



The Villager

Newsletter of the Davidsonville Area Civic Association

Volume 38, No. 2

P. O. Box 222, Davidsonville, Maryland 21035

July-August 2011

DACA's Annual Meeting

Welcome new Executive Committee

Thanks to your new representatives to DACA's Executive Committee for their willingness and ability to serve this community. DACA members at the annual meeting on June 2 elected Chris Asher of King's Retreat and John Healey of Patuxent River Road to the term ending in June 2014; Phil Livingstone of Hardesty Estates to the term to June 2012, and Jerry Coffman of Cambria to the term to June 2013. Two of the four Executive Committee members up for election—Wayne Reid of Patuxent River Road and Chris Rizek of Harbor Hills—agreed to serve another term and were duly re-elected. The officers were reelected to a one-year term to June 2012: Will Biddle—President, Ed Woods—Vice President, Gail Enright—Secretary, and Robert Carobrese—Treasurer.

Many thanks to Tricia Johnson who completed a vacated term through this June 2011 and gratefully retired, and to Rick Hughes who retired after six years of active participation.

Please contact any member of the Executive Committee with your questions and concerns about issues and events in the Davidsonville Area. Names, email addresses and phone numbers are on the back page of the Villager. You can reach us also at DACA's web site, www.daca-md.org.

The web site is freshly updated and good to review. Take a look!

Zoning Issues Emerge

Land use and zoning categories are intended to be based on the County's General Development Plan and the Small Area Plans enacted into legislation by previous County Councils. This is the law of our land.

Every ten years, Anne Arundel County government undertakes the process of updating land use classifications of properties in the county, called Comprehensive Re-zoning. The purpose is to reflect the actual use of land throughout the county as population and development affect it. It provides the opportunity for landowners to seek changes in their zoning in order to have the actual use conform to its zoning classification (such as re-zoning a restaurant in RA to C-1), to increase the permitted uses to allow a business expansion, and in some cases to increase its re-sale value. For example, residential land zoned R-5 (which permits five building lots per acre), has a higher dollar value per acre than land zoned R-1, which permits only one home on the same amount of acreage. By the same standard, commercially zoned property has a greater monetary value than residentially zoned property. Most of Davidsonville and South County is zoned RA (residential/agricultural), which allows less housing density, but permits a number of agriculturally-related businesses such as landscaping and nurseries.

During the current process, applications for changes in zoning were submitted to the Department of Planning and Zoning (P&Z) in 2009 *(Continued on page 4)*

DACA members and their contributions

Special thanks to Bob and Sharon Proctor and to Kent Smith, both of whom renewed their dues with a contribution that entitles them all to lifetime membership in DACA.

Welcome new members Linda Walker, and Mike and Peggy Wormwood, and thanks for their contribution to DACA in addition to their dues.

Thanks to Mildred Anderson, Joe and Bev Bray, Patricia and Robert Dalton, Mike and Genie Greenwell, Libby Hefner, John and Penny Henderson, Bobbie King, Bernie and Marylu Lammers, Gene Lambert, Mary and Bill Matton, George Rock and Jean Picot, Alton Sadler, and Barbara and Russ Smith for their contributions to DACA in addition to renewing their dues.

Keep up the great work keeping us up to date on our wonderful community. G.G.

Good job. G.R. & J.P.

Always enjoy Gail's articles, whether historical or what's going on in the village today. Great information. M.L.

I'm 84 years old, reaching 85 years old. G.L.

You gotta buy and read the wonderful story of Mr. Squash!

Dr. John Beschenbossel met a cat who adopted him and moved into his life, sharing his stable with Dr. B's horses. Dr. John told so many stories about this amazing cat that his friends and patients asked him to put it into a book, resulting in *My Buddy Mr. Squash*. I read the book and shared the pictures with my granddaughters, ages six and ten, and they were enthralled. Ceci Guidry's delightful illustrations tell the story as well as Dr. B's words. Jim Putnam, a colleague of Jim Henson of Muppet fame, edited the book. *My Buddy Mr. Squash* is available at all local book stores and pet shops, as well as on Amazon.com and E-Bay. A portion of the proceeds from the sale of the book will be donated to the ASPCA and Humane Society. You can reach Dr. B at drbdds@aol.com.

