

Summer 2013



Drum Point Light

Drum Point Property Owners' Association

www.dppoa.org

office@dppoa.org

410-326-6148

WHAT IS THE RIGHT-OF-WAY, AND WHERE IS IT LOCATED?

Many of you may be surprised to learn that there is a grassy area at the front of your property which is not a part of your property. While this grassy portion of the right-of-way is adjacent to your property, it does not belong to you, rather it is part of the commonly-owned property of the Association.

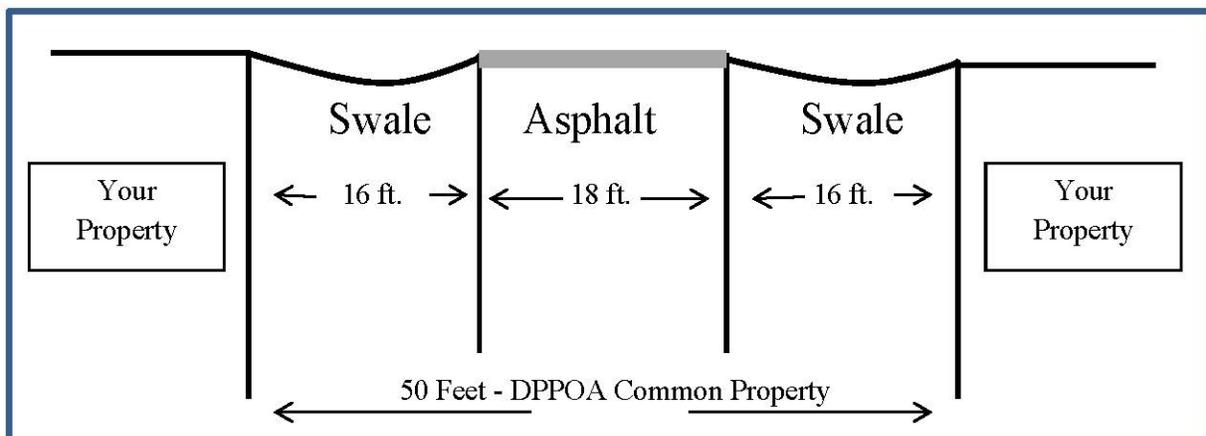
The rights-of-way range in width from slightly less than 40 feet to more than 50 feet and encompass not only the paved portion of the road, but a distance of between 10 and 15 feet from each paved edge. This area is often referred to as the swale. These swales are needed by the Association for the care and maintenance of Drum Point roads, as they allow for the drainage of storm water away from the roads. For those of you living on a County or State-maintained road, the County or State owns and maintains the right-of-way.

The DPPOA strives to keep trees and plants, which grow in these areas, from encroaching on the roads. To that end, trimming of

trees and 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 that each homeowner will strive to keep these areas neatly trimmed and maintained.

Since this is commonly-owned property and belongs to the Association, sheds, fences and decorative walls cannot be placed in the rights-of-way. For those of you who live in the Critical Area (defined by the State as within 1000 feet of tidal water, you **MUST** contact the County for a permit for nearly all work to be done (410-535-1600, ext. 2502). Heavy fines are levied for people who violate Critical Area rules and regulations. See "Critical Area FAQs" on page 2 for additional information.

A typical Drum Point right-of-way is depicted below:



President's Column

Gary Heal, President

DPPOA Board of Directors



This will be my last President's page. Some of you may have noticed that I did not run for another three-year term this year. It has been an honor to serve as your Board President for the last three years, but I have decided to take time off from serving on the Board. I will, however, continue as a volunteer in lesser capacities.

When I look back at the last three years, I feel that we achieved my personal goal of creating a more "civil" environment, with everyone able to bring their views forward. We managed to get a new Special Tax District passed, even though it was for an amount which was less than what the majority of the community wanted.

In April of 2011, we hired a professional Project Manager to oversee our road operations. The expertise, provided by the Project Manager, has saved us a fair amount of money. He not only brought to our attention some areas in need of improvement, but provided the knowledge on how best to accomplish the goals. With his advice and guidance, we made significant repairs to our roads and storm-water systems and corrected many long-standing issues. Finally, we have closely watched our expenditures to insure that we spend your money wisely.

