

# September/October 2005

**Drum Point Property Owners' Association**

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**A Small Thank You**—Among those honored at Drum Point Day was a long-time Drum Point activist, Don Randall. Presenting the plaque is John Gray, DPPOA President with Craig Sellers and Curt Larson watching. Volunteers were given plaques as tokens of thanks for their service to the community. **Photo by Max Munger**

## DPPOA Volunteer Recognition Marks Drum Point Day 2005

This year's Drum Point Day was a community event honoring the many volunteers, who over the years, have helped Drum Point grow into southern Calvert's premier common ownership community. A list of honorees is on Page 2.

Held in conjunction with Air Expo 2005 on September 3, the event was a marked change from previous years celebrations. While previous years had been marked by a "theme", "Pirates of the Patuxent" or "Rock and Roll", this year was a celebration of the community and what has been accomplished over the years.

## Drum Point Board Takes Stronger Stance on Lusby Traffic Problems

Throughout the Lusby Town Center planning process, the DPPOA Board has been concerned about transportation issues arising from the development.

The traffic issues include traffic flow through the center as well as bicycle and pedestrian access. Such concerns have been routinely reflected in various communications to the County for several years. This was done under the assumption the County planning process would respond appropriately.

Recent revelations about unpublicized changes to the Lusby Town Center Master Plan has prompted the Board to take a more aggressive position. Options being reviewed include asking for a State investigation of what went wrong, why it went wrong and how to prevent future problems..

**A chronology of events leading up to this action is contained on pages 3 and 4.**

# President's Page



I think the recent tragedy caused by Katrina has convinced most of us that we cannot depend on government agencies to respond adequately in case of a catastrophic event. Even under the most optimistic projections of governmental assistance, we must be prepared to go it virtually alone for hours, if not days, immediately following a disaster. Your Board of Directors is examining ways to increase our preparedness, including establishing a mini-Emergency Operations Center at our office, developing a robust Neighborhood Watch program, and soliciting County and FEMA assistance in preparing for disasters. In the meantime, the following are actions all of us can take on an individual or family basis that will help us prepare for survival immediately following a disaster.

You can take simple steps to be prepared for emergencies, get training in basic first aid, and volunteer to help local emergency responders. Here are some ways you can get involved:

Prepare yourself and your family: get a kit, make a family plan, and be informed about potential threats and emergencies. To learn more about how you can prepare, visit the Department of Homeland Security website at [www.ready.gov](http://www.ready.gov). The Calvert County Emergency Management Division also has an excellent web site at <http://www.co.cal.md.us/residents/safety/emergency/>.

Get connected to disaster volunteer groups so that if something happens, you can help in an organized manner.

Join a Neighborhood Watch group to help with crime prevention, terrorism awareness, and neighborhood emergency preparedness.

Join a Community Emergency Response Team (CERT) to help people immediately after a disaster and to assist emergency responders whenever needed.

Provide fire safety and prevention education in the community and help out at your local fire station.

**Volunteers that have helped build our community were honored at Drum Point Day for their contributions to the community.**

**The achievements of more than 30 residents and former residents were celebrated on September 3 as part of the Annual Drum Point day celebration.**

**Sonny Adams  
Len Addiss  
Rosaleen Barazzone  
Chuck Barton  
Margie Barton  
Bob Berry  
Marvin Bowman  
William Burns  
Maurice Conley**

**Jenivieve "Cookie"  
Cruikshank  
Ed Danielson  
Lottie Danielson  
Steve Donaldson  
George Ernst  
Carl Faller  
Earl Froman  
Thomas Gagnon  
Lawrence Gateau  
Eugene Gorrell**

**Bernard Kimrey  
Mabel Kimrey  
Alexander Lavish  
Zane Mason  
Max Munger  
Eileen Myers  
Les Myers  
Bob Pattison  
Don Randall  
Mary Lou Rose  
Jo Ruggieri**

**Joe Ruggieri  
Sheldon Samuels  
Merrill Scharmen  
James Smith  
Phyllis Smith  
Leo Trail  
Margaret Trail  
John Wagner  
Carol Weinberg  
Elmer Wolfrey**

# *The Summer of 2005, An Awakening For Drum Point and Calvert County*

## **May 17, 2005**

In an attempt to explain departures from the Master Plan, Chris Jakubiak of Jakubiak and Associates announced at a DPPOA Board of Directors' Meeting that the Master Plan is a guide for development, not a mandate.