Gail says, "Go get it for the children and enjoy it for yourself!"

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In memoriam
Don E. Riddle, Jr.
March 24, 1948 ~ June 30, 2011



It was with great sadness that we learned of the death of Don Riddle. He joined DACA in 1974 soon after he arrived in Davidsonville with his roadside vegetable stand, which became one of the country's outstanding garden centers. In so doing, he has protected many acres of farmland from residential development keeping it in agriculture. Not only as the president of Homestead Gardens, but also on a personal level, Don was a caring good citizen of the community. He listened to and heeded his neighbors' wishes for community improvements; he made Davidsonville and Anne Arundel County a better place for having been here. Don will be sadly missed by more people than we know.

Don was a member of All Hallows' Parish, but the church is not large enough to accommodate the mourners at his funeral, held at St. Anne's Church. He was buried down the road from Homestead Gardens in Lakemont Cemetery. *Gail Enright*

In memoriam
Francis "Sonny" King
December 21, 1932 ~ July 21, 2011
Lifelong resident of Davidsonville

In memoriam
Charles "Chick" Williamson
October 20, 1944 ~ July 25, 2011
20-year DACA member

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The re-zoning mess *(continued from page 1)*
 and 2010, and P&Z made recommendations as to whether the requested change was appropriate and, if not, what level of re-zoning would be appropriate. These recommendations, if accepted by the Council, would be included in the law. In some cases, parties other than the landowner may submit applications to change the zoning of a parcel. This happened in a number of cases in South County. The party submitting the application for re-zoning is not required to notify the property owner, nor does P&Z notify the owner. Planning & Zoning's recommendations were reviewed by the Planning Advisory Board (PAB), a group of informed citizens familiar with land use issues. Both P&Z and the PAB forwarded their recommendations to the County Council, to approve, deny, offer a lesser classification, as they deem appropriate.

The final step in the process takes place by councilmanic districts. The Comprehensive Re-zoning Bill is introduced (Bill 44-11 for Council Districts 6 and 7) that will make the changes into law, i.e. write them into the zoning maps, and then it can be amended. If landowners are not satisfied with P&Z's recommendations, or did not know that an outside party had applied to re-zone their property, or they missed out on the initial process in 2009-2010, they can submit a request directly to the County Council. Each council member can choose whether to include these requests as amendments to the bill. Normally the council members vote to support the wishes of the councilman who represents that district. Hence, if Seventh District Councilman Jerry Walker recommends a change in zoning in South County, the rest of the Council likely will vote in favor of it.

All the re-zoning applications submitted to the Council that are of interest to the Davidsonville Area Civic Association

are on properties located along very busy Central Avenue.

On June 15, Councilman Walker notified constituents via email of his intention to add 12 of the zoning applications received by the Council as amendments to Bill 44-11, including three that DACA had opposed.

The first protested re-zoning application was brought to DACA's attention in March 2011 when owners and developers of the southwest corner of Central Avenue (#214) and Solomons Island Road sought re-classification from RA to C-3, a general commercial district. The Department of Planning and Zoning and the Planning Advisory Board recommended against this change. DACA's board voted to uphold the existing RA zoning and President Will Biddle so wrote to Councilman Jerry Walker, citing the General Development Plan, the South County Small Area Plan, the County's promise to keep South County rural, and the Department of Planning and Zoning's agreement to allow no new commercial zones south of Route #214. Will noted also the number of vacant commercial sites in South River Colony. See his letter to Councilman Walker, next page.

