

Fall 2011



# Drum Point Light

Drum Point

Property Owners' Association

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## Board of County Commissioners Approve New STD Budget

After several months of work and meetings with both County Staff and the Commissioners, Drum Point's realignment of the Fiscal year 2012 Special Tax District was approved on July 12<sup>th</sup>.

The STD Budget and the DPPOA Budget had both been presented to the membership for approval at the June General Membership Meeting and was posted on the DPPOA website. All five Commissioners voted to approve the proposed changes to the budget. These changes included an additional category of spending, operations and maintenance that more accurately re-

flects the cost of maintenance within the community rather than being included in the Administrative overhead or Capital Expenditures.

Several members of the DPPOA Board were in attendance, as well as one community member. It was pointed out that the budget submitted to the Board of Commissioners varied from that on the website and in the newsletter. Commissioner Evan Slaughenhaupt noted the variance was "not significant."

Commissioner Slaughenhaupt also commented that he believed "the best government is government closest to the people" in his comment regarding DPPOA's submission. Under Maryland State law, Special Tax Districts are considered "quasi-governmental" entities for administrative and grant purposes.

One community resident, during the Public Comment Section of the meeting, suggested that when considering STD matters, the BOCC should keep in mind that only "members in good standing" can vote for the DPPOA Board of Directors.

### UPCOMING EVENTS

Covenant Ballot.....  
.....Return by August 29<sup>th</sup>

General Meeting ....September 10<sup>th</sup>

Drum Point Day.....September 17<sup>th</sup>

Fall Cleanup Day.....October 8<sup>th</sup>

# President's Column

## Gary Heal, President

### DPPOA Board of Directors



Fellow members:

I have chosen to open my remarks in this manner to remind you all that every one of your Board of Directors, including myself, represents **you** as a property owner. DPPOA By-laws require that a property owner be a “member in good standing” in order to vote in an election for the Board of Directors. However, the By-laws also state that all property owners are members of the Association, regardless of their standing.

This means your Board of Directors represents the interests of all property owners, not just those who choose to become a “member in good standing.” We are obligated to represent all property owners equally, regardless of standing, and this is the mission of the Board.

Please come to our General Meetings and express your views and opinions. Everyone is invited and encouraged to participate.

On another subject: The Association’s 2012 Special Tax District (STD) budget was approved by

your Board of County Commissioners (BOCC) on July 12<sup>th</sup>.

This is the budget package that was approved at our June 11<sup>th</sup> General Meeting. This means that we will be able to operate as we had planned.

In about a year DPPOA’s current STD agreement with the BOCC will expire. Your Board of Directors is in the process of developing a new STD submission and will be unveiling and discussing it with all property owners through **Community Forums**. Please look for the advertisement of these forums in your local newspaper and on our web site at [www.dppoa.org](http://www.dppoa.org)

You will be able to find the information on the main page under “upcoming” in red bold print. Information about our STD submission will also be posted on the web site as it is developed.

*Gary*

## Impact of Changes in Drum Point Rights of Way to Storm Water Management

In reading this issue of “The Light”, one can see the impact of storm water on our roads and budgets in the coming years. One of the main concerns in managing storm water issues is the under the driveway drains. While most have been cleaned and checked, the Board is finding that drainage swales are carrying debris, rocks and soil downstream to clog some pipes.

In other cases, drainage swales are non-existent. Ultimately, storm water drainage problems crop up, creating more problems with roads and the need for expensive repairs.

Our Covenants basically require that before any fences, buildings or driveways are constructed, permission must be obtained from the Association.

While it may appear to be an inconvenience, this is to the homeowner’s advantage. Proper design and planning for drainage in advance can head off trouble, rather than create a problem in the future.

Ironically, too often the problems may not appear on the property where the construction took place but on properties downhill. In most areas, the basic philosophy is to allow storm water to follow its original path.

# Covenant Vote Ballot in The Mail

The Ballot is in the mail!