## **May 17, 2005**

A request was received from several of the surrounding communities that Drum Point sign a letter requesting the Calvert County Ethics Commission investigate the changes in the Lusby Town Center Master Plan. This letter alleged unethical tactics were used to obtain the changes made in that plan. The DPPOA Board opted NOT to sign this letter.

## **May 24, 2005**

DPPOA took the lead in drafting a letter to Commissioner Jerry Clark expressing the DPPOA concerns regarding the Lusby Town Center. The letter was signed by representatives of Drum Point, Chesapeake Ranch Estates, White Sands and West Lusby–Appeal Homeowners Associations. The letter became known as “The Four Horsemen Letter.”

## **June 28, 2005**

Largely as a result of the Four Horsemen Letter, the Planning and Zoning Department held a community information meeting chaired by

Greg Bowen, Director of Planning and Zoning for Calvert County on the Lusby Town Center. It was primarily a slide show briefing on the development of the Lusby Town Center.

Although it was advertised as an “Informational Meeting”, little new information was available. Questions concerning traffic issues were not satisfactorily answered.

## **July 21, 2005**

Calvert County Planning Commission meeting - Mr. Bowen gave a repeat of his slide show previously presented at the June 28<sup>th</sup> community information meeting. No comments from the audience were permitted. No provision was made for audience input to the Lusby Town Center issue. During the meeting, the commission chair stated “the Town Center Master Plans have the force of law.”

## **August 7, 2005**

In keeping with its commitment made at the first Community Information Meeting, the Planning and Zoning officials held a second meeting. Chris Campy, Calvert County Deputy Director of Planning and Zoning, chaired this meeting. The meeting was less than successful.

Mister Campy was not prepared for the frustrations expressed by the audience.

No visual aids were available.

He could not properly identify the locations and names of the four shopping areas included in the Lusby Town Center.

No new information was provided.

He could not explain how and why the changes in the Master Plan had been implemented. At the end of the meeting, Mr. Campy agreed to schedule a meeting with the local PTA organizations, the communities of West Lusby–Appeal, White Sands, Chesapeake Ranch Estates and Drum Point.

## **August 17, 2005**

Due to the lack of information at the August 7<sup>th</sup> meeting, a letter was sent to Commissioner Jerry Clark from the Drum Point Board of Directors asking for more community input in the traffic situation at the Lusby Town Center. The only official response received as of September 28<sup>th</sup>, has been that the questions asked are being reviewed, and the information requested will be sent when available.

## **August 30, 2005:**

Chris Campy and Greg Bowen invited representatives from the Chesapeake Ranch Estates, Drum Point and the local PTA to a working session. The main purpose

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## Communities, Developers and Politicians Watch Frustration With Town Center, Continues to Grow

was to explore options on completing the bypass that now ends at the Food Lion property line. A consensus was reached that this bypass should make a 90 degree left turn at its end point, go west approximately half way down the rear of the Food Lion and then make a 90 degree right turn to join Appeal Lane.

Representatives from West Lusby-Appeal HOA and White Sands were not present.

### **August 31, 2005**

The Director of Planning and Zoning, at the direction of the Board of County Commissioners (BOCC), sent a letter to Osprey Development informing them that an agreement with the Planning Commission concerning changes to various architectural elements of the Lusby Center must be completed by 23 September, or a stop work order would be issued.

### **September 2, 2005**

The Lusby Town Center Architectural Review Commission heard the developers agree to changes in the building fascia, roof areas and wall paralleling H. G. Trueman Road.

