

# July/August 2006

Drum Point Property Owners' Association

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office@dppoa.org

(410) 326-6148



## Budget Questions Mark Annual Mtg

The presentation of the 2006-2007 DPPOA Budget raised several questions at the June Annual Meeting. The budget was publicly shown for the first time in the new, easier to understand format.

Carol Weinberg, presented the treasurer's report and the budget.

Maria Miller disagreed with including funds from Forfeited Road Bonds as income. She disagreed with assuming that any funds will be forfeited. Ms Weinberg stated this was based on past history.

Tricia Powell claimed that she had requested information on the budget process but had not received all the information requested. She also claimed the STD and FEMA Budgets should be included in consideration of the DPPOA Budget. *Ed. Note: There is no FEMA Budget .*

Len Addiss, former DPPOA Treasurer explained the difference between the two Special Tax District and the DPPOA Budgets.

Highlights of the Treasurer's Report included:

- ◆ Cash Forward in the DPPOA Budget is now included on the Balance Sheet.
- ◆ Road Bond Accounts are shown as a Liability Account since it is money owed.
- ◆ Other Income includes money from the sale of hats, beach stickers and donations.
- ◆ The projected Property Tax Expense includes the increase in recent assessments.
- ◆ A Balance Sheet will be provided with the financial statements at each meeting.

See Meeting Page 9

## Southern Connector Construction to Start

Ground Breaking for the Southern Connector will be Sept 5th at 10 a.m. at the roundabout near Patuxent High School. All local community residents are requested to attend. This will begin the largest road project in Calvert County history. The contract for construction totals some \$11.84 million.

The Southern Connector will go from the new roundabout at Rousby Hall and Olivet Roads, westward around the high school ball fields and near the Mill Creek Middle School to Trueman Road, where another roundabout will be built. The State of Maryland will also be building the extension from Trueman Road out to Route 2-4 .

## Possible Road Turnover

The Public Works Director for Calvert County has agreed in principle to take an additional 1.45 miles of Drum Point roads into the County system.

The roads are Lake Drive, Pine Lane, Pilot Way, Sachem Drive and Chestnut Drive from Barreda to Huron. Terry Carlson, Director of Public Works is forwarding his recommendation to the County Attorney for approval by the Commissioners.

**"One... had rather have no opinion  
than a false one."**

**Thomas Jefferson: Travels in  
France, 1787.**

# President's Page

Max Munger, 2006-2007 DPPOA President



The Drum Point Community is a great place to live and grow! The community is currently made up of 1607 platted lots with 1329 property owners of whom 850 are members in good standing. More than 650 property owners do not reside in the Lusby area. I hope you read this newsletter and value the information and guidance it provides.

Drum Point is making significant progress on many issues. We have a healthy and proactive homeowners association, which keeps moving forward to improve our community. Due mostly to FEMA and MEMA recognition and funding, a critical causeway was recently rebuilt and reopened to the community. Road maintenance, common area upkeep and storm water management are now our primary physical and monetary concerns.

DPPOA is tracking and dealing with overall population growth issues, residential build-out, public security, local transportation access, emergency preparedness, green space and conservation issues. DPPOA members are actively participating in the Lusby Town Center roads and development issues, the Mill Creek Watershed Working Group and the Commonly Owned Infrastructure Advisory Committee.

The Special Tax District funding continues to provide a continued self-help mechanism to keep our community vital and attractive. I must thank all the offices of Calvert County, the State of Maryland and several federal agencies, which have provided significant new levels of cooperation, staffing and resources in support of our community on these and many more issues.

As the community and the residents change, so must DPPOA. In recent months the DPPOA Articles of Incorporation were updated from circa 1970 by more than two-thirds vote of our membership. The DPPOA Bylaws were also revised and overwhelmingly approved by the membership. We finally have a new accounts receivable package for dues and fees, billing and tracking and an approved 2006-7 fiscal operating budget! Thank you DPPOA members for those recent votes of confidence in our leadership of the community.

I want to direct your attention in this issue to the CVI. This Covenant Voting Initiative is vitally important to our continued health as a self-governed and growing community. Previous attempts to modernize the 1967 covenants have all failed due to insufficient returned ballots. The proposed voting clause change, the only change recommended in this initiative, is aimed at enabling future control of the covenants by the participating property owners, not the unresponsive non-voters. Please consider carefully a YES vote on the upcoming CVI.