We still have at least one shortfall, however. That is the number of Association members willing to step forward and volunteer. I encourage you to volunteer and become involved in our community Association. I have found that those who do volunteer tend to understand, much more fully, how and why our Association operates as it does. [See page 6 of this newsletter for an opportunity to volunteer.]

So, I say goodbye for now but hope to see you in the near future.

Gary Heal



Critical Area - FAQs

What is the Critical Area?

The Critical Area is all land area within 1,000 feet of the mean high water line of tidal waters or the landward edge of tidal wetlands of the Chesapeake and Coastal Bays and their tidal tributaries. The exact limits of the Chesapeake Bay Critical Area are established on official maps (available on the County website at www.co.cal.md.us/).

What is the 100-Foot Buffer?

The Critical Area Buffer is an area of natural vegetation of at least 100 feet, measured landward from the mean high water line of tidal waters, tributary streams and tidal wetlands.

The 100-foot buffer is expanded to include any contiguous sensitive areas, including steep slopes, hydric soils and highly erodible soils.

How do I know if my property is located in the Critical Area?

Maps delineating the Critical Area have been formally approved as part of each local jurisdiction's Critical Area program and are available in the jurisdiction's planning and zoning offices. When in doubt, always call Calvert County Community Planning and Building (formerly the Department of Planning and Zoning) at 410-535-2348.

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Calvert County Burn Policy

According to the Calvert County Government website, “You can burn any time after 4:00 p.m. seven days a week EXCEPT during the Calvert County Burn Ban, which lasts from June 1st through September 1st every year AND in locations where there are “Burn Ordinances” such as the beaches. You must burn away from wooded areas or structures, and you must have a water supply nearby. Fires must be attended at all times and must be put out by midnight. Notify the Calvert Control Center (410-535-1600,ext. 2230 or 410-535-3491) prior to conducting controlled burns in case someone calls 9-1-1 stating that they see smoke in your area.”

PIT BULLS

NO LONGER ALLOWED IN DRUM POINT COMMON AREAS

According to the Community Association Law Letter published by the Thomas Schild Law Group, LLC, “The Maryland Court of Appeals, the highest state appellate court, ruled in *Tracy v. Solesky* that property owners who have the right to control the presence of Pit Bulls are strictly liable for any injuries caused by such dogs. The Court separately ruled in *MRA Property Management v. Armstrong* that condominiums and managers may be liable under the Maryland Consumer Protection Act for issuing deceptive or misleading resale disclosure documents.”

What does this mean to you or to the DPPOA and its management? If a person is walking their Pit Bull (specifically) and that Pit Bull bites a person, the owner of the dog can be held liable; but the Association and its management may also be held accountable.

In light of this ruling, the Board of Directors for the DPPOA has no choice but to prohibit Pit Bulls from any common area within Drum Point. This includes, but is not limited to: all beaches, the boat ramp, easements to the beach, and all Drum Point roads and rights of way.

The Maryland Legislature may take up legislation concerning this ruling. If so, they may affirm the court’s decision, or they may decide to overturn it. Until that time, all Pit Bulls must be kept from any common area of the community.

I live in the Critical Area, and I have a dead tree that I want to remove. Do I need a permit?

Yes. All vegetation removal, including dead or damaged trees, requires a permit and sometimes an approved vegetation or buffer management plan as determined by Calvert County Community Planning and Building.

Do I need a permit to cut trees on my waterfront lot that are less than 4 inches in diameter?

All trees of any size, as well as shrubs and vines, are considered habitat in the Critical Area and are subject to the Critical Area regulations. **BEFORE** you cut any trees or other vegetation on your property, call Community Planning and Building.

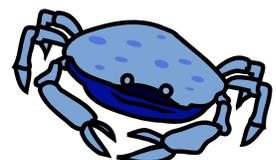
Can I remove trees from my property if they are located in the Critical Area 100-foot Buffer?

That depends. No trees may be removed from the Buffer unless they are dead or diseased, are a safety hazard to person or property, or for permitted development. A Calvert County approved permit and buffer management plan are required prior to removal.

Do I need a permit to plant trees and shrubs in the Buffer?