### **September 6, 2005**

The DPPOA Board of Directors approved the following:

***That the Drum Point Property Owners' Association in concert with***

***other communities formally request the State of Maryland appoint an independent investigator to determine all facts surrounding alleged zoning violations, Master Plan violations and ethics violations that may have occurred. This independent investigator should be from an area outside of Calvert County, familiar with the State of Maryland and Calvert County zoning laws and have subpoena authority. The results of this investigation shall be made public insofar as possible. Any alleged criminal violations uncovered shall be prosecuted.***

### **September 14, 2005**

A meeting was held between John Gray, John McCall, Craig Sellers and State Del. Tony O'Donnell to discuss ways the state could become involved in reviewing the Lusby Town Center issues. This meeting was a briefing of Delegate O'Donnell on the position taken by the DPPOA Board of Directors.

He agreed to the concept of an independent investigation by a state authority. He is investigating options and will report to the Board.

### **September 15, 2005**

A third Community Information Meeting was held at the Southern Community Center. The purpose of the meeting was two-fold:

1. An update on the Planning and Zoning issues, and;

2. A briefing by the State Highway Administration on traffic issues.

Greg Bowen stated there is no legal requirement for a public hearing on zoning changes but did admit that there had been substantial changes to the Master Plan that should have been communicated to the public.

Officials from the State Highway Administration (SHA) presented the appearance of unfamiliarity with the traffic issue, reading their report and being unclear about constructing traffic lanes, repainting lane markers, etc. The graphics employed by the SHA presenter were totally inadequate.

**Want to Learn The Facts For Yourself?**

**Contact the DPPOA Office for Planning and Zoning Community Information Briefings.**

**410.326.6148**

## Fall Clean-Up Date Planned October 22, 8 am until 2 pm

It is time to start planning for the Annual Fall Clean-Up Day, October 22. Tom Gagnon, organizer, plans to have two dumpsters available from 8 am to 2 pm. The dumpsters will be located across the street from the office at 401 Lake Drive.

Residents are reminded that grass clippings and tree debris must be taken directly to the landfill. These items will not be accepted at the Fall Clean Up.

Vehicles not displaying the current Drum Point sticker will not be allowed to dump their trash. If a sticker is needed, contact Rhea at the office, 410.326.6148.

Members of the Board of Directors and other volunteers will be on hand to assist you in loading trash into the dumpsters. Please do not bring hazardous waste or liquids to the site for disposal. They may be taken to the dump on Trueman Road.

## Security Remains An Issue

Security remains one of the major issues being addressed by the Board of Directors and the community.

Following the June General Membership Meeting, John Gray, President, met with a potential consultant in an attempt to develop a security action plan. Among topics considered was the hiring of a consultant for a one-year period to advise the Board on issues of crime prevention, trespassing and vandalism within the community.

The implementation of any program will probably require contracting with Calvert Deputy Sheriffs for security officers.

The cost of the program could be virtually prohibitive since the cost of a deputy is approximately \$30.00 per hour.

The Board directed the consultant to present a formal plan for the implementation of the Neighborhood Watch similar to the one implemented in a neighboring community.

The consultant is also to obtain firm data from the County Sheriff's office on the actual number of complaints filed with the sheriff in recent months. As yet, this information has not been provided to the Board

## *Ebel Looking For Volunteer Planners*

Carolyn Ebel, long-time volunteer coordinator and now a member of the DPPOA Board of Directors is looking for a few good people to help develop a concept for the planned Village Green at Lusby Town Center.

Even though the approximately two acre Village Green is now a pile of dirt, Ebel is hoping to get volunteers who are interested in planning for the future. At the present time, there are no plans for any landscaping, benches, trees or play areas in the Green Space.

Under the terms of a Memorandum of Understanding between the developer and Calvert County, the area must be developed within four years of the property transfer or it can revert to the developer for \$1.00.

Although the plan would not be binding upon the County, it will offer a starting point for the development and hopefully involve the Calvert County Parks and Recreation Department.

### **Want to Lend a Hand?**

United Cerebral Palsy of Southern Maryland has established an eBay Consignment Service for the Calvert and St. Mary's County areas.

If you have treasures you would like to dispose of without having a garage sale, call UCP at 301.863.8870 to schedule an appointment

Profits are used to provide assistance to the physically disabled and developmentally disabled UCP clients.

## DPPOA Budget Format Reviewed

Craig Sellers, DPPOA Treasurer, has spent time reviewing the approach other Home Owners' and Condominium Owners' associations use to budget their finances.

