

Spring 2019



# 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

### **\*\* IMPORTANT REMINDER \*\***

#### **Covenant Fees and Mandatory Assessments**

Statements have been mailed, and yearly fees were due by March 1st. The fees just billed will be posted to the upcoming fiscal year, which begins July 1<sup>st</sup>. This is per the Covenants, and is done in order to keep voting rights intact throughout each year.

Please note that the Covenant fee is adjusted each year, according to the Consumer Price Index calculator, which can be found online. Therefore, the Covenant fee for the upcoming year is \$106.00 per lot. The Mandatory Assessment of \$55.00 per developed property and \$20.00 per undeveloped property remains unchanged. The total amount charged for a developed lot is \$161.00 with \$126.00 assessed for an undeveloped lot.

All fees are mandatory, and claims are filed in Calvert County District Court, with all associated costs passed to the owner. You are in danger of having a claim filed if you are in arrears more than two years. While there are some claims yet to be filed, please rest assured that if your account is in arrears, a claim will eventually be filed. This is a time-consuming task and adds additional fees to the amount one owes. The fee for the filing is \$34.00. The cost to have a claim delivered is \$10.00 for each defendant. This means that a property with two owners will incur additional fees of \$54.00. If one chooses to ignore the certified delivery (by not picking it up), then it is delivered by the Calvert County Sheriff's office. This adds an additional \$40.00 per defendant.

Once a claim is filed, the owner's name is listed on the Maryland Judiciary website and cannot easily be removed. This listing can have an adverse effect on credit and background checks. This may seem like a drastic step (as one property owner suggested when he found his name on the Maryland Judiciary website). However, when an account is two or more years in arrears, it is often the only way to collect. It is the fiduciary responsibility of this Association to collect fees, and failure to attempt to collect would be unfair to those owners who keep their accounts current.

If you are unable to pay the entire balance, please contact the Association office via email at [office@dppoa.org](mailto:office@dppoa.org) or by phone at 410-326-6148 to discuss options.

# President's Column

## Tony Spakauskas, President DPPOA Board of Directors



Think warm! As I write this, winter still has us firmly in its grip with one of the coldest weekends of the year. By the time you read this, I sincerely hope winter's back will have been broken with spring finally having arrived at the Bay. So think warm!

You may have noticed that at the end of this winter some of our rights of way are rather unsightly and rutted. Along with some really cold weather, February gave us a lot of precipitation. As a result, areas along some streets are still saturated and still very susceptible to vehicular damage. Please try to avoid driving on wet grassy areas especially the rights of way.

This spring the Drum Point Community Clean-Up Day will be May 4<sup>th</sup>. Please note that on page 3 of this newsletter there are lists of those things that can and cannot be accepted. Having worked on a couple of clean up days, let me highlight that among those things that cannot be accepted are building materials, tires, televisions, and computer monitors. On the other hand, if you have any doubt if something will be accepted, bring it by, but be ready to maybe have to take it home again or to the landfill where a number of these items can be recycled. As part of Clean-Up Day, we are asking everyone to take a walk around your neighborhood to pick up any trash you might find. There are trash bins behind the office or you can just include things in your trash. Doing a trash pick-up walk regularly is both good for your health and would keep the community cleaner.

As you might be aware, for a bit over a year the Board has been exploring the idea of creating a "tot lot" or play area for our youngest residents. After a lot of fact finding, the Board regretfully has concluded that due to incredibly difficult administrative requirements and a potentially very sizable financial liability the community cannot create a "tot lot." If anyone is interested in reexamining or taking on this issue again, please come to the office and review all of our findings.

While we have had to give up on the "tot lot," we are still exploring ways to make the Drum Point Beach area more attractive. We are thinking about more regular maintenance, painting a mural on the porta-potty surround, and installing a grill. If you have any ideas, please pass them along to the office for consideration.