After many hours of discussion, the covenant Change Ballot has been sent to Drum Point lot owners. Included with the Ballot is an explanation of why your Board of Directors believe the Covenants should be changed. A copy of the **proposed** Covenant change, a copy of the present Covenant, and a detachable Ballot with a stamped return envelope is in the package.

Under the present voting procedure a majority of the lot owners must approve of the change. A non-returned ballot is counted as a “Nay” vote. The original covenant vote procedure was written to protect the developers of Drum Point at a time when most of the properties had not been sold.

If this proposed change is approved, future Covenant changes, would require a majority of the lot owners to return the ballots. Of the ballots returned, two-thirds must vote in favor of the proposed measure.

As an example, if 1600 ballots could be cast, 801 of the ballots would have to be returned and 534 would have to vote in favor of the measure. If all 1600 ballots that could be cast were cast, it would require 1067 yes votes to pass the measure. Under the existing rule, of 1600 ballots that could be cast, a minimum of 801 would have to be returned with a vote in favor of the measure.

The effect of this change will be that the more ballots that are returned, the greater number of “yes” votes will be required.

Gary Heal, DPPOA President commented “a covenant change can only be **proposed** by the Board of Directors. What ever change may be proposed **must be approved by the community at large**. All lot owners may participate. There is **no requirement** that only members of the DPPOA in “Good Standing’ can vote.”

Heal also remarked that this proposed change to the Covenants gives no additional powers to the present or any future Board of Directors. In fact, the power to change the Covenants has always and will continue to be with the property owners themselves.

Heal suggests that if a lot owner has any questions regarding the proposed change, lot owners should contact the office or one of the Board Officers.

“If you can't answer a man's arguments, all is not lost; you can still call him vile names.”  
Elbert Hubbard

## *2011/2012 Board of Directors Contact Numbers*

*Gary Heal.....410-326-4703*

*Amy Rispin.....301-656-8537*

*Max Munger.....410-326-9024*

*John McCall.....410-394-0058*

*Dennis Baker.....410-394-0126*

*Duane Heidemann.....410-394-6103*

*Dan Mathias.....410-326-2568*

*Dale Maxwell.....410-394-1440*

*Tricia Powell.....410-394-0211*

## *Board Elects Officers For New Fiscal Year*

At the July Board of Directors meeting, officers for the 2012 Term were elected.

With a unanimous vote, the 2011 officers were reelected. They are: Gary Heal, President; Amy Rispin, Vice President; Max Munger, Treasurer and John McCall, Secretary.

Other Board Members for the year are Dennis Baker, Duane Heidemann, Dan Mathias, Dale Maxwell and Tricia Powell.

At the same meeting, the Policies and Procedures for Drum Point were reaffirmed.

# Field Day Sponsored by CERT, CARA, ARRL and Drum Point

June, 2011 marks a watershed for the Drum Point Community Emergency Response Team (CERT), the Drum Point Radio Club, the Calvert Amateur Radio Association (CARA) and the Drum Point Property Owners' Association. also to get information to the Federal Emergency Management Agency and organizations such as the American Red Cross and Salvation Army.

Volunteers from all four of these groups held a "Field Day" on the 25<sup>th</sup> and 26<sup>th</sup> to test the capability of communicating with the County, State and nation on Amateur Radio to ensure communication is available in the event of a disaster. The Field Day was part of a national effort by the Amateur Radio Relay League (ARRL) and local groups to demonstrate alternative communications capability throughout the nation

The need for this capability was demonstrated in the Spring "Tornado Fling" that struck our country's mid-section this year when a 300 mile swath of tornados and storms destroyed town, villages and homes. Tuscaloosa, Alabama lost all electric power, telephone land lines, cell towers and, insult added to injury, their Emergency Operations Center.

Once again, their only reliable communications were provided by Radio Amateurs in the area who were able to relay information not only to First Responders but



Delegate Anthony O'Donnell, (Minority Whip), visited the Field Day Exhibit and was able to talk to a participant in Rhode Island. Radio Amateurs from across the nation and Canada took part in the 24 hour long event.



