

Spring 2014



Drum Point Light

Drum Point Property Owners' Association

www.dppoa.org

office@dppoa.org

410-326-6148

MANAGING DRUM POINT BEACHES

The Bay's shoreline is always a favorite attraction. Our DPPOA beach, although not quite the Outer Banks or Miami Beach, is a real favorite attraction of our community. Wading along the shore, summer breezes, gentle waves against the beach, sand between the toes,...yes, the pleasures of a private' beach. Sadly, we have to also deal with a few of the less enjoyable aspects that come with our access to the Bay. Runaway fires set in the woods, dog waste, vandalism, and trashing of these areas must be dealt with by both the Association and the Drum Point Club. Behind all this are serious legal and common liability vulnerabilities.

For many years, a few intrepid neighborhood volunteers have maintained a constant vigil over this community property, closing and opening the access gate, policing up trash, confronting misbehaving trespassers and vehicles, and reporting infringements and damage to police and our Association. Finally, these volunteers have asked our community for more support in dealing with the beach problems. Specifically, the issues these volunteers deal with are: clearing the beach at closing time, misbehaving and confrontational trespassing, littering, and illegal fires. Our volunteer efforts, such as gates, fences, rules and warning signs have not been sufficient in addressing these problems.

What more can we do as a community to retain this beach for our common enjoyment? It is evident that the DPPOA Beach is also a gateway into the enticing pine forests and wide stretches of the Drum Point Club

beach areas. Private property signs and a wide, gaping hole in the property demarcation fence have had little restraining effect on those wishing to take advantage of the entire Drum Point shoreline and woods.

Building a Fort Knox-like barrier to isolate and protect access to the beaches appears impractical, and in the end, no matter what we propose, it will not resolve all the issues nor satisfy everyone. Budget constraints are also a factor. This burden must be shared by all the community. The DPPOA Board has reviewed various solutions to limit unauthorized access and reckless activities and asks for input from community residents who use the beach and particularly from those who have had to cope with public abuse.

The DPPOA Board is considering use of video surveillance, now that improved technology is widely available. Some additional ideas under consideration are: motion detectors, magnetic card-activated gates and/or registered padlock keys (such as those used by the Club), more police support, as well as increasing patrols and monitors. Importantly, we will work together with the Drum Point Club to coordinate and help finance common solutions. Please, if you have ideas and/or concerns; send them in to us at the office's e-mail address, office@dppoa.org. Your Board of Directors will factor them into trying to resolve some of these issues before the busy summer season.

President's Column

Amy Rispin, President DPPOA Board of Directors



For the past 18 years, the Drum Point Property Owners' Association (DPPOA) has used Special Tax District fees and State Highway User funds to augment the income from Covenant fees and voluntary Association dues in order to maintain and operate the Drum Point community. However, in recent years, Special Tax District taxes have been restricted in scope and are more limited in amount, while State Highway User fund income has dropped by a factor of ten.

As noted in the last newsletter (winter 2013), restricted funding has meant that DPPOA has had to engage in deficit budgeting to run and maintain the beach, boat ramp, office, and common areas; At last June's General Membership meeting, the Community approved a budget for DPPOA which taps our limited savings at the rate of \$12,000/year. Even so, we have put off important expenses such as brush clearing from common areas and rights of way to prevent fires, security, and maintenance of common areas.

Accordingly, the annual statements now include a mandatory assessment for each property owner of \$55.00 for each developed lot and \$20.00 for each undeveloped lot. The purpose of this mandatory assessment is to provide essential funding to maintain and operate the common properties and facilities at Drum Point, including the roads, lakes, causeways, beach, boat ramp, and office.

The mandatory assessment fee is in lieu of the voluntary Association dues. All property owners will contribute. This equitable contribution assessment is based on the fact that owners of undeveloped lots are likely to make less use of the common areas and other facilities.

Amy Rispin

Amateur Radio Supports DPPOA

When storms or other events cut off normal telephone and cell phone service, many state and county emergency responders rely on radio amateurs to step in to provide backup communication. The DPPOA Radio Club provides this capability as part of our Community Emergency Service Center (CESC). Formally registered with the Federal Communication Commission, the Drum Point Radio Club (KB3TGF) regularly tests the radios linking it with the Calvert Amateur Radio Association (CARA) and the Amateur Radio Emergency Service (ARES) at the Calvert County Emergency Operations Center in Prince Frederick.