At the suggestion of Councilman Walker, John Pantelides, a commercial land developer, presented his case to DACA members at the Annual Meeting on June 2, to seek DACA's support for re-zoning two five-acre parcels on Central Avenue from RA to a commercial zone. The properties are across from the BP station and Catlett's Towing Service at the corners of Riva Road. The west corner is owned by Roberta Beall Messenger and John Rommell, requesting C-4. The east corner is owned by Robert Rawlings, requesting C-3. The Messengers live in Lothian and the Rommells live in Glen Arm. Mr. Rawlings lives in Annapolis. *(next page please)*

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Zoning issues *(From page 4)*

The developer offered to build a turn lane to make that intersection safer. However, he and the property owners were unwilling to commit to the purpose for the requested change, other than to say the properties were not suited for their present residential use. DACA members were not impressed and unanimously voted in opposition to any change in zoning on these properties. Councilman Jerry Walker attended this annual meeting and was well aware of the residents' position on this application.

After the Annual Meeting, Will Biddle wrote to Councilman Walker, here excerpted. June 9, 2011
Dear Jerry,

Thank you for attending DACA's June 2 Annual Meeting and for addressing the gathering. I speak for the entire board when saying how much we appreciate the time you have given us. We also appreciate your asking John Pantelides to contact us in regard to his request to rezone the two corners at the intersection of Central Avenue and Riva Road.

As you could tell from the meeting, [many in the audience] strongly opposed the re-zoning. In accordance with my promise to Mr. Pantelides, the board voted on his request. We voted unanimously to oppose the re-zoning of these two parcels, especially to C4.

Most board members agree . . . that the existing businesses do not diminish the rural nature of the road. Every cross-roads community has a gas station and garage. Aside from these, a tractor dealer, a septic business and a restaurant are typical rural businesses. The Killarney House is grandfathered from

shortly after World War II when the building was an automobile repair shop. The community supports the restaurant. Furthermore, DACA voted to endorse the re-zoning of the Killarney House to C1 zoning. Mike Galway, one of the owners, lives in Davidsonville and attended DACA's annual meeting. His children participate in local sports activities and attend the local schools. Mike and his partner Anthony Clarke along with Fred Tutman conceived Green Week and have been a part of the DACA's efforts to create a sense of community through DACA's sponsorship of Green Expo.

DACA is not anti-business. We did not oppose the cell phone tower at the Ruritan Center; as a result, we did not make many friends in King's Retreat. DACA's Board is interested in preserving the rural nature of our community and that of South County. This does not mean we are opposed to commercial or even residential growth, but we believe that growth, especially commercial growth, ought to be consolidated in towns. Edgewater is the closest town to Davidsonville. Davidsonville is a cross-roads. We have a general store, gas stations, and churches. During the Small Area Plan approval process, we opposed adding square footage to the commercial development at Central Avenue and Patuxent River Road because we suspected the owner would take advantage of the added footage to erect a multi-story building, instead of just adding parking. This proved to be the case. There are still vacancies in that commercial development. There are also many vacancies in Edgewater, both at the Town Center behind the Food Lion and at the new Giant Center, not to mention the old Giant grocery store.

(Next page please)

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More re-zoning applications (from page 5)

In short, there is no need for more commercial development of any kind in our area.

The owners of the Messinger/Rommel property appear to feel that they are somehow entitled to rezone their land because they have owned it for a long time and paid taxes on it. Such logic would grant everyone the right to rezone their property. Both of these parcels have enough land to build nice residential structures, far from the traffic noise of Central Avenue. I visited the old house on the Messinger/Rommel property many years ago. I could not hear the Central Avenue traffic from its location on the hill. Most people don't even know the house is there. Both of these properties are very handsome residential building lots. The argument that they ought to be re-zoned because they are unsuitable for residential use is simply not true! As proof of this, two large new homes were recently built at the intersection of Brick Church Road and Central Avenue. Will Biddle, President, DACA.

After receiving this letter, Mr. Walker amended the bill to change the Messenger/Rommel and Rawlings applications to SBD zoning (Small Business District) instead of C-3 and C-4 as requested. SBD lists a total of 34 permitted uses.

