

Spring 2015



# Drum Point Light

## Drum Point Property Owners' Association

[www.dppoa.org](http://www.dppoa.org)

[office@dppoa.org](mailto:office@dppoa.org)

410-326-6148

### **They will be missed...**

They arrived as "come-heres" not native to Calvert County, much less the Drum Point community. But they stayed, became involved and led.

**John McCall:** John was one of those "what you see is what you get" kind of guys. He loved his wife and children, old and custom cars, history, writing, reading, and most of all, his community.

John McCall became involved in Drum Point as a matter of course. Perhaps because of his outstanding military service in the Air Force, with the Strategic Air Command, he saw it as his duty to become active in the community.

He expanded and maintained the Drum Point Light newsletter as a platform for disseminating essential information about community affairs.

He was not afraid to take on the establishment or for that matter to "call it as he saw it." He was involved in much of the evolution that has occurred in the Drum Point Property Owners' Association over the last many years.

**John Gray:** When the community needed a person to be involved and help, John was there. He was the very definition of a volunteer. The things he did for the community, people and friends would take a book to recount.

He was the kind of person who would deliver a rain barrel to your door or come and visit you when you were ill, simply because you lived in Drum Point. When Hurricane Isabel ravaged Drum Point, causing major damage to the Bay Drive Causeway, John Gray was there, taking on the physical and administrative tasks that needed to be done in order to restore the community.

He set up the Board Policies and Procedures Manual and oversaw the use of Arc Map, a property cross-reference software program.

John was also a military person, having served in the Navy as a pilot. Undoubtedly, his sense of public service grew from this background. Despite all of his contributions, John was the kind of person that would be embarrassed by praise and would say that other people deserve the credit.

**Dawn Jaeger:** Dawn served on the Board of Directors for three years and was in attendance at nearly every meeting, despite an ongoing battle with cancer. Dawn wasn't afraid to speak her mind and was a fighter who kept close watch at the boat ramp in order to assure it was maintained for the residents of Drum Point. She loved her Green Bay Packers and Jimmy Buffet.

John McCall, John Gray and Dawn Jaeger: three people who will be missed.

# President's Page

## Gary Heal - President - Board of Directors Drum Point Property Owners' Association



What a winter! OK, perhaps not the worst we have had in terms of snow accumulation, but the cold was brutal, and the ice made life difficult. I know some of you had issues with frozen water pipes. I hope your damage was minimal.

We had numerous instances of snow and/or ice that required salting and plowing. Unfortunately, this was not a year where we under spent our budget. However, luckily we had kept enough money in reserve to be able to get the job done.

We finished the three-year Right of Way (ROW) cut back in late January, and your Roads Committee inspected and approved the work. This work is done every three years to keep trees and shrubs from encroaching on the road and keep lines of sight clear.

On a sad note, we have lost several of the stalwarts of our community. John McCall passed away last year. John Gray, died on the 7th of February, and Dawn Jaeger on the 20th of February. All three served on the Board of Directors and worked tirelessly to help the community.

.The tradition of volunteering began many years ago. When this community had problems with our roads, causeways, and the beach, several people stepped forward to help the community, including the three Board members mentioned above. They worked to make our roadways safer, obtain FEMA funding after Hurricane Isabel and major snow storms, and initiated the petitions for the Special Tax District.

Now we are seeing a passing of the guard, and it is essential that the Drum Point Property Owners' Association have new, fresh, helpful volunteers.

If you would like to help, we are always looking for people to serve in a position on the Board of Directors, and/or work on one of our many committees to advise and guide the community.

If you would like to volunteer, please call the Association office at 410-326-6148, or send an e-mail to [office@dppoa.org](mailto:office@dppoa.org).

Gary Heal

**Spring is here at last...**

...and some of you have been cleaning up your yards. At least one considerate neighbor and concerned Drum Point resident took the time to pick up trash along Barreda Boulevard. The County has Barreda on their schedule to clean but had not yet tended to it. Another resident picks up trash along Bay Drive during his daily walks. They both deserve a round of applause from all of us.

