

DRUM POINT EVENTS TIME LINE

- 1948 Drum Point established by the Drum Point Corporation
- 08/29/69 The Chesapeake Ranch Estates acquired the outstanding stock and all assets of the Drum Point Corp. At the time 622 lots of the subdivision remained unsold. (Liber 113, page 643 - 655, 644-664 lists the unsold lots). As these lots were sold, the CRE covenants were attached to them. The road fee as of 07/01/70 was \$30 / yr and increased yearly thereafter and by 1992 the amount totaled \$100.
- 1972 The Drum Point Property Owners Association (DPPOA) was incorporated to organize, operate and sustain private, non-profit, non-stock, civic and social welfare association for the purpose of developing, promoting, and protecting the social, economic, cultural, recreational, and environmental conditions within Drum Point. (Liber 147, page 655 to 659).
- 6/23/83 The Drum Point Project Inc purchased from the Chesapeake Ranch Estates the subdivision roads, administration of all existing covenants in the subdivision, together with lots and parcels of land (\$335,000) (Liber 300, page 637)
- 6/12/87 The Drum Point Road and Community Services Corp purchased the subdivision roads and unsold lots from the Drum Point Project Inc (\$65,000). They also took over administration of the existing covenants and roads. (Liber 407, page 95)
- 07/09/93 The Drum Point Property Owners Association purchased from the Drum Point Road and Community Services Corp the subdivision roads and unsold lots. They also took over administration of the existing covenants and roads. (Liber Book 683, page 266)
- Spring 96 The 622 lots subject to the CRE covenants voted to adopt the Drum Point covenants and all lots became subject to the same annual road fee of \$10/yr.
- 06/18/96 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 Districts 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. The Drum Point Property Owners Association (DPPOA), a home owners association as defined under the appropriate Maryland statutes, petitioned the Calvert County Commissioners in January of 1996 to establish a special tax district that would assess each lot in the Drum Point subdivision \$162 per year for the duration of four years to support a road improvement program (after county administrative expenses were added the total came to \$163.62 per year).

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DETAILED:

- 1948 **Drum Point established by the Drum Point Corporation**
- 08/29/69 **The Chesapeake Ranch Estates acquired the outstanding stock and all assets of the Drum Point corp. At the time 622 lots of the subdivision remained unsold. (Liber 113, page 643 - 655, 644-664 lists the unsold lots). As these lots were sold, the CRE covenants were attached to them. The road fee as of 07/01/70 was \$30 / yr and increased “yearly thereafter by the same percentage that the price index for the month of April increases over the price index for April of the previous year”. By 1992 this amount totaled \$100.**
- 1972 **The Drum Point Property Owners Association (DPPOA) was incorporated to organize, operate and sustain private, non-profit, non-stock, civic and social welfare association for the purpose of developing, promoting, and protecting the social, economic, cultural, recreational, and environmental conditions within Drum Point. (Liber 147, page 655 to 659)**
- 6/23/83 **The Drum Point Project Inc purchased from the Chesapeake Ranch Estates the subdivision roads, administration of all existing covenants in the subdivision, together with lots and parcels of land (\$385,000) (Liber 300, page 637)**
- 6/12/87 **The Drum Point Road and Community Services Corp purchased the subdivision roads and unsold lots from the Drum Point Project Inc (\$65,000). They also took over administration of the existing covenants and roads. (Liber 407, page 95)**
- 07/09/93 **The Drum Point Property Owners Association purchased from the Drum Point Road and Community Services Corp the subdivision roads and unsold lots. They also took over administration of the existing covenants and roads. (Liber Book 683, page 266)**
- 03/25/94 **Attempt to change covenants so everyone was under one set and annual amount would be \$850. Attempt failed.**
- 06/18/96 **The Calvert County Board of Commissioners approved the Drum Point Special Taxing District that assessed each lot in the Drum Point subdivision \$162 per year for the duration of four years to support a road improvement program (after county administrative expenses were added the total came to \$163.62 per year).**
- Spring 96 **The 622 lots subject to the CRE covenants voted to adopt the Drum Point covenants and all lots became subject to the same annual road fee of \$10/yr.**
- 07/01/96 **BOD - Newly elected members - Carl Faller (Tres), Tom Gagnon (VP), Ernest Cooper. Standing members Carol Weinberg (Pres), Marv Bowman (Sec), Eileen Bildman (resigned summer 97), Richard Brindley, Larry Gateau, Zane Mason.**
- 08/96 **First year STD monies were collected - to be spent in calendar year 1997**
- Fall 96 **Down stream side of Laurel Way causeway was repaired - pipe and drop box installed.**