Not everything I have to report is so encouraging. There are a few residents who persistently disagree with many of the actions and methods of the DPPOA Board of Directors. Because of their own lack of understanding or personal agendas, they choose to apply their own biased spin to the issues and facts. Accusatory letters have been circulated, condemning articles have appeared in the local papers and recent meetings have been "stacked" with loud and disruptive dissenters. Though their efforts have been soundly defeated at each turn and their written concerns responded to in kind by the BOD in a very timely and courteously manner, heretofore they have not been worthy of public response.

Such accusations have been shown to be unfounded and untrue when the facts are presented. However, the entire membership has a need to know, to be aware of and to understand these issues. The rights of the BOD and the association have not changed under the revisions to any of these documents. Our corporate attorney has validated our documents, ballot, and voting and budget presentation procedures. Accounting reports and audits by the County and by a CPA are on file for the curious. Even the recent IRS evaluation of our non-profit status, although not yet available, found no significant issues. There is simply no deception or subterfuge by the BOD.

The Board has twice scheduled meetings with specific residents so they could voice their questions and opinions in an extended and interactive session. However, they have yet to come forward to discuss their positions. Some residents have written inquiries, to which the Board has responded. Two residents have asked for publication of their questions and the responses by the BOD. We have established a Q&A or FAQ page on the website to respond to the most frequently asked questions. Some of the persistent questions are reprinted in this newsletter for the benefit of the property owners.

**Continued on Page 11**

# Some Frequently Asked Questions

## **What is DPPOA?**

The Drum Point Property Owners Association is the name of the incorporated, non-profit, IRS 501( c)4 civil welfare organization chartered in 1972 to protect the interests and commonly-owned assets of Drum Point. Today, it continues to operate as a legally conforming Homeowners Association under the Maryland Homeowners Act. The federal government, State of Maryland and Calvert County recognize DPPOA as representing the interests of Drum Point. DPPOA is defined by its Articles of Incorporation, its Bylaws and the Restrictive Covenants and Conditions deeded to every lot and property owner in the community at settlement.

## **Where can I find out more about DPPOA?**

There is a website at [dppoa.org](http://dppoa.org) that contains copies of all pertinent documentation about the community, its operations, finances, administration, activities and civic information.

## **What are the Covenants?**

The covenants are a part of every Drum Point deed recorded in Calvert County and continue in perpetuity. They apply restrictions and conditions upon the use, appearance and permitted building on the lots within Drum Point. The covenants provide the essential "road fee" and collection duties required to maintain the community and for establishment of the Drum Point Property Owners' Association.

## **Why were the Charter and Bylaws revised?**

The charter was 34 years old. The bylaws were 10 years old. They needed updating to current federal, state and local laws. The community suffers when documentation is inadequate and inaccurate. DPPOA wants all citizens to be aware of current law and regulation.

## **What are the questions regarding the recent charter and bylaws voting?**

Mail ballots were diligently used to allow all members in good standing to vote on this issue. One or two owners have raised questions about the delivery, opening and counting of the returned ballots. Ballot envelopes were date stamped as they arrived at our office, either by mail or hand delivery and turned over (unopened) to the tally committee. The tally committee recorded the names on the returned ballots and verified their good standing as voters.

## **Why wasn't the complete charter mailed with the ballot?**

The Board of Directors decided to not include the entire proposed draft of the charter with the mail ballot. The documents, their purpose and explanations of the changes were presented many times in newsletter articles and at meetings. Copies were available at the office to anyone requesting them. Only a statement of the effects of the proposed changes was mailed as allowed by the state corporate codes on voting. For the bylaws, a side-by-side comparison was included with the ballot.

## **Why were the Charter ballots counted as they arrived?**

As the deadline for the charter vote approached, it was obvious that not enough ballots had been returned to qualify to meet the 2/3 "votes cast" state law minimum. The Board placed a sign in the community, enlisted volunteers to call, visit, encourage participation and deliver replacement ballots to any owner that had not returned a ballot up to that date. Approximately 200 additional ballots were received due to those efforts.

**Continued on Page 4**

# Frequently Asked Questions

## **What was the tally procedure?**

All Ballots were date stamped by the office as received and turned over to the tally committee. The tally committee consisted of highly respected residents. Ballots were opened as the tally committee received them. The number of valid charter ballots was counted to determine that a state required 2/3s quorum was reached. A second tally committee counted the bylaws ballots in a similar manner.

