

Drum Point Fact Sheet

(For Prospective Property Owners)

Thank You for your interest in the community of Drum Point.

Drum Point is a community of natural beauty bounded by the Patuxent River, Chesapeake Bay, and Mill Creek. Originally established in the late 1940's as a summer destination, it has since grown into a year round community of approximately 1000 homes. The development of Drum Point, and several other older communities in Calvert County, is not typical of most subdivisions, and as a result, potential property buyers need to be aware of certain facts regarding Drum Point management and infrastructure.

1. The following infrastructure are commonly owned and operated by property owners of Drum Point by way of the Drum Point Property Owners' Association:
 - 90% of the developed road network (Note Barreda Boulevard, Dogwood Drive - between Barreda and Laurel Way and Chestnut Drive - between Barreda and Rousby Hall Road are owned and maintained by the County to include snow removal).
 - Community Boat Ramp on Mill Creek
 - Community Beach on the Chesapeake Bay
 - An Office Facility at 401 Lake Drive (corner of Lake Drive and Barreda Boulevard)
 - Numerous undeveloped lots
2. The Drum Point Property Owners' Association (DPPOA) is the officially chartered organization that not only owns and operates common property in Drum Point but also interfaces with Federal, State, and County governments, other communities, other organizations, and citizens regarding common issues affecting Drum Point.

Office Location: 401 Lake Drive (in Drum Point)
Business Address: 401 Lake Drive, Lusby, MD 20657
Phone: 410-326-6148
Email Address: office@dppoa.org
Web Page: www.dppoa.org

3. The legal documents used by the DPPOA to manage Drum Point are as follows:

Charter

The legal instrument that sets forth the name and objective of the DPPOA as well as any other information required for federal, state, and local law

By-Laws

The basic rules for the DPPOA that describe organizational objectives, protocol, function, and way to conduct business

Covenants

A set of rules / contract entered into between two or more parties. In this case it is the Drum Point Corporation (the original community developer but now DPPOA) and property owners of Drum Point. These are rules, separate from by-laws and charters that are attached to the deeds of property in Drum Point. At the present time, there are four known variations of covenants, generally similar, depending upon when the lot was originally sold. In essence, most covenants have been "over come by events / superseded" by the enactment of more formal and specific federal, state, and county laws, ordinances, building codes, and zoning.

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4. The funding required to operate and maintain Drum Point is collected as follows:

Covenant Road Fee:

\$10.00 / year / lot - Billed and collected by the DPPOA. This is a required payment per the covenants.

Special Tax District IV (STD IV):

\$50.00 / year / tax ID property - This is a tax applicable to Drum Point property, currently of five-year duration (2004 to 2009). It is billed and collected by Calvert County concurrent with the county property tax billing cycle. The STD was requested by DPPOA and granted by the county under Maryland State Law. All STD monies are returned to the community for community operation per a budget jointly agreed to by county and DPPOA. All monies are subject to an agreement of expenditure to the county and reviewed on a routine basis. STD is required to be paid by all property owners per the STD agreement. Failure to pay the STD subjects a property to county tax sale.

DPPOA Annual Dues:

\$60.00 / year / DPPOA member - Billed and collected by the DPPOA. This is an optional payment but required to vote on DPPOA business matters as outlined in the by-laws.

5. DPPOA Meetings:

- The DPPOA holds four General Membership meetings per year. Typically in March, June, September, and December. Meetings are typically held at the Drum Point Clubhouse.
- Board of Directors Meetings are held bi-monthly and open to Drum Point property owners. The second meeting of each month is a work session for Board committees. If one wishes to address the Board, notification should be provided 48 hours in advance in order to be placed on the agenda.
- All meetings adhere to Robert's Rules of Order.

6. Other Drum Point Organizations:

The Drum Point Club

This is a formally chartered organization independent of the DPPOA. The club owns the beach, forest, fishing pier, and club house located at the end of Barreda / Overlook drive on the tip of land bounded by the Patuxent River, Chesapeake Bay, and Drum Point Lake. The club also owns the woodlands bordering Barreda Blvd at the entrance off Rousby Hall Road. Club membership is only open to persons that own property in Drum Point. There is a one-time fee to join (typically about \$250) and an annual assessment (approximately \$150 / yr). Membership entitles persons to use of club owned property and events. The formal name of the Drum Point Club is the Drum Point Project Inc. The organization can be contacted by leaving a message at 410-326-0564, or by mail at PO Box 356. Lusby, MD 20657.