



Chelsea Beach Residents Association 2025 Newsletter

Greetings Neighbors!

It's been a busy year, and we wanted to update you with all the goings on in Chelsea Beach. First, a little bit about us if you're new here. Chelsea Beach Residents Association was incorporated in 1952. We are a water privileged community of over 800 homes, and we own and maintain a boat ramp, a playground, a fishing hole, and a nature trail for the use of our residences.

We are a voluntary resident's association, which means that in lieu of required annual dues, we sustain ourselves through fundraising and by selling keys to our boat ramp. These funds go towards maintaining our properties, property insurance, and our BGE bills. We are currently in the midst of a fundraising campaign to replace the aging equipment at our playground at 9th and D Streets.

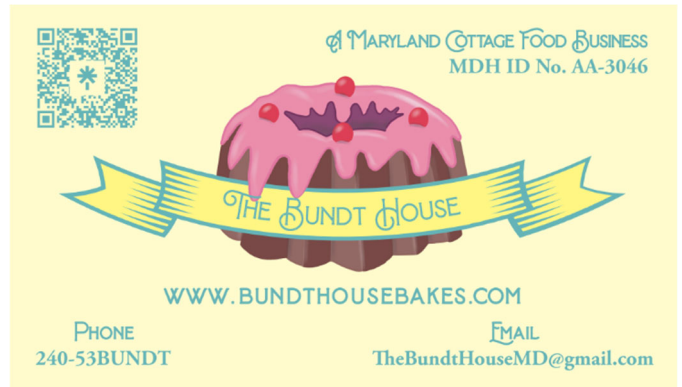


Beer, Wine, Liquor, Fresh Food and More!
We Deliver!
342 Magothy Beach Rd
(410) 777-9688

Our community board spent 2024 revising our community By-Laws which can be found on our website (www.ChelseaBeach.Org). We also had some fun community events such as the 4th of July Party at the Boat Ramp, and Easter Egg hunts and Trunk or Treat at our playground.

We kept building on our successes from 2024 by hosting a happy hour and volunteer meeting at the Magothy Inn in March. The Board got to meet with some newer community members who were interested in helping out with our activities, and we went over some of our plans for the year.

President: Ben Harris
Vice President: Stephanie Holda
Secretary: Judy Bart
Treasurer: Samantha Fisher
Member at Large: Stephen Davis



On the last Saturday of March, several dozen community members of all ages joined us in a cleanup at our playground. Some of the tasks accomplished include removing our old sandbox, removing rotted wood throughout the area, picking up trash, and spreading a truckload of mulch generously donated by Himmel's Landscape and Garden Center.



The week after the cleanup, we hosted our Annual Easter Egg Hunt, which is a free event for the children of our community. We hid over 500 treat-filled eggs, had games, treats, and a visit by the Easter Bunny. Everyone enjoyed the freshly cleaned playground.

We want to also acknowledge the Ladies Auxiliary of VFW Post 2462 who have volunteered their time at all our recent events, from helping with the cleanup to providing children's activities at our events in the last year. We also must acknowledge the efforts of Cati Cook The Real Estate Lady who has donated her time and money to help us plan our activities and has sponsored

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some of the prizes and games we've had over the last year. Additionally, our all-volunteer board wishes to extend its thanks to everyone in our community who has sponsored and supported our events in the last year. We can't do it without you!

On the Passing of a Legend



***Carl Dean Harding
1944 —2025***

Our beloved Community member and Boat Ramp Manager, Carl Harding, was called home to be with the Lord on March 9th, 2025. For many years he played an integral role in the Chelsea Beach Residents Association. In addition to managing the boat ramp, he assisted with the upkeep of the community areas, often addressing issues before we knew there was a problem. He was always quick to give a helping hand generously and selflessly whenever it was needed. The hole that he leaves in our neighborhood and our hearts will not soon be filled. CBRA wishes to express our sincere condolences to his family in their time of mourning.

