00
State Highway User Revenue	
Bush Hogging of Rights of Way	2,700.00
Tree removal	700.00
Special Tax District	
Drainage Repair - Huron Drive at Lessin Drive and Beech Drive	2,700.00
Drainage Repair - Lessin Drive and Sky View Lane	6,380.00
Drainage Repair - Calvert Drive	2,600.00
Swale Refurbishment - Eagle Drive, Oak Drive, Mills Creek Drive	9,741.00
Shoulder Erosion repair - throughout Drum Point	38,514.00
Rip Rap Installation - Lessin Drive, Huron Drive and Ottawa Drive	11,650.00
Pipe Installation at Bay Drive	1,950.00
Asphalt Rejuvenation 2012	44,653.00
Major road paving - 14 areas throughout Drum Point	19,572.00
Total	147,759.00

Plans for Fiscal Year 2013/2014

The projects listed above include areas throughout Drum Point where improvements have been made to roads and adjacent rights of way during the past fiscal year. The list is divided into three funding streams available to the Association for the care and maintenance of roads. The road paving cited above encompassed sections of nearly a dozen roads. This list does not include any snow removal, street sign replacement, or minor road repair, such as the patching of holes.

Jeff MacDonald, our Project Manager has compiled a list of additional roads in need of paving. This list, includes the following streets, which have deteriorated to such a degree as to not benefit from this year's planned rejuvenation.

- **Bay Drive** from the Bay Drive Causeway to Lake View Drive (approximately 1,745 LF*)
- **Lakeview Drive** from Bay Drive to Bay View Drive (approximately 1,040 LF*)
- **Chestnut Drive** from Huron Drive east to end (approximately 156 LF*)
- **Raine Road** from Rousby Hall Road West) (approximately 135 LF*)
- **Lake Terrace** – (approximately 285 LF*)
- **Laurel Way** between Lake Lane & Bay View Drive (approximately 560 LF*)

Work is tentatively scheduled for October, pending the awarding of the contract.

*Paving Distance is subject to change



Drum Point Property Owners' Association
401 Lake Drive
Lusby, MD 20657
410-326-6148
www.dppoa.org office@dppoa.org

Pre-Sort STD
U. S. Postage Paid
Prince Frederick, MD
Permit No. 49

General Membership Meeting
September 28, 2013 - 10:00 a.m.
December 7, 2013 - 10:00 a.m.

All meetings will be conducted according to Maryland Code, Corporations and Associations, Title 5, Sub Title 2, section (§) 5-206.1, which states, If the number of members present at a meeting does not meet the requirements of a quorum, those present may call another meeting to meet quorum requirements. At the additional meeting, the members present in person constitute a quorum. *

General Membership
Meeting Agenda
Saturday
September 28, 2013 - 10:00 a.m.
Southern Community Center
Call to Order
President's Remarks
Approval of Minutes
Committee Reports

Old Business

New Business
Public Comments
Adjournment

*Per DPPOA Attorney - Any and all business of the Association can be discussed at the meeting.