## **Was a secret ballot required?**

A few owners cited Maryland Election Law and Roberts' Rules of Order as requiring a secret ballot for approving the revision of the Charter and Bylaws. The MD Election Laws do not apply to voting other than county or state elections or constitutional issues offered to the public. Neither the Maryland Code or Roberts' Rules contradict the DPPOA mail ballot procedures. DPPOA bylaws have no requirement for a "secret ballot". Roberts' Rules specifically state, "Voting by mail cannot be a secret ballot, as it is necessary for the tellers to know by whom each vote was cast". Roberts' Rules generally applies to meetings of an assembly almost exclusively where the membership is expected to be physically present. Roberts' Rules allows that when members cannot be present they may vote by Absentee voting where it is expedient to provide a method of voting that would enable all the members to vote upon amendments to constitutions, bylaws and in elections of officers. One mail ballot procedure uses an envelope marked "ballot" and signed by the voter on the outside, such that the envelope will not be opened except by the tellers when the votes are counted. Roberts Rules also provides the signature may be placed upon the actual ballot as protection against votes being cast.

## **Did an overpayment of funds occur in the STD general operating budget for the 05-06 fiscal year ?**

There is no such thing as an overpayment per the STD agreement. DPPOA and the County have a legal agreement stipulating how and when collections of the STD are to be distributed to the association. DPPOA receives an amount up to the taxes actually collected by the county for any taxable period. This constant schedule of payments has not changed for STD III which is for a five-year period. Funds from the County covering the operating expenses are dispersed every quarter. Receipts of the capital improvements are done by specific invoice and reimbursement after the work has been accomplished.

## **Are there restrictions on how unallocated funds can be spent? Can the board of directors use these funds to pay for items that the current STD does not allow, such as the office mortgage, taxes, etc.?**

All monies are being spent according to the STD agreement. Quarterly payments cover a 90-day period. All STD monies paid to DPPOA and not currently allocated are held in a bank account as a reserve. The STD does not provide for a general operating budget reserve. Money in the bank allows DPPOA to make immediate payments to contractors who can react to community emergency needs. All monies are spent within the prescribed categories agreed to by the County and DDPOA. The agreement specifically prevents DPPOA from spending STD monies on such things as the office mortgage. General operating funds cannot be spent on capital improvements.

**Continued on Page 10**

## **DRUM POINT COVENANTS RESTRICTIONS AND CONDITIONS**

- 1.** The parties hereto agree that no dock or boat house shall be constructed extending unto or over the waters, lakes, canals, creeks, bay or Patuxent River or any of the waters within or adjacent to Drum Point Beach, until plans and specifications have been submitted to and approved in writing by Drum Point Corporation, it being strictly understood and agrees that the Drum Point Corporation shall not be liable for any accidents resulting from the use of lakes, lagoons, canals, creeks, bay and rivers for navigation, anchorage or swimming purposes.
- 2.** That the said land shall be used for residential purposes only and no part of such premises shall be used for a hospital, asylum, cemetery, a place of burial, a factory, manufactory, *or any business or trade whatsoever*.
- 3.** That no building or addition thereto, or any fences or other structure shall be erected without the written approval of THE DRUM POINT CORPORATION, and such building or addition shall be constructed in accordance with plans and specifications submitted to THE DRUM POINT CORPORATION, and in accordance with the building codes of Calvert County.
- 4.** That no tent or other structure or trailer intended for temporary living quarters shall be permitted.
- 5.** That the land used for any dwelling shall consist of not less than one residential lot; that no dwelling including porches or bay windows attached thereto shall be built within twenty-five (25) feet of the front line of any lot nor within fifteen (15) feet of the outside lines of corner lots and not within five (5) feet of the side lines of an abutting lot in said subdivision; that every dwelling shall have inside toilets connected with septic tank
- 6.** That an easement over the five (5) feet width adjoining for public utility purposes is reserved by THE DRUM POINT CORPORATION, and the right is reserved to go upon vacant lots, cut grass and weeds or plant and cultivate flowers and shrubbery.
- 7.** That no trees shall be cut and no excavations shall be made on the premises except for the purpose of building thereon and at the time when the building operations are commenced and no earth or sand shall be removed from said premises except as a part of such excavations.
- 8.** That no fence, signs, or billboard or advertising matter of any kind whatsoever shall be placed on said premises without the consent in writing of the grantor. In the event that any signs are placed on said premises, without the written consent of the grantor, the grantor reserves the right to remove said signs without notice.
- 9.** The grantees further covenant to pay the grantor, its successors or agents, on March 1st following the date of this contract, the sum of TEN DOLLARS (\$10.00) for each and every lot hereby purchased to be used by said grantor in the construction, maintenance and repair of streets in the subdivision; and a like amount on the 1st day of March in each subsequent year thereafter, perpetually, so long as there are any privately owner roads to maintain.
- 10.** No water supply and sewage disposal system shall be started on any lot without first obtaining a construction permit from the Calvert County Health Department.
- 11.** No boats shall be anchored off shore in the canals or lagoons and when not in use, shall be moored as closely adjacent to the bank as safety allows, in order that navigation of the waterways shall not be impeded. The canals and lagoons shall be used and navigated by no one who is not an owner, lessee or occupant of a lot fronting on said canal or guest or member of the family of such owner lessee, or occupant or other persons authorized by the Drum Point Corporation.
- 12.** Each dwelling in this section shall have a deep well, 150 feet deep or more, extending into the confined ground water table.
- 13.** That all of the above restrictions shall remain in force until July 1, 1967, and shall then automatically successively renew for each ten year period thereafter unless the owners of a majority of the subdivided lots in the said subdivision of THE DRUM POINT CORPORATION, at least six months prior to any such renewal date, agree in writing to a change in, or an abrogation of, any of the above restrictions and record such writing so amending the aforesaid covenants and restrictions among the Land Records of Calvert County, Maryland.
- 14.** The above covenants, conditions and restrictions shall run with and bind the land hereby conveyed.