Based on this review, he will be working with the DPPOA Budget Committee to revise and reformat the budget in a way that more accurately and clearly identifies income and expenses.

This revision will be presented to the DPPOA Board of Directors, and upon Board approval, to the community. The goal is to vote on the revised budget at the December general membership meeting.

Budget information in the future will also include a report on STD expenditures from both Capital Improvement and Operating Budgets.

## *Beach Rules For 2006 Set*

In an attempt to address the concerns of both Community Beach users and adjacent property owners, new rules for the beach have been set.

The major changes are that canoes and kayaks may be launched and beached on both the Community Beach and the Bay Causeway, and alcohol, previously prohibited, will be allowed as long as no glass containers are used.

Signs reflecting these changes will be erected in the near future. The beach hours will remain the same as in previous years, and parking restrictions will be strictly enforced. Trespassers using the beach after hours will be subject to arrest and prosecution.

Remember, dogs are not allowed on the beach between May 1 and September 30.

## Roundabouts And Construction Issues

Al Lavish, a long-time Drum Point resident, responded to the traffic article in the last newsletter. He had the following suggestions regarding the traffic situation as the construction continues in our area.

1. Stay in touch with the local papers to keep them updated on the meetings regarding these issues.
2. Everyone, especially senior citizens, should shop when traffic is lighter – avoid the high school intersection at 2:30 in the afternoon and early in the morning.
3. Call 1-800-950-1682 to obtain a traffic safety handbook free for people who are unsure of how to negotiate a roundabout safely. Use Option 4 to speak to an agent.
4. Drive carefully and watch for slower moving construction vehicles.

## Editorial Comment: Just Give Us The Facts

At first, I was not willing to become involved in in-fighting at the Lusby Town Center.

My first impression was that it was nothing more than a squabble between two shopping center developers.

Some three months later, the questions remain. After attending countless meetings, hearings, and briefings, I still don't know the answers. At times, the answers seem to be a firm, unequivocal maybe.

Do I think that there were illegal acts or improprieties in the decision-making processes?

I'm not sure.

Do I believe the process broke down between the Lusby Town Center Master Plan and its implementation?

YES!

I am not greatly concerned with the "Who" but more with the "Why" and "How" we started with a Town Center and are now looking at a strip mall.

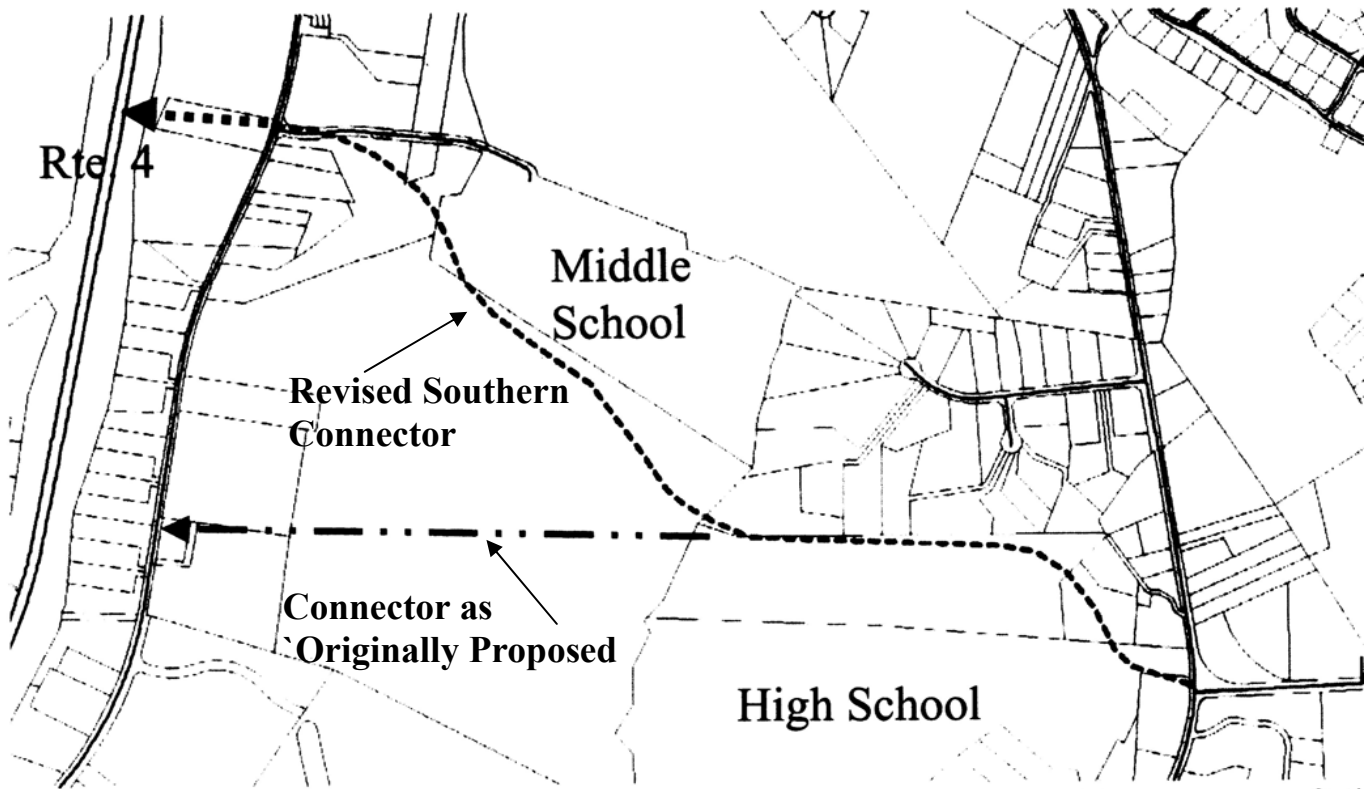
It is time for all of us to know. Is it a coincidence that there have been major personnel changes at the higher levels at the county?