Bill Hackett - Calvert County CERT President, John McCall - DPPOA Secretary. Kelly McGuire - Southern Maryland Regional Administrator for the Maryland Emergency Management Agency, Les Dickey - Calvert Amateur Radio Assn. and Peter Holt - Drum Point CERT leader at the Field Day entrance. Ms McGuire praised the efforts of Drum Point & the CERT program as examples for other communities to follow.

# Road Erosion, Swale Reconstruction Priority Items for Fall 2011

The recent, heavier than normal, rains have brought stormwater problems to the top of the to-do list for the Drum Point Property Owners' Association.

Several projects are in the planning stage and Requests for Proposals from contractors are being advertised. In an attempt to find a cost-effective approach, the following projects are being included as a package.

Damage to Calvert Drive (see photos) is more extensive and possible solutions are being investigated.

## 255 Sachem Drive

Water draining down shoulder opposite 255 Sachem overflows on road as swale dissipates, allowing water to spill over road to the other side. The drainage swale is to be re-graded for positive drainage to prevent ponding.

## 338 Deer Drive

Water is ponding on the edge of the road and remains there for more than 48 hours. At the center of the curve there is a low area with no swale. A swale will be created, running South to Deer Drive for 80-90 feet. The swale will be stabilized with matting.

## Lake Drive and Surf Drive

Pipe under driveway needs to be cleaned and approximately 45 feet of swale cleaned and re-graded. The swale will be lined with geotextile fabric and large rip rap.

## 12672 Mill Creek Drive

Approximately 100 feet of shoulder has eroded, endangering the road. A rip rap channel will be built 200 feet downhill, lined with geotextile material and 5" - 7" rip rap stone. The swale will be stabilized with seed, soil and a stabilization netting.



Erosion into Mill Creek from Calvert Drive due to storm water damage



Erosion into Mill Creek from Calvert Drive due to storm water damage

## Riverview Drive

Water is not draining to Rousby Hall Road. The correction is to re-grade the swales, replace the driveway pipe with 12" pipe, fill rut and stabilize with topsoil, seed and stabilization matting.

## 335 Lessin Drive

There is deterioration of the road edge due to the improper drainage of water. Low areas will be filled in right of way, and a 42 foot long swale will be graded (and CR-6 added), which will carry water to the end of road.

## 457 Buckler Drive

Water not draining properly through under drive pipe. The outfall of pipe is crushed. The swale will be cleaned and re-graded, new pipe installed and the channel between two driveways lined with rip rap.

## Marine Drive

Water has eroded stone from infiltration trench. The stone will be replaced with larger rip rap and stabilized with geotextile fabric.

## Raine Road

Water is running across road from rip rap channel. The channel will be moved back from the road's edge and the swale re-graded and stabilized with seed, fertilizer and mulch.

# Initial Study for STD V In Process

The Special Tax District (STD 3As Amended) will end on June 30, 2012.

Preparations for a new Special Tax District began in July with the formation of a Planning Committee by the DPPOA Board of Directors. Gary Heal, DPPOA President, is heading the Committee in its early stages.

The initial step in planning is a complete review of the present Special Tax District in order to identify areas of the plan that need to be emphasized, such as Community Support, legal requirements by both the Board of Directors and Calvert County as well as the implications of the newly received Reserve Study on the overall finances of the community.

One bright spot in the planning is the probability of receiving more State Highway User Revenue Funds as that fund is replenished. In the past two years, SHUR Funds were diverted to the State General Fund by the Maryland Legislature.

Heal stated that, "We know that we need a Special Tax District in order to qualify for Federal and State Emergency Management Agency Funds. In the past, this has saved the community many thousands of dollars in rebuilding costs. What we don't know yet is an amount."

Although a Special Tax District submission to the Board of Commissioners does not require community input, the DPPOA Board is planning for greater community input by holding several "Community Forums." All community members may participate, make suggestions and help reach a consensus on the needs and desires of the entire community.

There was agreement among the Commissioners that any future budget items should reflect the wants and needs of the community.

Community Forums will give community members desiring input in the process an opportunity to participate and state their opinions on the overall impact and plan.