Judith A. Bart
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Avon Presidents Club Representative

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🔥 BBQ Bandit Blackstone Grill & Meat Package Raffle 🔥

The Chelsea Beach Residents Association (CBRA) is excited to announce our BBQ Bandit Raffle, featuring a top-of-the-line 36" Blackstone Grill with cover, accompanied by a mouthwatering meat package freshly prepared by J.W. Trueth and Sons Butchers on the day of delivery. This is the ultimate backyard BBQ bundle just in time for summer!

The Meat Package Includes:

- 6 Prime New York Strip Steaks (16 oz each)
- 6 Prime Ribeye Steaks (16 oz each)
- 6 Prime Filet Mignons (8 oz each)
- 5 Packs of Ground Sirloin (1 lb each)
- 5 Packs of Thick Cut Hickory Bacon (1 lb each)
- 6 Boneless, Skinless Chicken Breasts
- 2 Prime Tomahawk Steaks (40 oz each)

Special thanks to our generous sponsors:

- The Blackstone Grill was graciously donated by Cati Cook - The Real Estate Lady
- The premium meat package is courtesy of Leroy Echelberger – Mortgage Loan Officer

Only 250 raffle tickets are available at \$30 each, and every dollar raised will directly benefit our Playground Fund, helping to improve and maintain a fun and safe space for our community's children.

🗳️ Raffle Drawing: June 10th during our quarterly CBRA meeting at the playground.

📞 To purchase your ticket(s), please contact Sam at 410-292-7386.

Don't miss your chance to win this sizzling summer prize while supporting a great cause!

CATI

The Real Estate Lady



Cati Cook
Realtor®

C: 410-292-7386

Catitherealestatelady.com

O: 410-255-3690





Boat Ramp Keys & CBRA Membership

Boat Ramp Keys expire annually on March 31st. To purchase a new boat ramp key please go to ChelseaBeach.org and click on "Become a Member" to get started. Keys are limited to 2 per household and are not intended to be shared with your neighbors and friends. The income from the keys goes directly towards maintaining community property, so we greatly appreciate your adherence to this rule.

We also have general membership options if you'd like to support our neighborhood without purchasing a boat ramp key. Membership pricing for 2025 is as follows:

- 1 Key and Permit - \$115
- 2 Keys and Permit - \$150
- General Membership - \$50

Keys and permits can be picked up locally or mailed for an additional fee.



Leroy Eichelberger

Mortgage Loan Officer

443-562-7392

NMLS ID #: 2116090

Join us!




Saint Dymphna
Mental Health Ministry

A Gathering of
prayer, conversation, and light refreshments
held bi-monthly at alternating locations
Our Lady of the Chesapeake
St. Jane Frances De Chantal

Questions?
sdmhm515@gmail.com



Rent our Message Board!

Surprise your loved one, graduate, or bestie with a personal note on our Soaper Ave Message Board. Rentals start at \$50 for 3 days. Email us at ChelseaBeachAssn@gmail.com for Details!



Mike DeVries
Water Specialist
4600 Mountain Road
Pasadena, MD 21122
(410) 437-8277
(410) 956-8277
TappWaterSystems.com

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Chelsea Beach Residents Association

2025 Newsletter

Chelsea Beach Upcoming Events:

- June 10th 6:30 PM– Quarterly Meeting at the Playground (9th and D Street). Bring canned goods to fill our new sandbox to be donated to Caring Cupboard.
- July 4th 7:30 PM – Join CBRA at the Boat Ramp (575 Riverside Dr) for Hot Dogs and Drinks, Children's games, and a great view of the Fireworks at Dusk from the pier.
- October 25th 10 AM to Noon: Trunk or Treat at the Playground. Candy, Costumes, Golf Cart Decorating Contest, Vendors and More
- Community Yard Sale – Date TBD
- Halloween House Decorating Contest
- Annual CBRA Meeting and Board Elections – December 2025, Date and Time TBD
- Holiday House Decorating Contest – Nominations begin November 27th, Voting Ends December 24th