Unfortunately, Calvert County has lost a great deal of credibility. The answers must be provided by an independent third party who has no vested or political interest in what has happened at the Lusby Town Center.

*John McCall, Editor*

# *The Southern Connector:*

## *Is It THE Answer?*



**Above: The line drawing is taken from the Planning and Zoning Commission Slide Show, <http://www.co.cal.md.us/government/departments/planning/default.asp>. It shows the proposed route of the Southern Connector from Rousby Hall Rd (Rte 760) to Maryland Rte 2&4.**

Drum Point residents have been told for about a year that the end is near on traffic jams at the Rousby Hall/H.G. Trueman intersection.

The concerns about the traffic situation at the 760/765 intersection being worsened with the additional shopping center traffic may be exaggerated. The Southern Connector is under construction. The first step is the traffic roundabout at Patuxent High School. This is designed to allow a free flow of traffic from Olivet, Lusby Cen-

ter and Drum Point will merge on to the roundabout and then head in the desired direction.

The next section to be constructed will be from the roundabout to H. G. Trueman Rd, near the Mill Creek Middle School. The County Commissioners have reported that all the necessary permits from the Army Corps of Engineers and the Department of Natural Resources have been obtained, the land acquisition is almost complete and no problems are expected.

Questions still remain on the funding of the intersection of Rtes 2/4 with the Southern Connector and the construction of the road between the middle school and the highway.

The Connector is designed to alleviate the traffic headed both north and south on Rtes 2/4.

Since an estimated 12,000 persons live in the CRE-Drum Point area, it should help. Road completion is expected in about two years from now.

### Notice of DPPOA Meetings

Meetings on Saturday are at 10 am at the Drum Point Club. Wednesday Meetings are at 7:30 pm at the Drum Point Club.

Board Meetings are at 7:30 p.m. the First and Third Tuesday of Each Month at the DPPOA Office. These meetings are open to the general public. Please stop in and learn what is happening in your community. Persons wishing to address the Board should contact the office at 410.326.6148 at least two days before the meeting.

General Membership Meetings for the remainder of 2005 will be:

**Saturday  
December 10, 10:00AM**

Special Meetings will be announced by mail or proper notice in this newsletter.

### December Meeting Agenda Saturday, December 10 10 am

**Call to Order  
Approval of Minutes  
Discussion of  
Budget Revisions  
Vote on Budget Revision  
New Business  
Old Business  
Member Comments  
Adjournment**



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