More re-zoning applications or amendments of interest

Kate Fox researched other applications of interest to the Davidsonville Area.

1. Riva Trace Baptist Church, which is currently zoned RA, applied to be re-zoned Residential Low Density (RLD) to allow additional parking lots while still protecting the property and the environment from irresponsible development. RLD allows

one house per five acres, as well as some businesses and religious facilities. In their application, the church cited the need for more parking area than the current RA zoning allows. P&Z did not recommend this re-zoning, and Riva Trace BC submitted an application to the Council. Councilman Walker included an amendment to the rezoning bill to allow a portion of the property to be rezoned RLD. DACA's board wishes to continue the dialog with Riva Trace BC about the types of parking they will build, and the management of site landscaping to minimize additional stormwater runoff.

2. The Killarney House Restaurant requested a change from its grandfathered status in RA—as the property has been a bar and restaurant for about 50 years—to a commercial C-3 classification. Planning and Zoning recommended a C-1 category that will allow it to continue its current use and to conform to present zoning requirements. DACA's board voted in support of allowing Killarney continue in conformity. See the last paragraph in Will's June 30 letter to Jerry Walker, next page. Killarney house apparently has accepted P&Z's recommendation and did not submit an application to the Council for a higher zoning classification.

3. The oldest application for zoning reclassification, going back more than 35 years, is for commercial zoning on the corner of Central Avenue and Davidsonville Road, across from the Davidsonville Market and Deli. This land is zoned RA and has passed through the hands of many different owners, none of whom have lived in Davidsonville in the past 25 years (maybe more). Unless they want to build a home or structure that accommodates the current RA zone, *(next page please)*

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More re-zoning activity (from previous page)

the only reason for anyone to buy it is the hope to make a huge profit if and when it is re-zoned to commercial use. Each buyer is advised (or should be advised by the seller and/or the seller's agent) of the zoning category. P&Z did not recommend upzoning this property to a commercial category, and the owner applied to the Council for re-zoning. DACA has consistently resisted any zoning change on this property. See item #1 in Will Biddle's letter (next column). Councilman Walker did not include an amendment to re-zone this property.

4. Across Central Avenue from Killarney House, in the subdivision of Dixon Estates, Mike Baker applied for a change from RA to request a C-2 use. Again, this is land on the south side of Central Avenue, and is zoned RA in a residential subdivision. See item #2 in Will's letter, below. P&Z did not recommend this re-zoning, and although the owner applied to the Council, Councilman Walker did not include an amendment to rezone this property.

5. Farther up the road to the east, the owners of the Wharfside Grill on Central Avenue in Edgewater applied for an up-zoning from R-1 to C-3. Like Killarney House, this property has been a restaurant for many years. A little more

than three acres in three parcels, it extends along the road front in the treed open space east of the Withernsea subdivision. The applicants are seeking a higher zoning category to enable them to have banquets and catering. P&Z recommended increasing the zoning to C-1, and the owners applied to the Council for C-3 zoning. DACA opposed this upzoning (see item #3 in Will's letter below) but Mr. Walker added this application for C-3 zoning as an amendment to Bill 44-11.

On June 30, Will wrote again to Mr. Walker to summarize **DACA's position on the re-zoning applications** of properties in our area.

Dear Jerry,

1) Davidsonville Area Civic Association (DACA) opposes the re-zoning of the property at 3410 Davidsonville Road, Davidsonville, Maryland (**across from the Country Market**), Application 48.

2) DACA opposes the re-zoning of the Baker property at **3501 Williamsburg Road**, Davidsonville, Maryland (across from Killarney House, Application 59.

3) DACA opposes the re-zoning of the properties at 158-164 W. Central Avenue, Edgewater, Maryland (**Wharfside Bar and Grill**) to C3, application 32, (next page please)

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but DACA supports re-zoning that property to C-1. Planning and Zoning and the Planning Advisory Board have recommended C-1, which will allow them to continue to operate as a restaurant, and expand a bit, as well.

