

Winter 2014



Drum Point Light

Drum Point Property Owners' Association

www.dppoa.org

office@dppoa.org

410-326-6148

Community-Based Funding

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 Drum Point Property Owners' Association (DPPOA) Board has the responsibility of maintaining and administering our roads, lakes, beaches and other common properties.

As you may be aware, the County has placed restrictions on the current Special Tax District (STD). In 2012, STD 4 was approved for less than our necessary annual expenses and then fixed for 5 years and decreased support of road-related administrative and non-road operations expenses. Limitations in STD 4 and some of our other funding streams have meant that we also had to put off important expenses such as storm water management of our ponds, brush clearing from common areas and rights of way to prevent fires, maintenance of common areas, and reduced security.

Accordingly, your Board of Directors has set in motion major changes in financial arrangements that will reduce our dependency on the Special Tax District, ensure that all property owners pay their "fair share" of the Community upkeep and give the Community a stronger voice in financial planning for the future.

First, in February 2014, all property owners were billed a mandatory assessment. Improved lots (those with a house) were assessed \$55.00 per year and undeveloped lots \$20.00 per year. Last

September, the budget for use of mandatory assessment funds was approved by Drum Point property owners.

Second, the Board has voted to increase Covenant road fees from \$10 in 1948 to their consumer price index equivalent of about \$99 in 2015. As many residents know, our Covenants were written in 1948, 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 the consumer price index, a \$10 fee in 1948 dollars doesn't go far enough to meet the Board's mandate to maintain and repair our 15.3 miles of roads. The annual Covenant Fee income of \$13,000 would be about \$130,000 if the U.S. Department of Labor Consumer Price Index were used to adjust it to a "like amount" in 2014 dollars.

Third, the Board will plan with the Community to negotiate a lower STD for the next period, taking into account our long-term financial needs and the stability we will have achieved in income from the Covenant fees and mandatory assessments. In order to maintain the quality of life in Drum Point as well as the value of our homes, the Directors of the DPPOA plan to work with the Community in the coming months.

President's Page

Gary Heal - President - Board of Directors Drum Point Property Owners' Association



Fall has come and gone. For many of us, it did not last long enough. Let's hope we do not have more snow than we can handle this year.

As many of you know, we were late getting this year's budget approved, and as a result, we were slow in starting some of the things we had planned. Some of the changes include:

- ◇ We have made a few modest improvements to the office. We replaced the aging hot water heater, refrigerator, and brought the attic insulation up to an R32 value. All of these things were recommended by the energy audit done by SMECO. The cost to do all of these things was about \$1,750.00.
- ◇ Earlier this year we invested in security cameras for the Beach. Our cost was about \$900.00. We believe this has cut down on the amount of unwanted activity there. We do capture everything that goes on, including the deer at night. We have been able to provide pictures to law enforcement to help in their investigations.

With the rejuvenation of our roads complete, we are evaluating paving and storm-water management projects to be done this spring. Your Roads Committee, Engineer and Board of Directors are considering these things now.

Our plan is to change our revenue stream to make it more accountable and fair to the property owners, by moving away from 60% funding by the Special Tax District to funding controlled by you. Our actions so far have been very well received by you. Thank you for your support as we move forward to complete this process.

Gary Heal

YOUR COMMUNITY NEEDS YOU!!!!

The Board of Directors is currently seeking volunteers to serve on the Nominating Committee. This Committee functions to find our community leaders for the next term, which begins in July of 2015. Anyone wishing to serve on the Nominating Committee or on the Association Board must be current with all fees and assessments. The Board of Directors has three three-year slots which will need to be filled.

Duties of the Nominating Committee include talking with friends and neighbors about choosing to serve on the Board and announcing the list of candidates during the March quarterly meeting. The final task of the Committee is the processing and mailing of the ballots. I, as the Association Manager, will provide contact information and help in the processing of the ballots. Once the ballots have been mailed, the job of the Committee is finished.

If you are interested in helping with this important task, or if you would be interested in running for the Board of Directors, please contact the office at 410-326-6148 or by e-mail at office@dppoa.org.



Fall Road Cleanup

Fall is just one time of the year when we, as homeowners, clear our property of leaves, mown grass, pine cones, pine needles and other small debris. Unfortunately, too many owners or tenants leave much of this debris in the street and along the unpaved portion of the right of way. Rainfall and subsequent drainage cause this debris to collect and pile up; and of course, it is then driven over and compacted by our vehicles, while still damp. Not only does this practice cause drainage problems by the creation of barriers, but also, over time and heat/icing cycles, this compacted road cover can erode the road surface material, cause cracking and promote vegetation growth in the tarmac. The width of car passing lanes is reduced, and curbs and swales can become invisible! This may also hamper snow removal and de-icing efforts.

As ominous as this sounds, there is a simple solution. Please be a good neighbor and rake, sweep up and remove any roadside debris along your property lines on a regular basis. It can make excellent mulch! The Drum Point Property Owners' Association spends a lot of your money on road maintenance. Help reduce road damage and work to make Drum Point roads safer and look even better!



Max Munger

“A lie can travel half way around the world while the truth is putting on its shoes.”

Mark Twain

Commonly-Owned Rights-of-Way

The following piece was published in a prior newsletter but bears repeating:

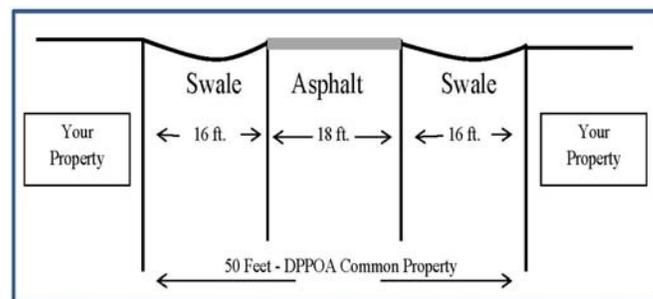
It may come as a surprise to many, especially new homeowners, that there is an area at the front of their property which is not a part of their property. While the grassy portion of the right-of-way is adjacent to the owners' properties, it does not belong to the individual property owners, rather it is part of the commonly-owned property of the Association.

The actual paved portion of the roadway comprises just over a third of the total right-of-way. The right-of-way can range from less than 40 ft. to more than 50 ft. in width and encompasses not only the paved portion of the road but a distance of 10 ft. - 15 ft. from each edge (illustration below).

The Association strives to keep trees and plants, which grow in these areas, from encroaching on the roads. To that end, tree trimming and trimming of lower-lying plants is done on a regular basis.

It is advisable to keep this trimming in mind when considering the planting of any ornamental shrubs in these rights-of-way. While these plantings are not prohibited, you must remember that, should the need arise, the plants may have to be removed or trimmed. It is hoped each homeowner will strive to keep these areas neatly trimmed as a part of their own lawn maintenance.

In addition, fences cannot be placed in the rights-of-way, and the parking of vehicles is prohibited. This includes cars and trucks as well as larger commercial vehicles. Parking in these areas can damage the rights-of-way and block access when trimming is needed.





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General Membership Meetings

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.*

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

General Membership Meeting Agenda

10:00 p.m.

Saturday, December 13, 2014

Drum Point Club

Call to Order

President's Remarks

Approval of Minutes

Committee Reports

Old Business

Changes to Fee Structure

New Business

Nominating Committee

Public Comments

Adjournment

March General Membership Meeting

Date to be determined...