**Retyped 3/1/97 for clarity**

# The Covenant Voting Initiative

## What is the CVI?

The Covenant Voting Initiative is an effort sponsored by the DPPOA Board of Directors to modify the article in existing Drum Point Covenants involving voting requirements for updating our outdated Covenants.

## Why do we need it?

Approval of the CVI will provide the Drum Point Community with a practical option to control its own destiny through its Covenant. It institutes a practical voting procedure where a majority of those actually participating in the vote—rather than a majority of all property owners—can approve the change.

## Existing Covenant Language

That all of the above restrictions shall remain in force until July1, 1967, and shall then automatically successively renew for each ten-year period thereafter unless the owners of a majority of the subdivided lots in the said subdivision of THE DRUM POINT CORPORATION, at least six months prior to any such renewal date, agree in writing to a change in, or an abrogation of, any of the above restrictions and record such writing so amending the aforesaid covenants and restrictions among the Land Records of Calvert County, Maryland.

## What is the practical effect of the existing covenant language?

The practical effect of the existing language is to render the Covenants virtually unchangeable since over 50% of all owners—not just those who vote—must vote to approve the initiative. Since nearly 50% of the owners of property in Drum Point do not reside here, it is not surprising that they either have no interest in improving the Community and do not vote (which actually constitutes a “No” vote) —or are content with the status quo and vote against any change.

For example:

Assuming there are 1350 property owners, if 675 vote for approval and 675 do not return a ballots, the initiative is not approved

← See reverse for Existing Covenant Restrictions

# ing Initiative (CVI)

## What does it do?

Approval of the CVI would substitute the requirement that changes must be approved by “the owners of a majority of the subdivided lots” in Drum Point with the requirement that “A majority of property owners must return a ballot in the Covenant change initiative and at least two thirds of those owners voting approve ....”

## What doesn't it do?

The CVI does not address the change or abrogation of any of the existing covenants except the one article dealing with voting requirements for changing existing covenants. It does not add any restrictions or delete any existing ones. It **does not** change the existing Covenant Road Fees.

## Proposed Covenant Language

Existing covenant conditions and restrictions shall remain in force for a period of ten years and shall automatically renew for successive ten-year terms unless changed at any time during the ten year term in accordance with the following:

That all of the above restrictions shall remain in force unless a majority of the owners of the subdivided lots cast a mail ballot on any proposed changes and at least two-thirds of said mail ballots cast are in favor of such change.

*Note: This is a simplified draft of the proposal. The DPPOA attorney will provide a final draft before the September General Meeting.*

## What is the practical effect of the proposed covenant changes?

Approval for changes will require the voting participation of a simple majority of property owners, 2/3 of which must vote to approve the change

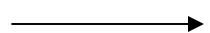
The Community can change its Covenants at any time - instead of only every 10 years.

Voting for changes to the Covenants will be by mail ballot.

For example:

Assuming there are 1350 property owners, 676 must vote and 453 of those must vote for approval of the changes.

