

Spring 2022



Drum Point Light

Drum Point Property Owners' Association

www.dppoa.org

office@dppoa.org

410-326-6148

Osprey Festival

Save the Date - April 2nd at the Drum Point Club

The Drum Point Club is hosting the inaugural Maryland Osprey and Nature Festival. The Festival will take place on Saturday, April 2, 2022 from 11:00 A.M. – 4:00 P.M.

Take a story walk, see a live raptor up close, move through the nature activity stations, and attend lectures with wildlife experts from all over the State. There will be a live musical performance by Deanna Dove with Island Girl Records. Grizzly Mountain Grill will be serving up some of Southern Maryland's favorite dishes, including Raptor Talon Pulled Pork and Oscar the Osprey Braised Beef. It will be an event for the entire family and people of all ages. If you're a lover of birds and nature, or just want to learn more about wildlife, come out and join us.

This Festival was created to celebrate our charismatic Ospreys and educate the public, agencies, and owners of structures to foster an attitude of co-existence and conservation awareness in Calvert County and throughout the Bay.

Admission fee is \$10 per family or \$5 per person. Proceeds from the Festival go to non-profit organizations who have a vested interest in protecting and conserving Ospreys, Bald Eagles, other wildlife, and natural areas of Maryland. Our 2022 recipient will be the Owl Moon Raptor Center, a facility that rehabilitates injured raptors with the goal of releasing them into the wild.

General Membership Meetings

not just another meeting

The Drum Point Property Owners' Associations holds four membership meetings each year, with the June meeting considered the annual meeting. There must be a minimum of 35 property owners in good standing (having paid fees for the current fiscal year) in attendance in order to conduct business. Given the fact that a number of associations, such as the DPPOA, very often cannot meet the required quorum of 35 property owners, the state passed legislation a number of years ago that would allow the Boards of Directors to conduct business at the next meeting, regardless of the number of property owners present (see the back page for an explanation of the of the law).

While it is helpful for the state legislature to have addressed the need for an association to be able to conduct business, it is unfortunate that so many of our meetings lack a true quorum, sometimes with only 20 memberships in good standing represented. Missing these meetings means you, as a property owner, are missing out on what is going on in Drum Point...Who is on the Board of Directors, are they doing anything to address erosion at the community beach, will the Special Tax District be renewed, what is the Special Tax District? Please try to make it a point to be informed by attending these meetings.

President's Column

Mike Snapp, President DPPOA Board of Directors



As most of you know, we have petitioned Calvert County to create a new Special Tax District (STD) for the next 5 years starting on July 1, 2022. If you haven't already, you will soon receive a mailing from the County with information about that petition. Most importantly, there will be a public hearing with the Board of County Commissioners on March 15th at 7:00 pm at the Southern Community Center on Appeal Lane in Lusby. This is your chance to address questions and comments about the STD to your County Commissioners.

At the January 22nd STD informational meeting, I presented the proposed STD background and budget to the DPPOA owners who attended. That presentation has been posted on our website at <https://dppoa.org/>. Scroll down about half-way on the Home Page, and you will find a link for the STD presentation (2022-01-22 Special Tax District (STD) VII Info Session), as well as links to the STD Budget and some supporting charts. To cut to the chase, we are proposing a total 5-year budget of \$1,090,340 to cover major road-related Operations and Maintenance (O&M), such as street lighting and snow removal; capital expenditures for storm water management, street paving, and beach erosion control; plus administrative cost for the county-required yearly audit of our financial operations. What that means to you, if approved, is a yearly STD bill of \$175 that you will see in your annual county property tax statement.

I want to inform you also that we have applied for a state DNR grant to cover about half of the major erosion control project on our DPPOA Community Beach off of Beech Drive. Of course, we won't know if that grant is approved until after the Board of County Commissioners makes their decision on the STD request. Therefore, the proposed STD Administrative Agreement includes a paragraph that requests a reduction in the Special Tax District for the years following any grant money that might be received. The DPPOA Board has requested that the STD beach erosion request of \$60,000 can be decreased by the amount of the awarded grant in future years and we can pass that decrease along to you.

