



Drum Point Property Owners' Association, Inc.

P. O. Box 563
Lusby, Maryland 20657
(410) 326-6148

A Little bit of History

Prior to World War 11 Southern Maryland was a very rural sparsely populated area whose people made their living off the land and water. As the county entered into an economic boom, the joys of leisure time and recreational activities became more and more popular. Along with that popularity came an increased appreciation for the water recreation that Southern Maryland offered. As a result communities like Drum Point, White Sands, and the Chesapeake Ranch Estates were conceived and established. As times changed and Southern Maryland grew, so did the bucolic communities established as week-end resorts. These communities have all grown way beyond their founder's original dreams, as all have become year-round places to live. With the dramatic growth have come challenges all these communities wrestle with today. Below is a time line of Drum Point's history.

- 1918 The Drum Point subdivision was established by the Drum Point Corporation whose principal stockholder was Paul Kernan. This corporation acquired the property that became Drum Point from Judge Gray who acquired it from the Barreda brothers of Santiago, Chile. As the initial developer, the Drum Point Corporation built and maintained all the roads, lakes, lots and common areas in the subdivision.
- 1969 The Chesapeake Ranch Club (now called the Chesapeake Ranch Estates) acquired the outstanding stock and all assets of the Drum Point Corporation.
- 1972 With administration of the covenants in the hands of the Chesapeake Ranch Club, property owners of Drum Point established The Drum Point Property Owners Association (DPPOA) to organize, operate and sustain a private, non profit, economic, cultural, recreational and environmental conditions within Drumpoint.
- 1983 The Chesapeake Ranch Club sold back their Drum Point holdings along the administration of covenants to a group of investors know as the Drum Point Project, Inc.
- 1987 Thus organization transferred the responsibility of the road maintenance and administration of existing covenants to a newly established organization entitled the Drum Point Road & Community Services Corporation.
- 1993 The Drum Point Property Owners Association purchased from the Drum Point Road and Community Services Corporation the subdivision roads and unsold lots. They also took over administration of the existing covenants and roads. The Drum Point Road and Community Services Corp was dissolved.
- Spring 96 The 622 lots subject to the Chesapeake Ranch Estates covenants voted to adopt the Drum Point covenants and all lots became subject to the same annual road fee of \$10/year.
- 6/1996 The Calvert County Board of Commissioners approved the **Drum Point Special Taxing District**. Per the Maryland Annotated Code, Section 4-101 through 4-104, the Public Local Laws of Calvert County Laws, Title 4 Special Taxing District, stipulates that a Home Owners Association, as defined under Maryland Home Owners Association Statutes, may petition the Calvert County Commissioners to establish a Special Tax District to fund the cost of furnishing, providing, and maintaining community roads, drainage, lakes, canals, community wide amenities, and benefits. This special tax will assess each lot for a duration of four years and will amount to \$163.62 per year.