**See reverse for more Questions and Answers**



# Drum Point Covenant Voting Initiative

## Frequently Asked Questions

**The Covenants have been the same for nearly half a century, and Drum Point is still prospering. Why do we need to change them now?**

CVI only addresses changes in the voting procedures to change or abrogate individual articles. The property owners may decide in the future if other articles need changing. Under the present circumstances, the Covenants are largely useless as an option to control our own destiny. We are subject to the whims and political maneuvers of the County in terms of their support of our Special Tax District and Zoning Laws development and enforcement. A realistic method of changing our Covenants would provide us an independent and responsive regulatory mechanism that would allow the property owners to directly adapt our Community to the demands of the Twenty First century.

### **Why is your vote important?**

Your vote is important because it is your way to have your voice heard on an important issue for the community and provides the Board with an accurate sense of community needs and desires. A non-returned ballot amounts to a **No** vote.

### **What impact will this change have on property taxes?**

This change will have no direct impact on any of your property taxes—including those of the State, County, or the Special Tax District. Depending on future initiatives by the property owners concerning the Covenant Road Fees, it could have some impact on reducing or eliminating the Special Tax District.

### **To what properties would this change apply?**

This initiative applies to all those properties listed as part of the Drum Point Subdivision in the Maryland Department of Assessments and Taxation database.

### **How will this change affect DPPOA Charter, Bylaws and operations of the DPPOA Board of Directors?**

This change would have no affect on the other controlling documents of the Community. The Covenants are tied to the individual deeds of the properties and independent of the DPPOA Bylaws and Articles of Incorporation. The change will not affect the operations or duties of the Board of Directors.

## Meeting

Cont. from Page 1

John Zalusky quoted a portion of the recent audit forwarding letter, claiming no audit of DPPOA was done.. He stated the DPPOA Board was operating in violation of its own covenants, bylaws and state law.

Director Dennis Baker then read the remainder of the forwarding letter which states that "The supplementary information on future expenses and repairs is not a required part of the basic financial statements... but is required information...We have applied certain limited procedures which consist principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it."

Mrs. Powell moved the Budget vote be postponed. This motion was defeated 25 to 21. The Budget for 2006-2007 was approved 26-20.

Bob Pattison reported that the construction of the Bay Drive Causeway is finished. The original estimate was for payment of \$50,000 from STD funds. Actual out of pocket casts were \$51,000. Extra costs were incurred when it was decided to replace the equalizer pipes from the lake to the bay. This was not included in the FEMA funding.

Mabel Kimrey questioned the validity of the Charter Vote. She also asked for more clarification of the differences between a Homeowners' Association and a Property Owners' Association.

The County Road turnover project is progressing. Meetings were held with Terry Carlson, County Director of Public Works, to request a statement of County requirements.

Representatives of the State Highway Administration presented a briefing on the planned road improvements on H.G. Trueman and Rousby Hall Roads.

In the briefing, the changes in traffic patterns were explained using both charts and a Power Point presentation. Representatives stressed that they could only discuss matters related to State Roads.

Other roads such as the Lusby Parkway and Appeal Lane are County roads. Traffic within the Lusby Center (Food Lion) and the connector from the center to Appeal Lane is also a county issue.

## Members OK Bylaws By Margin of 236

The results of the recent mail ballot on the Bylaws rewrite passed by a margin of more than six to one.

Of some 791 members eligible to vote, 328 returned their ballots within the allotted time. Twenty-two of the returned ballots were voided due to late receipt or lack of date on the envelope. Of the 326 eligible ballots, 282 were in favor of the revised Bylaws and 46 voted against the revision.

Newly-elected Board President, Max Munger, said, "This is a great show of confidence from the community for the Board and its policies. Thank you, Drum Point."

Despite questions raised by some members of the community, the Bylaws revision marks the completion of work on two of the three Drum Point governing documents. *See related article on the Covenant Voting Issue pp5-8.*

Copies of the new Bylaws are available at the DPPOA Office, 401 Lake, for those wanting a copy for their records. Copies of the Bylaws, as well as the Charter, have been filed in the Homeowners Records Depository at the Calvert County Recorder of Deeds.

## National Night Out

August 1 marked another National Night Out, the annual celebration for the Neighborhood Watch program.

This year's event was held at the Chesapeake Ranch Estates Clubhouse. Upon entering the clubhouse, guests were offered the opportunity to meet with all types of community service personnel, from association boards to the Mill Creek Watershed Working Group and the County Sheriff's Department.

Also attending were the candidates preparing for this years election, from the County Commissioner candidates to the States Attorney candidates. Several hundred persons attended.