DACA's policy: DACA opposes commercial re-zoning outside of towns. Commercial development along highways (Routes 214 and 424 in Davidsonville), which commuters use on a daily basis, causes congestion and lengthens the time it takes for people to go to and from work. Such "developments are likely to cause decades of county budgetary and infrastructure headaches, traffic jams, deficits and so forth," as Fred Tutman recently wrote in an article for the *Edgewater Davidsonville Patch*. Furthermore, commercial development outside of towns destroys the nature of rural communities. "This is consistent with at least two of the seven smart growth strategies of the *Maryland Planning Act* which calls for (among other things) concentrating growth near existing infrastructure and protecting open space," states Fred in his article.

Re-zoning random parcels of land adjacent to rural highways conveys instant profits and wealth to land speculators and political insiders. To get away from such practices, Anne Arundel County abolished the County Commission

system of government in 1964 and adopted a charter form of government, which provides full disclosure of re-zoning requests and provides for public hearings.

Please vote against re-zoning these parcels of land as well as the Rawlings and the Messinger/Rommel properties. And please vote to rezone Killarney House and Wharfside Bar and Grill to C1, not C3.

Sincerely, Will Biddle

President, Davidsonville Area Civic Association
 cc: Anne Arundel County Planning Advisory Board

Patuxent Riverkeeper Fred Tutman attended DACA's Annual Meeting. He followed it with an explanatory article on comprehensive re-zoning which appeared in the *Edgewater/Davidsonville Patch*. Will quoted Fred in his letter to Jerry Walker. Excerpted here is Fred's description of the process and DACA's meeting:

From *Edgewater/Davidsonville Patch*, written in June:

"The Anne Arundel County Council is nearing the end of a 'comprehensive re-zoning' process that allows landowners to submit requests for zoning changes (usually upzoning), and have the County Council vote to accept or deny them.

"Those hopefuls who missed the original deadline [in the 2009-2010 time frame] for such requests have come to the latest process in the form of late-breaking amendments. In some instances the first time citizens (next page please)



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Fred Tutman on zoning *(from previous page)*

have learned of these amendments is at the Council meeting where they are first introduced.

“Surprisingly few of these ‘upzoning’ petitions have been denied by the Council, and the overwhelming majority of them have issued from politically empowered and well-connected applicants. These are generally approved under the informal doctrine of ‘councilmanic courtesy,’ where an elected official in any district whole-heartedly endorses zoning proposals from a colleague’s district because of the desire to receive reciprocity when it is their turn to re-zone.

“The Davidsonville Area Civic Association last week [June 9] issued a letter to Councilman Jerry Walker adopting a position on several local re-zoning requests under consideration. What is interesting about DACA’s position is the group reasoned that in the context of the rural character of their neighborhood that “commercial growth ought to be consolidated in towns.” Ironically (or maybe intentionally), this is consistent with at least two of the seven smart growth strategies of the Maryland Planning Act which calls for (among other things) concentrating growth near existing infrastructure and protecting open space.

“The civic group, while supporting certain re-zonings consistent with the existing character and vision for the neighborhood, took opposition to a re-zoning request from a landowner at the corner Riva Road and Central Avenue, observing that there exists a sense of entitlement among certain landowners that when they pay taxes on land that they consider that they have the right and the expectation of seeing zoned


however they wish.

“The citizens disagreed with the landowner’s vision or premise at that site. Notably, the Davidsonville citizens engaged with a public dialogue with the applicant and with their local legislator in an intensive debate and highly democratic process, to arrive at a position they felt was fair and equitable. They took into account whether the landowners had reasonable options to enhance or enrich their property as an alternative to converting an agricultural/residential zone into a commercial one.

“Far from a show of hands where landowners are subject to the capricious whims of a community, this approach appears more like a show of statesmanship and community engagement. It remains to be seen how the County Council will treat the DACA recommendation.”