- Spring 97 Covenant vote to clarify road fee billing on combined lots to just one road fee. Vote failed.
- 05/97 Printer for computer purchased (\$700)
- 07/01/97 BOD - Newly elected - Max Munger (VP), John Dwyer, Carol Weinberg(P).
Standing members: Chris McNelis (appointed summer 97 to fill Eileen Bildman's term), Carl Faller (Tres), Tom Gagnon, Marv Bowman (Sec), Richard Brindley, Ernest Cooper.
- Fall 97 Barreda Blvd, Chestnut Drive (Rousby Hall to Barreda), and Dogwood Drive (Barreda to Laurel Way) were improved to meet county standards. Dirt roads Pilot Way, Grover (east of Barreda), Walsh and Lessin, and Lake Terrace were paved. Cardinal Drive and the portion of Laurel Way that connects between the two were paved and drainage corrected. Approx \$315,000
- 01/98 New Computer purchased (\$2175)
- 02/98 Drainage west of the Leason Cove and Cove Drive Intersection was improved (Gorman)
- 02/98 Drainage at intersection of Lake View and Bay Drive was improved (Gorman)
- 03/98 Emergency Repair to Anchor Causeway - upper / over flow pipe replaced due to it collapsing roadway (Morgan Russell) \$2519
- 05/11/98 Bayview Causeway pipe replaced under road - intake put into lake (Morgan Russell)
- 05/14/98 Skyview Causeway pipe replaced (Morgan Russell)
- 05/14/98 Chestnut Drive east of Huron was paved (Driveway Services) \$12,500
- 05/15/98 Raine Drive in from Anchor was paved (Driveway Services) \$4000
- 05/16/98 Anchor Causeway pipe replaced - intake put into lake (Morgan Russell)
- 06/01/98 Part Time employee Donna Raymond hired and begins work.
- 07/01/98 BOD - Newly elected - Mabel Kimrey, Chris McNelis, Marv Bowman (Sec).
Standing Members: Max Munger (Tres), John Dwyer (resigned Nov 98 and was replaced by Tom Pelagatti- appointed), Carl Faller (VP), Carol Weinberg (Pres), Tom Gagnon, Ernie Cooper (resigned winter 98 and was replaced by Syd Reed - appointed).
- 07/98 Copier Purchased (\$1600)
- 07/01/99 BOD - Newly elected - Len Addiss (Tres), Cindy Pavis, Sheldon Sammuels.
Note: John Dwyer's term (97) was still open but Tom Pelagatti did not continue to fill so Syd Reed, who also ran for the board, was selected to complete the term (two candidates other candidates, Cindy Dickson and George ??? were not paid up on their dues).
Standing Members: Mabel Kimrey, Chris McNelis, Max Munger (Pres), Carol Weinberg (VP), and Marv Bowman (Sec)
- 08/99 Approx 2 miles of road double coat tar and chipped by Montgomery Construction (\$1.28 / sqyd with prep work came to about \$1.50 sqyd). Contract led through competitive bidding. Roads done; Between Barreda and Huron - Lessin, Chestnut, John Hanson; Sachem, Gray, Iroquois, Chestnut (east of Huron), Deer Lane, Skyview, McMichaels (east of Barreda), Seagull, Cove, Leason Cove (west from Cove to Mills Creek), Grover (west of Huron).

08/25/99, 08/31/99. 09/10/99 -Town Meetings held for renewing Special Taxing District and findings from Municipality Feasibility Study.

09/99 General Membership Meeting - Voted to not ever sell the easement behind Lot 26, Block A, Section 1 on Drum Point Lake

10/27-29/99

The intention to repair Anchor Drive in 1999 ran into problems so the money designated for that job was used to tar and chip another 2.5 miles of road in October of 1999. The same firm and price structure was used as that for 08/99. Roads worked. West of Barreda: McMichales, Grover, Lessin, and Oak. Others: Valerie, Elkins, Riverview (west of Rousby Hall), the remainder of Leason Cove, Mills Creek (the section bounded by Leason Cove), Oak, Lessin (off Riverview), Vista, Surf (the driveable part), Iris, Blue Jay, Dove Court, and Lake Lane.

With this work complete, 6.5 miles of total 15 mile road system is now preserved.

12/99 General Membership Meeting - Voted to adopt the \$198/deed lot 5 year STD renewal plan and go forward to the county.