If you have an opportunity and the time, please take a minute to clean up the area, along the street, in front of your own house. It helps keep our community a nice place to live and our property values high.

## **Saving Greenspace in Drum Point**

We often receive inquiries from property owners in Drum Point who have owned or inherited individual lots in the community that were found to be unbuildable due to soil conditions prohibiting the use of septic systems or because of overly-steep slopes. The question is always “what can we do with these lots.” “They are of no use to us, and we have no intention of building on them.” These are recurring themes. So, how can we handle situations like this?

One option open to us is to have the individual lots donated to the Drum Point Property Owners’ Association (DPPOA) where we would preserve them as greenspace within the community. Preserving these lots as greenspace keeps them from being developed and exempts them from County property taxes. All 46 undeveloped lots owned by the DPPOA are designated as greenspace in perpetuity.

Another option open to property owners is to contact a local land trust that operates as a charitable non-profit that could accept the property, preserve it as greenspace, and more importantly provide a state and federal tax benefit to the owner. One such land trust in our area is the Southern Calvert Land Trust (SCLT). The SCLT was formed more than ten years ago with the expressed goal of preserving greenspace, while also restraining over-development in communities like ours. This land trust is geared to accept donations of small individual land parcels where other land trusts only consider parcels over 25 acres. At present, the SCLT holds more than two dozen parcels in our community. For anyone wishing to learn more about this land trust, we have their brochures available in our office. One can also access their website at [www.southerncalvertlandtrust.com](http://www.southerncalvertlandtrust.com).

To give a brief understanding of their program, the SCLT will accept land parcels, either buildable or unbuildable, so long as they meet their preservation goals. As with donations to the DPPOA, the major criterion for their acceptance of a parcel is that all taxes and fees have been paid, and no liens exist on the property. For unbuildable parcels, the SCLT offers a Federal tax deduction of approximately \$4500. For lots that might be developed, they will offer a greater deduction on the basis of an owner-provided appraisal. Once a proper-

## **Changes...**

With the changes to the fee structure, the Association office has updated the way in which it tracks property ownership and the new fees associated with that ownership. Thanks to the way in which accounts are now handled, corrections can now be made quickly and easily.

Many of you noticed a change when you received this year’s statements. For example, owners of multiple lots now receive a separate statement for each property. In addition, the property description appears at the top, rather than within the body of the statement. Some of you called attention to the fact that you received the statement just prior to or shortly after the posted due date. According to Association By-laws, property owners have up to 60 days to submit payment, after which they are considered late.

Please keep in mind that all fees and assessments are mandatory, as stated at the bottom of your billing statement. The letter you received with your statement notes that the Board files claims against property owners whose accounts are in arrears, with all court costs assessed to the property owner. Property owners with past due accounts may also be reported to credit agencies such as Experian and Equifax.

For those of you who own lots that cannot be developed, there are options, such as donation. In order to donate a lot, however, all property taxes and any fees owed to Drum Point must be paid. If you have any questions about your account or wish to discuss options, please contact Rhea in the office number at 410-326-6148. She can also be reached via e-mail at [office@dppoa.org](mailto:office@dppoa.org).

### **Greenspace continued...**

ty has been donated, the SCLT places a conservation easement on it prohibiting all future development in perpetuity.

For anyone interested in finding out more about donating land to the SCLT, you can call its president Nancie Hillsman at 410-326-2198, or its treasurer Ken Spring at 410-326-6669. They can also be reached by email at [sclt@hughes.net](mailto:sclt@hughes.net).



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### **General Membership Meetings**

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**

**10:00 p.m.**

**Saturday, March 28, 2015**

**Drum Point Club**

**Call to Order**

**President's Remarks**

**Approval of Minutes**

**Committee Reports**

**Old Business**

**New Business**

**Nominating Committee**

**Public Comments**

**Adjournment**

**June General Membership Meeting**

**Date to be determined...**

**The March meeting will be held in accordance with the above referenced Maryland Code.**