Dr. Joan Turek, resident of South County and a member of the County’s Planning Advisory Board, wrote to the *Capital*, regarding Jerry Walker’s many amendments to Bill 44-11, many more than those only in Davidsonville. She asks that he “publicly, and on the record, identify the relationship between each proposed amendment and the General Development Plan and the South County Small Area Plan. Contrary to his statement that he is doing the best job he can, Walker, as the area’s representative needs to do better. My understanding is that Maryland law requires that comprehensive re-zoning be consistent with the adopted GDP.” She concludes by saying “...Walker should inform his constituents how his amendments meet those requirements.”

(next page please)



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DACA opinions

Will Biddle adds this opinion to the mix of concerns:
 “Jerry, contrary to the wishes of the community, has made more amendments to re-zone properties than any 7th district councilman in our memory. His amendments provide huge windfall profits for land owners. By going against the recommendations of the Planning Advisory Board, he has made the councilman form of government as corrupt as the former county commissioner system it replaced in 1964. He has ignored the state’s directives for smart growth, ignored the County Planning Advisory Board’s recommendations, and ignored the expressed wishes of citizens who elected him. It leaves me **wondering why** he has done this?”

Sunday night, July 31, the night before the Council hearing on the final bill, Gail sent this message to Jerry and the County Council, copies to DACA board and *Villager* readers. Dear Jerry:

Thank you for the notice of the amendments you plan to offer at the Council hearing Monday, August 1. You ended your letter with this paragraph:

“I am sure we will not agree on everything that I submit for amendment, but please understand that I have spent countless hours studying these recommendations and I am trying to reach the best decision I can, given the information available.”

What more information can you need than you have already received?

- The General Development Plan
- The South County Small Area Plan
- Recommendation of the professionals at the County Department of Planning and Zoning
- Recommendation of the Planning Advisory Committee
- The outspoken wishes of YOUR CONSTITUENTS at your public meetings in Edgewater and Davidsonville

Testimony from South River Colony
 Communications from civic associations in Davidsonville, Harwood, and Lothian
ALL OF THESE OPPOSE ADDITIONAL COMMERCIAL ZONING SOUTH OF CENTRAL AVENUE.

Existing commercial properties in South River Colony and on #214 in Davidsonville are vacant.
 What part of this do you not understand?

Furthermore, at Central Avenue and Riva Road, many of the permitted uses in SBD which you recommend for Rommel/Messenger and Rawlings, exist already in RA and do not require re-zoning.

Gail Enright, Secretary
 Davidsonville Area Civic Association

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What's next?

All the experts' recommendations and residents' wishes fell on deaf ears, not surprisingly. There is no way to understand what is in the 7th District Councilman's mind, except he certainly does not care about South County or his constituents. Even in this overwhelmingly Republican area of Anne Arundel County, Jerry Walker should be a one-term councilman.

In the meantime it may be possible that the County Executive might veto the amendments that so obviously violate county policies. South County citizens are strategizing on this hope.

South County representation on the County Council

Every ten years, the county's Charter Revision Committee reviews the borders of all seven council districts to ensure they're as even as possible. After the 2010 U.S. Census, the county's population increased by 44,691, bringing the total to 534,347. The commission has heard from many in south county who want Crofton moved from District 7 into District 4.


The commission will meet throughout August before

making a final recommendation in their report to the County Council on September 6. For more information, and a complete schedule of the commission, visit the County Council's Web site at <http://www.aacounty.org/CountyCouncil>.

Charlotte Smutko said, "We don't get the kind of representation we need because people in Crofton don't understand areas like south county. We fight very hard to keep our county rural/agricultural and it is very frustrating to have to keep going up against people that want to turn it into commercial."

An alternative wish would be to create an eighth councilmanic district, so that South County, with its smaller, less dense population, can have fair representation on the County Council. Ed Reilly is a resident of Crofton; Jerry Walker with a Gambrills address, is much closer to Crofton than to any South County area. Tricia Johnson of Davidsonville served only briefly to complete Ed Reilly's vacated term. It appears that Jerry Walker may be the catalyst that proves the need.