Finally, I urge all of you to carefully read the page one article on Covenant Fees and Mandatory Assessments. All of us should understand our fees and assessments and the possible consequences for accounts in arrears.

Tony

### Receive the Newsletter by Email

#### Save the Association Time and Money

If you're still receiving the Drum Point Light in your mailbox, please contact the Association office and provide an email address. You'll not only save the Association money but be able to enjoy the portions that are printed in color.

Contact Rhea Webster, the Association Manager, by email at [office@dppoa](mailto:office@dppoa) or call her at 410-326-6148.

# COMMUNITY CLEAN UP

## And Street Cleanup Day

The community cleanup has been scheduled for Saturday, May 4<sup>th</sup>, and the dumpsters will be available to all Drum Point owners and residents from 8:00 a.m. until 2:00 p.m. It was a rainy Saturday last year, but the event went on regardless, with one dumpster filled with trash and one with metal recyclables. This year we're asking residents to use that day to also clean up along their streets or other streets if some of you have an abundance of energy. It's unfortunate that so many people use the streets as a trash can, but that does seem to be the case in some areas. Roadside litter cannot be placed in the dumpsters, but we have bins that can be used.

For those of you unfamiliar with the community cleanup, dumpsters are placed on the vacant lot across from the DPPOA office at 401 Lake Drive. Owners and residents can bring their unwanted items to the dumpsters. One dumpster will be set aside for the recycling of metal, at no cost to the Association. The Association is charged a fee for the dumpster used for disposal of all other items. This is your opportunity to recycle that old grill and anything else made primarily of metal as well as clean out the winter's accumulation of un-needed stuff.

Please note below those things which **CAN** and **CANNOT** be accepted:

### Items which **CAN** be accepted include:

- Stoves
- Grills
- Lawn mowers, weed eaters etc.
- Furniture
- Exercise Equipment
- Metal for recycling



### Items which **CANNOT** be accepted include:

- Household trash/garbage
- Building material
- Tires
- Batteries
- Tree branches and other yard debris
- Paints, stains and other hazardous material
- Televisions and computer monitors
- Refrigerators and AC units.

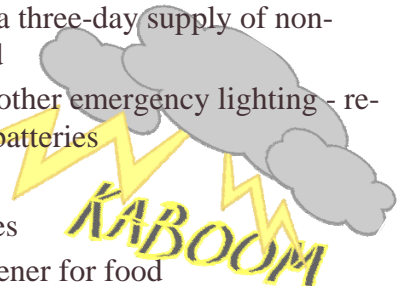


## Spring is in the Air...

And with the coming of spring, we may see a few storms that leave us without power. Therefore, it's important to be prepared, and there are a few steps one can take to lessen the inconvenience of a power outage.

With Drum Point dependent on septic systems, keep in mind that your toilet will not flush without power. When a storm is in the forecast, fill your bathtub - this water can be used to flush toilets. So many of us no longer keep much ready cash in our wallets. Think about keeping a small amount on hand, in the event the ATM machines are not functioning. Consider having the following items on hand:

- Cell phone with chargers, including a car charger, and a backup battery charger
- Battery-powered or hand crank radio  
& a NOAA Weather Radio with tone alert
- One gallon of water per person per day for at least three days, for drinking and sanitation
- Food - at least a three-day supply of non-perishable food
- Flashlight and other emergency lighting - remember extra batteries
- First aid kit
- Moist towelettes
- Manual can opener for food



This isn't a complete list, and you'll want to tailor it to your own needs. Consider such items as prescription and non-prescription medications, glasses and contact lens solution, infant formula and pet food. For a more complete list click on the following link or cut and paste it into your browser - <https://www.ready.gov/build-a-kit>.



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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. 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 23, 2019**

**Drum Point Club**

**Call to Order**

**President's Remarks**

**Approval of Minutes**

**Committee Reports**

**Old Business**

**New Business**

**Nominating Committee**

**Presentation of Slate of Candidates**

**Public Comments**

**Adjournment**