Community Planning and Building approval is required, and planting native vegetation is encouraged. Sometimes a permit may be required depending on the scope of proposed work, i.e. using heavy machinery. When planting trees and other vegetation in your Buffer, be sure to use native species and avoid exotic and invasive species. A list of native plants can be found on the Association website at www.dppoa.org.

If you are in doubt as to what can and cannot be done in the Critical Area, call Calvert County Community Planning and Building.



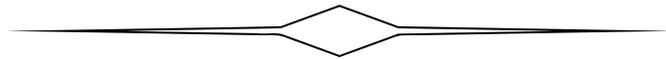
CANDIDATES' FOR THE 2013/2014 DPPOA BOARD

Len Addiss

My name is Leonard (Len) Addiss. I became a resident of Drum Point in 1996 after completing my business career. I have a bachelor's degree in finance. During my business career I held relatively high management positions for such companies as ITT Defense, AIL Eaton and Booz Allen. All positions were related to government defense contracts and subcontracts. My lovely wife, Janet, and I are active members of the community here in Southern Maryland. I am a member of the Calvert Marine Museum, Commodore of the Solomons Island Model Boat Club, active volunteer at SMILE, Treasurer of the Tim O'Brien golf league, and lighthouse docent at the Drum Point lighthouse. I am on the Calvert County Advisory Board for the Restoration of the Cove Point Lighthouse

I have been elected to the DPPOA Board on three prior occasions. I served as Treasurer during the first Special Tax District (STD) and spent several years as "road man" monitoring the rehab of four causeways in Drum Point, the revetment of the River View causeway, the initial application of rejuvenation and resurfacing of the roads in the southwest section.

As many of you know, when I have an opinion or position on an issue, I state my case. I hope that you will support me and grant me your vote.



Frances Borsh

My husband, Steve, and I moved from Wisconsin to Drum Point 11 years ago. In my previous life, I was a Speech Pathologist in New Jersey, Upstate New York, and Wisconsin for a total of 35 years. We have three grown sons and 12 grandchildren, seven of whom live in Catonsville. I have served on the Drum Point Club Board for nine years, with one year off for good behavior!!

With 9 years of experience on the Drum Point Club Board, I have broadened my ability to conduct meetings, learned to work with other officers and members to help things move along, and insure that we are providing a good experience for our Club Members. I write the Club's Newsletter, schedule events for the members, maintain the Club Calendar, and resolve the occasional "dust-up!" Three years ago, we decided to put a new roof on the Clubhouse and completed a beautiful renovation of the Main Hall. That was a real learning experience, dealing with carpenters, painters, and electricians; it was worth all the effort.

I feel that all of these experiences will help me to be a productive member of the DPPOA Board. I have attended many DPPOA meetings and feel that I will be able to use my acquired skills to help DPPOA move forward. My first goal would be to insure that all members of the community are dealt with professionally and with respect by all. I know there are ways that we can serve the community and live within our means without raising fees. In the past we have spent some of our funds on elaborate structures meant to deal with runoff. Some of these were not effective and needed to be retrofitted, adding to the original cost. We need to rein in some of our costs, utilize willing volunteers, hopefully add to our Membership and do our best to provide our community with the best living environment possible.

CANDIDATES' FOR THE 2013/2014 DPPOA BOARD

Dan Mathias

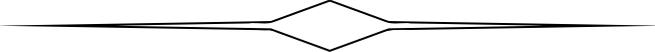
I was elected to the Board for the first time six years ago and have served two full terms as a Director. I also served as Treasurer for a year during that time. I have lived here in Drum Point over 25 years, in a modest 1000 sq. ft. home with a full basement.

I have been married (2nd) for over 18 years, with three grandchildren living in Santa Barbara, California. I work as a Senior Quality Analyst, performing Process and Programs Audits of the three nuclear power plants owned by Constellation Energy. My background education and experience includes engineering, math, science, plant operations, education, and computers, including hardware, software, and logical analysis.

I have witnessed many changes in Drum Point. The many dirt roads from 1988 have been paved. A Special Tax District was created to accomplish road improvements and create new community amenities, to improve the community and increase property values. The community began growing rapidly after the roads and amenities improved. This created increased needs for the now-vibrant and growing community. The Property Association could no longer exist as a small mom-and-pop-type group, but needed to become what it is today, a dynamic organization capable of handling huge finances, dealing with grants, and interacting with county, state, and federal government agencies and officials.