Gail Enright



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Tighter county regulations on farmers harm equestrian industry

The County Department of Permits and Inspections has worked with the County Soil Conservation Board in recent weeks to define new standards for when a farmer needs a building permit and a grading permit. Grading permits are far more difficult to obtain than the standard grading plans that farm operators are accustomed to. They generally require \$4,000 to \$6,000 of engineering and survey work, and can take four to six months to be approved by various county departments.

At the request of the Maryland Department of Agriculture, the new District Manager of the AA County Soil Conservation District drafted a bill which the County Council passed without public notice last fall.

Much more stringent than previous regulations, farm operators now must file grading plans before removing any stumps on their farms, every time they “disturb” more than 5,000 square feet in a year unless it is with a plow, and for most of the structures that they build. In addition farmers must get building permits for any building over 64 square feet (8 ft. x 8 ft.), as well as expensive grading permits for most of the buildings they construct, and for routine clearing of hedgerows and encroachment of woods on pastures, trail clearing and stream crossing maintenance, and many other activities that are commonplace on farms. *(next page)*

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Horse farm preservation? (from previous page)

Many of the Permits and Inspections staff are residential planners whose knowledge of agricultural practices is minimal to nonexistent. Grading permit requirements were designed for urban and suburban commercial construction projects in a county that seeks to limit development.

Having seen the new regulations put into practice, the MDA and AA County farm operators are outraged and distressed. Active farmers are not developers. They are the folks who maintain open space in this county. At a time when grain farmers are leaving the county for more welcoming areas (6,000 farm acres were lost between 2002 and 2007, according to the USDA

Agricultural Census), horse people are continuing to work with the Soil Conservation District Board to install best management practices, improve their pastures, reduce erosion and nutrient runoff, and keep up with the marketplace by building barns and riding arenas to serve their clients. The county has 950 places where 4,500 horses reside on 10,200 acres (2010 Maryland Equine Census).

The Horse Council, Soil Conservation District, and Inspections and Permits will continue to work to establish agricultural exceptions to these onerous requirements. For more information, contact Steuart Pittman, Chairman, at dodonfarm@verizon.net.

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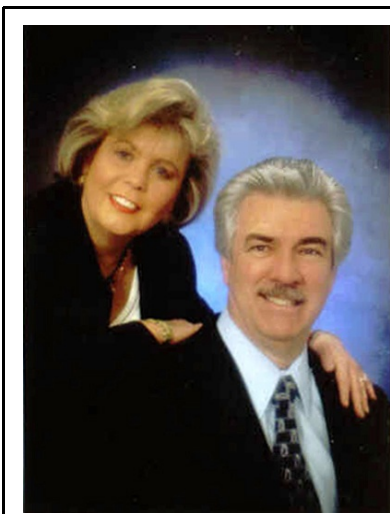
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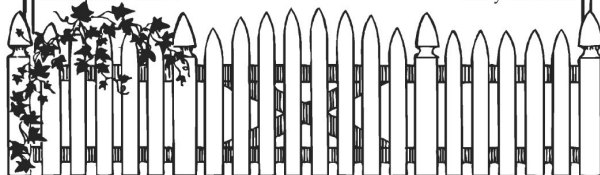
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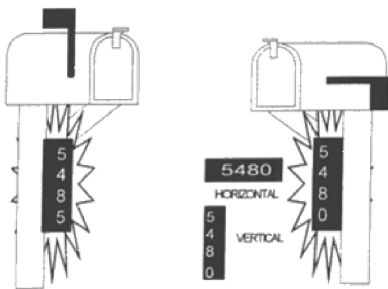
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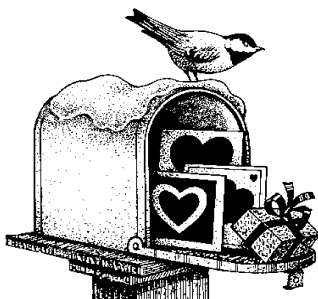
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