## Clean-up Day Scheduled

Drum Point's semi-annual "Clean Up Day" is set for Saturday, October 8, from 8 a.m. until 2 p.m.

Calvert County Waste Management has established tighter restrictions on what items can be accepted for disposal. The following types of items cannot be accepted at the drop-off:

- Tires
- Batteries
- Tree branches
- Yard Waste
- Paints, stains, or other hazardous materials
- Televisions or Refrigerators & AC Units

Two dumpsters, one for metal objects and the other for all other types of acceptable materials will be at the vacant lot across from the office on Lake Drive. Please be willing to help unload your vehicle. Members of the Board of Directors will also be available.

Anyone wishing to help during the clean up day should contact our Community Manager, Rhea Webster at 410.326.6148.

## Drum Point Day Set for.... Saturday, September 17<sup>th</sup>

The annual event is scheduled for Saturday, September 17<sup>th</sup> at the Drum Point Club from 4:00 - 7:00 p.m.

Jennifer Youngerman has graciously agreed once again to organize the games and activities. If you are interested in helping out, please give Rhea a call at the Association office at 410-326-6148 or contact her via e-mail at [www.dppoa.org](http://www.dppoa.org). She will give your name and contact info to Jennifer.

Drum Point Day is a great way to get to know your neighbors, have fun with the kids and enjoy good food as provided by the Association. The menu will include pulled pork sandwiches, coleslaw, beans and hotdogs along with cold drinks. We hope to see you there.

# Take Pride in Your Neighborhood and Its Appearance!

Fall is here with all the opportunities for fun - crabs to be eaten, walks on the beach, enjoying the benefits of living in a waterfront community.

Yes, even driving around Drum Point can be an enjoyable, leisurely activity - to see our community, flowers blooming and the mostly well-kept houses reminding us of why each of us chose to live here.

Those of us living here feel that Drum Point is the "Best of Calvert County" yet we are seeing signs of deterioration within Drum Point. More and more houses are looking unkempt with weeds growing up, windows broken and gutters falling off. To top it off vandalism ran through the community in the form of a graffiti painter. One resident has reported trash dumped on the shore of a lake bordering the CRE.

There have been several fires set at the Drum Point Beach, requiring the Fire Department to extinguish before a forest fire got started

We have received more reports of theft on Schem where one individual was arrested for attempting to steal copper wire. In another instance, an individual was stopped for possession of drugs and drug paraphernalia

Once again residents are asked to be sure their

doors are locked, automobiles are locked and valuables such as GPS receivers, Ipods and cellular phones stowed out of sight.

Take pride in Drum Point, call the Sheriff's Office when a suspicious person is seen.



Graffiti Spray painted on Laurel Way



Swastika spray painted on Laurel Drive. In one evening some 10-12 images were spray-painted on Laurel Way and Bay View Drive. No one has been arrested for this crime as yet. Is this evidence of a "Hate Crime" or is it an ignorant vandal who does not understand or care about what this symbol represents?



Trash dumped on the CRE side of Lake Charming. A Drum Point resident filed a report with CRE, and it was cleaned up in a few days. This is an example of a person who does not care about the appearance and cleanliness of our lakes and beaches. Pollution and debris could flow into the lake and then the Bay, increasing the pollution levels of both.

**General Membership Meeting**

**Schedule**

**September 10, 2011 Time 7:00 p.m.  
December - Date to be Determined**

All meetings will be conducted according to Maryland Code, Corporations and Associations, Title 5, Sub Title 2, section (§) 5-206. which states, If the number of members present at a meeting does not meet the requirements of a quorum, those present may call another meeting to meet quorum requirements. At the additional meeting, the members present in person constitute a quorum.

**General Membership**

**Meeting Agenda**

**Saturday, September 10, 2011  
7:00 p.m.  
Southern Community Center**

- Call to Order**
- Invocation**
- President’s Remarks**
- Approval of Minutes**
- Treasurer’s Report**
- Old Business**
- New Business**
- Public Comments**
- Adjournment**

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