I supported the efforts of past Boards and will apply my talents to the needs of our changing community in the future. We need Board members who will lead us forward.

I urge you all to consider carefully where you want the community to go in the future. I urge you all to vote, and I urge you all to let the Office and Directors know your needs and desires for this community. I have set up an e-mail for residents to contact me, as a Board member, to let me know your concerns: dandppoa@comcast.net.



Millard (Max) Munger

I am looking forward to continuing the progress the DPPOA and its Board of Directors are making in our community. Since moving here in 1993, I have worked continuously and vigorously to change and improve the roads, the funding and administration of the community and its relationship to the Lusby Town Center, the Calvert County staff and the Board of County Commissioners. I have served as President of the Board, Treasurer, on the Roads Committee and as a Community Emergency Response Team (CERT) member and authored most of our current organizational documents.

I am deeply familiar with the history and issues of Drum Point. I fully support the continuation of the Special Tax District, which has provided most of the administrative and road project funding for over 17 years. Recent reductions in the STD endanger the future of DPPOA. I am actively seeking DPPOA membership enticements, grants, and low-cost solutions to fund the community. I am working to set aside more open/green space and to provide other enhancements and access to our commonly-owned assets.

I am proud to say that Drum Point is no longer a “private” community, but is an “outstanding” community. It is a quiet, safe and beautiful place to live.

REJUVENATION PHASE II

In September of 2012, the DPPOA Board contracted with Total Asphalt Maintenance for the first phase of Rejuvenation and crack repair of some Drum Point roads. The first portion of the project encompassed approximately 38,000 square yards of roads in Drum Point. This project was funded with money from the Special Tax District. (STD). Future phases will also be funded with money from the STD.

For those of you who may have noticed stronger than expected odors during the last Rejuvenation, September's cool weather caused the Rejuvenation product to remain in the air longer than expected. Consequently, future phases of the work will occur in the warmer months. With warm weather approaching, Phase II of the Rejuvenation process is tentatively scheduled for late June or early July. Signs, advising of the impending work, will be placed prior to commencement.

The Project Inspector has prioritized the list of roads most in need of Rejuvenation. Once again, other roads outside of those listed here could be considered "most in need", however, this list continues to provide a planned and organized approach to Rejuvenation for the entire Community. Some roads have already deteriorated, and full re-paving has been planned.

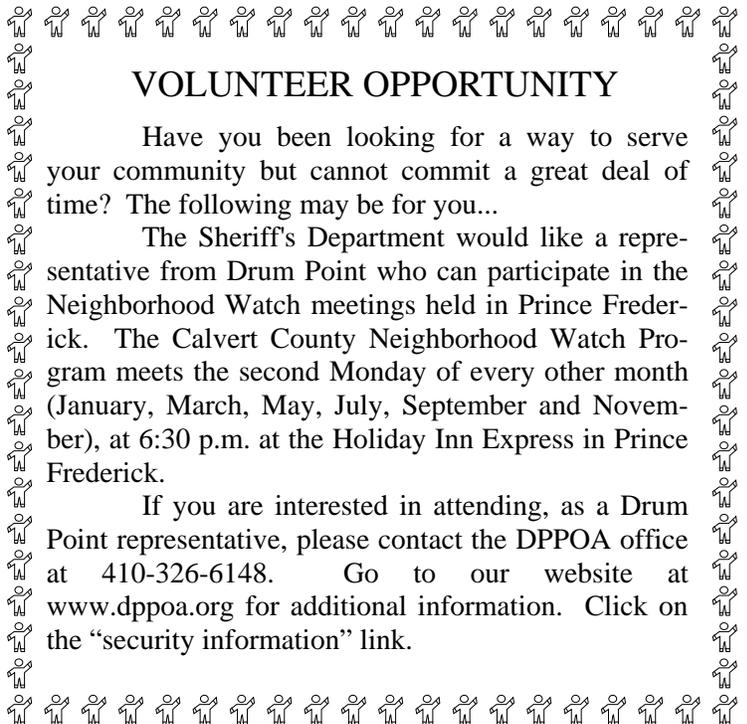
In order to minimize the inconvenience, one traffic lane will be done at a time and allowed to dry. While the product dries rapidly and can be driven on almost immediately, if need be, we ask that you refrain if at all possible. The product dries completely within 24 hours; however, it is recommended that pets and children be kept from the street for a full day.