On a brighter note we've seen signs of some warmer weather, with daffodils and forsythia ready to show their colors soon! So hopefully Punxsutawney Phil will be proven wrong about his February forecast of six more weeks of winter! Soon we can think of boats, gardens, fishing, and other spring activities.

Hope to see you at the March 15 STD hearing and at our next General Membership meeting on March 19 at 10:00 am at the Drum Point Club, where the slate of candidates for the Board of Directors will be presented.

Mike Snapp

Covenant Fees and Mandatory Assessments

Statements have been mailed, and yearly fees were due by March 1st, per the Covenants. The current year's fees will be posted to the upcoming fiscal year, which begins July 1st. This is done in order to keep voting rights intact throughout each year. You should be aware that these fees are separate from those collected with your property taxes each year, through the Special Tax District.

Please note, the Covenant fee is adjusted each year, according to the Consumer Price Index calculator, which can be found online. The Covenant fee for the upcoming fiscal year increased by \$7.00 to \$117.00. The Mandatory Assessment of \$55.00 per developed property and \$20.00 per undeveloped property remains unchanged. The total amount charged is \$172.00 for a developed lot and \$137.00 for an undeveloped lot. While there have been increases over the past few years, the overall amount paid by property owners in Drum Point is significantly lower than other, nearby communities. As a reminder, claims are filed in District Court if left unpaid. A judgment issued by the court can have a negative impact on ones credit rating.

Proposed Special Tax District VII Budget

The proposed budget for the next Special Tax District (STD) is below. You can view this budget as well as other documents that show the breakdown of expenses for the Special Tax District as well as income from Covenants and the Mandatory Assessments. An updated five-year paving plan is also posted on the website at www.dppoa.org. Scroll down on the homepage to view this budget, the current DPPOA budget and the five-year paving plan.

DPPOA STD VII - Administrative Budget - Exhibit A							
	STD Fee	175					
	Income		218,068				
			FY 2023 Budget	FY 2024 Budget	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget
Administrative Expense							
	CPA and Audits		4,515	4,515	4,515	4,515	4,515
	Total Administrative Expense		4,515	4,515	4,515	4,515	4,515
	Administrative Percentage		2.07%	2.07%	2.07%	2.07%	2.07%
DPPOA STD VII - O&M Budget - Exhibit B							
	STD Fee	175					
	STD Income		218,068				
			FY 2023 Budget	FY 2024 Budget	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget
Operations and Maintenance Expense (O&M)							
	Street Lighting		14,650	14,650	14,650	14,650	14,650
	Snow Removal/Storm Cleanup		27,850	27,850	27,850	27,850	27,850
	Road Repairs		700	700	700	700	700
	Right of Way Mowing		1,000	1,000	1,000	1,000	1,000
	Contingency O&M		1,050	1,050	1,050	1,050	1,050
	O&M Other		1,030	1,030	1,030	1,030	1,030
	Total O&M Expense		46,280	46,280	46,280	46,280	46,280
	O&M Percentage		21.22%	21.22%	21.22%	21.22%	21.22%
DPPOA STD VII Capital Budget, Exhibit C							
	STD Fee	175					
	STD Income		218,068				
			FY 2023 Budget	FY 2024 Budget	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget
Capital Expense							
	Storm Water Management		20,500	20,500	20,500	20,500	20,500
	Road Paving/Rejuvenation		134,773	134,773	134,773	134,773	134,773
	Community Beach Erosion		12,000	12,000	12,000	12,000	12,000
	Total Capital Project Expense		167,273	167,273	167,273	167,273	167,273
	Capital Project Percentage		76.71%	76.71%	76.71%	76.71%	76.71%



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

General Membership Meeting

Agenda

10:00 a.m. Saturday, March 19, 2022

Drum Point Club

Call to Order

President's Remarks

Approval of Minutes

Committee Reports

Unfinished Business

Beach Erosion Study

STD Petition

New Business

Presentation of Candidates

Donation of Property

12857 Rousby Hall Road

Public Comments

Adjournment