A joint exercise with CARA/ARES and Drum Point is scheduled for Tuesday evening at 7:30 on April 22, 2014 at the DPPOA office. Anyone interested in joining these amateur radio support activities should contact the DPPOA Office.

AARP Tax-Aide Program

Tax-Aide Counselors will be available Monday, February 10 through Friday, April 11, 2014 to prepare tax returns for low-to-moderate-income senior citizens aged 50-plus. Before making your appointment, be sure to have all of the documentation necessary to complete your return. This would include last year's tax return and any income and expense documentation for 2013. Bring a cancelled/voided check (for proof of direct deposit account) for any refunds/payments.

Calvert Pines Senior Center

410-535-4606 or 301-855-1170

North Beach Senior Center

410-257-2549

Southern Pines Senior Center

410-586-2748

Call to Community Service

Your DPPOA Board of Directors wishes to stress the vital need for active management and leadership in the coming years. This leadership is essential to the continuing well-being and creative management of the Drum Point Community in order to meet our collective demands as southern Calvert County continues to develop and evolve around us. Some of the issues facing Drum Point are County, State, and Federal environmental mandates, road management, neighborhood emergency and contingency-preparation, Special Tax District (STD) taxes, fees, assessments, and budgets.



The Board of Directors will have four positions open this year, and a Nominating Committee has been appointed by the Board to reach out to our neighbors to encourage those desiring to play active roles in determining the future course of our Drum Point Community to declare their candidacy. Three of those elected will each serve a three-year term. The fourth will serve just two years.

If you or any of your neighbors are interested in joining the leadership of our Community, you are encouraged to please contact any of the Nominating Committee members (listed below):

Marcia Lapham, Co-Chair

941-524-6384 or mlllapham@gmail.com

Dan Mathias, Co-Chair

410 326-2568 or dcmathias@comcast.net

Peter Holt, Secretary

410 326-2253 or mistralholt@comcast.net

Joe Arendes

410 326-4521 or joseph.arendes@comcast.net

Mike Snapp

410 394-6183 or mike.snapp@verizon.net

A "Meet the Candidates Forum" will be held at the March 29th Membership meeting (10:00 a.m. at the Southern Community Center).

More Snow

This winter has been a lot colder and snowier than those in recent years. It seems that every time we dig out from a snow storm, we get news that another one is on the way.

When a snow storm is forecast, the Board of Directors, the Association Manager, members of the Community Emergency Service Center (CESC), and the snow removal contractor all work together in order to decide on the best course of action. Phone calls go back and forth at all hours of the day and night; interactive radar maps and online forecasting models are consulted to determine whether and when to salt and plow the roads. A number of issues are considered, including safety, whether school may be cancelled and our road budget. E-mails from our Drum Point community this year indicate that we have found the right combination of timeliness and safety.

One neighbor described it during our first March snowfall:

"Today is 3 March and YES, we have been truncated by Ole Man WINTER! I wish to pay a compliment to the service/maintenance team at Drum Point. Very early this morning, I headed into work at 0600 hours. Route 760 was disastrous, Route 4 appalling, then the light came on...I returned home. The transformation period commenced, turning from rain/sleet to snow and ice, as the temperature suddenly dropped. Solid snow in sheets commenced...At that time, I ran up to Starbucks for a hot one (they were closing their doors); upon return, YES, Route 760 was a mess and unsafe. Upon turning into Drum Point, Lake/Huron/ Mohawk and Beech were in absolute perfect condition...safe, clear and *&% near manicured. I have been a resident here in Drum Point for twenty years. YES, two decades! I have never taken time to say Thank You to management and the maintainers. Today, the difference in preparation and performance truly affected me and my family's well-being and security! THANK YOU, appreciated and keep up the Good Work.



Drum Point Property Owners' Association
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General Membership Meeting

All meetings will be conducted according to Maryland Code, Corporations and Associations, Title 5, Sub Title 2, section (§) 5-206.1, 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.*

*Per DPPOA Attorney - Any and all business of the Association can be discussed at the meeting.

General Membership Meeting Agenda

Saturday, March 29, 2014 - 10:00 a.m.
Southern Community Center

Call to Order
President's Remarks
Approval of Minutes

Meet the Candidates Forum

Committee Reports
Old Business

New Business

Public Comments
Adjournment