Please note, those of you with decorative driveways should exercise additional caution and refrain from driving onto your driveway for a full 24 hours, to avoid the possibility of transference of the product from the road to your driveway.

Feel free to contact the office at 410-326-6148 with any questions or concerns.

The list of streets, scheduled for Rejuvenation, appears below:

- Blue Jay Drive
- Calvert Terrace
- Cardinal Drive
- Dogwood - Laurel Way to Lake Drive
- Dove Court
- Eagle Drive
- Elkins Lane
- Lake Drive (Pine Lane to Lake Place)
- Lake Lane
- Lakeview Drive (south of Bay View Drive)
- Laurel Way (north of Bay View Drive)
- Lessin Drive (River View Drive to the end)
- Lessin Drive (Walsh Lane to the end)
- Overlook Drive
- Pilot Way
- Pine Lane
- Pine Place
- River Terrace
- River View Drive
- Sachem Drive
- Tern Court
- Vista Drive
- Walnut Terrace
- Walsh Lane



VOLUNTEER OPPORTUNITY

Have you been looking for a way to serve your community but cannot commit a great deal of time? The following may be for you...

The Sheriff's Department would like a representative from Drum Point who can participate in the Neighborhood Watch meetings held in Prince Frederick. The Calvert County Neighborhood Watch Program meets the second Monday of every other month (January, March, May, July, September and November), at 6:30 p.m. at the Holiday Inn Express in Prince Frederick.

If you are interested in attending, as a Drum Point representative, please contact the DPPOA office at 410-326-6148. Go to our website at www.dppoa.org for additional information. Click on the "security information" link.

DPPOA Budget

Vote Scheduled for June 29th General Membership Meeting

DPPOA Yearly Planning Budget

			2014
		Covenant Lots	1600
		STD Lots	1540
		DPPOA Mbrs	625
INCOME			
	Covenant Bank / Carryover		8839
	Covenant Fees Collected		13600
	Total Covenant Income		22439
		(Estimated DP Reserves Account) (info only)	18729
	DPPOA Reserves (planned expenditures)		1196
	DPPOA Bank / Carryover		32539
	DPPOA Dues Collected		37500
	DPPOA Interest Earned		
	DPPOA Other Income		
	Total DPPOA Income		71235
	SHUR Bank / Carryover		221
	SHUR Collected		6000
	SHUR Interest Income		
	Total SHUR Income		6221
		Total Non-STD Income	99894
EXPENSE			
	Covenant Fees O&M		
		Total O&M Non ROW	2250
		Total O&M ROW	15800
		Total Covenant Fees O&M	18050
	SHUR O&M		
		Total O&M Non ROW	100
		Total O&M ROW	6200
		Total SHUR O&M	6300
	DPPOA Dues ADMIN		
		Total Staff & Prof Svcs	21899
		Total Office facilities	2300
		Total Other Admin	3550
		Total Dues Admin Expense	27749
	DPPOA Dues O&M		
		Total Community (Non-road)	9850
		Total Road Maint	3750
		Total Dues O&M Expense	13600
	Dues Acquisition & Capitol		
		Total Dues Capitol Expenses	7868
		Total Dues Expenses	49217
		Total Non-STD Expenses	73567
		Net Non-STD Income-Expenses	26327



Drum Point Property Owners' Association
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General Membership Meeting

June 29, 2013 - 1:00 p.m.

All meetings will be conducted according to Maryland Code, Corporations and Associations, Title 5, Sub Title 2, section (§) 5-206. 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, June 29, 2013 - 1:00 p.m.
Southern Community Center

Call to Order
President's Remarks
Approval of Minutes
Committee Reports

Results of 2013/2014 Board Election

Old Business

New Business
2013/2014 DPPOA Budget Approval

Public Comments
Adjournment

The June Membership meeting will be held in accordance with the above Maryland Code regarding quorums.