## More FAQs

**Why doesn't the STD budget accompany the proposed DPPOA budget in the newsletter addressing the voting for the DPPOA budget?**

Only the DPPOA portion of the annual budget is presented for the membership vote. The purpose of doing so is to focus the membership's attention specifically on how their covenant fees and associations dues were budgeted. The DPPOA budget is controlled by the membership, by participation in a finance/budget committee process and by majority approval of all changes according to the bylaws. The STD portion is a County contract and is a matter of public record and has been constant during its five-year term.

**Do the new articles provide additional authority to the Board of Directors to assess fees to maintain common ownership areas?**

No. The new charter and bylaws **DO NOT** provide any new powers to the association. The DPPOA has NO TAXING AUTHORITY other than that granted under previous Maryland law. This is very clearly stated in the Articles of Incorporation, THIRD (d) (e) (g) (h) (i)

**Do the new articles allow for the board of directors to charge more than the Covenants stated 10 dollars to maintain our common ownership roads?**

No. The Board of Directors has no power to change Covenant fees. Covenant fees can only be changed by a vote of the property owners.

**Did the Board of Directors follow appropriate legal advice in seeking approval of the new Articles of Incorporation?**

Corrine Rosen, the DPPOA attorney of record, provided guidelines to be followed. DPPOA exactly followed the attorney's advice, specifically, the requirements for a resolution, prior meetings, the submission for consideration, the inclusion of the summary of changes, the mail ballot and the affirmative vote of 2/3 members entitled to vote.

**How are member's voting privileges determined?**

Only members in good standing may vote on any issue. To be in good standing, all fees and dues must be current for that fiscal year. The Charter and Bylaws votes were held in the 2005/6 fiscal year. The statements mailed this Spring are for the 2006-2007 fiscal year.

**Want more Information?**

**Attend a Board of Directors meeting. Meetings are held the 1st and 3rd Tuesday of each month at 7:30. If you wish to address the Board, call in advance to be placed on the agenda. You may also ask any Board member for more information. Leave your name and number with the office at 410.326.6148, and someone will call as soon as possible. Look at our website at [www.dppoa.org](http://www.dppoa.org).**

# Who Ya Gonna Call?

Emergency.....	911
Crisis Intervention.....	410.535.1121
Animal Control.....	410.535.2800
Calvert County	
General Services.....	410.535.2997
Zoning Enforcement.....	410.535.3348
Road Maintenance.....	410.535.8905
Sheriff.....	410.535.2800
Health Department.....	410.535.5400
Calvert Hospital .....	410.535.4000
DPPOA Office.....	410.326.6148
Solomons Urgent Care.....	410.394.2800
Hours Monday– Friday.....	.....6pm-10pm
Saturday & Sunday.....	.....12-10pm
Doctor	
Dentist	
Veterinarian	
SMECO.....	301.855.9369

## Primary Election

**September 12**

**Vote for the Candidate of Your Choice**

## Board of Directors Picks New Officers for 2006/7

The DPPOA Board of Directors has elected new officers for the year 2006-2007.

**President— Max Munger**

**Vice President— John Gray**

**Secretary—Dawn Jaeger**

**Treasurer— Carol Weinberg**

**Directors are:**

**Dennis Baker**

**Richard Haag**

**Craig Sellers**

**John McCall**

**Bob Pattison** will remain as Board Representative on roads and stormwater management.

**Cont. from Page 2**

### President's Page

DPPOA needs the members' help and continued support. Read this newsletter from cover to cover; learn and see what is going on in your neighborhood. Come to the meetings; volunteer to help out in the office, on an ad hoc committee or just around the community. Rumors abound. Please direct your concerns on any issue to the office or the BOD. As a reminder, DPPOA board meetings (twice monthly) and general membership meetings (quarterly) are open to all property owners as are our corporate records and operations. We ask only that you respect the time and work priorities of our one employee.

I would also like to encourage all residents to attend the upcoming ceremony initiating the construction of the long awaited Southern Connector.

In closing, I must take this opportunity to personally thank John Gray for his outstanding diligence and service as past President on the board. He will be working just as hard for you as the new Vice-President. Thank You.

**General Meeting  
September 27, 2006**

**7:30 pm**

**Drum Point Club**

**Agenda**

**Call to Order**

**President's Comments**

**Approval of Minutes**

**Treasurer's Report**

**Old Business**

**New Business**

**CVI Opinion Poll**

**Public Comment**

**Public Opinion Poll**

The Board of Directors is requesting a non-binding opinion poll regarding the possible change to the

**Covenant Voting**

**Procedures.**

Information can be found on Pages 5-8 of this Newsletter and will be discussed at the September 27 Meeting.



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