



# Drum Point Property Owners' Association, Inc.

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## Newsletter Winter 2003

### DPPOA GENERAL

### MEMBERSHIP

MEETING TO BE HELD AT THE  
DRUM POINT CLUB LOCATED AT  
THE END OF BARREDA BLVD—  
**DEC 13, 2003**

@ 10:00 a.m.

### AGENDA

10:00 Call to Order  
Minutes-last meeting  
Treasurer's Report  
Vote for 2004/05 yr  
    DPPOA dues  
Discussion of  
proposed STD # 3  
Old Business  
New Business  
Adjourn

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### **From The President's Pen**

*By John Gray*

Just over a month has passed since we all survived the ravages of Hurricane Isabel.

As a community, we were very lucky. Although the wind and trees falling damaged some houses, overall damage in the community was minimal. Yes, there has been some - notably to the causeway on Bay Drive and a small portion of Surf Drive. Our community beach now has most of its sand in the parking area.

Most of the debris on our roads and the rights-of-way has been removed and we are examining our options regarding repairing the damaged facilities.

We are hopeful that we will obtain some Federal assistance from FEMA and have applied directly to FEMA as a Local Government, which, if accepted, will qualify us for the Public Assistance. (The existence of our Special Tax District was pivotal in identifying us as a local government.) Unfortunately, awaiting a final determination of our eligibility for FEMA assistance has caused some delay in starting repairs, but we are expecting a final determination within a few days. In the interim, your Association is preparing to make essential repairs at community expense if need be.

The Federal assistance we may qualify for is unknown, but we are optimistic that we will receive some federal aid to reimburse us for some clean-up costs, rebuild the Bay Drive causeway; repair the damage done on Surf Drive to relieve future damage; rebuild the parking area at the community beach; and perhaps even set up our own disaster control center to assist in communications to the community during disasters and be ready for future emergencies.

All of this is not “free”. Federal Grant monies will only cover 75 per cent of our damages. We must provide the 25 per cent balance from our own resources. Many hours of work from volunteers throughout the community have already been spent on tree and debris removal, surveying the area for damages, and negotiating with County and Federal agencies. This volunteer labor can be used to offset some of that cost.

Isabel arrived just as your Planning Committee was preparing to finalize its proposal for Drum Points Third Special Tax District (STD). Though the ultimate impact that Isabel damage may have on the final package will depend on the federal assistance that may be forthcoming, the overall framework of the proposal remains intact.

As can be seen in the insert provided in this newsletter, that framework consists of a broader approach than the previous two STD’s that concentrated exclusively on improving and paving the roads in the community. Though there will still be a significant amount of **Road Improvements** in STD3, the Planning Committee and the Board of Directors felt that it was time to address other essential infrastructure and quality of life issues for Drum Point. STD 3 therefore contains provisions for **Parks and Recreation Facilities, Conservation of Green Space, and Planning for Utilities Infrastructure Improvements.**

The Board of Directors will be presenting details of the proposed STD3 package in two local public hearings to be held at the Drum Point Clubhouse at the following dates and times:

*Saturday, November 15, 10:30 AM*

*Wednesday, November 19, 7:00 PM*

All members of the community are urged to attend these meetings to offer their thoughts and opinions as we work together to make Drum Point an even better place to live.

As a final note, I want to personally thank all the members of the community for their support of the Association during these last few weeks. The sense of cooperation and neighborliness during the somewhat trying days since Isabel have reaffirmed my conviction that Drum Point is truly a wonderful place to live.

### **STD III BUDGET PROPOSAL**

The budget is based on historical data factoring in the programs planned for the next five years. There are many categories which have remained the same or have been adjusted based on cost of living estimates for the period. The numbers were reached using the best information available at this time. Although all of the capital improvement programs for roads, parks and recreation, conservation and planning will be discussed elsewhere at length there are a few categories which need further explanation:

## RENT

When we negotiated the current lease for the 400 square feet of office space at the Drum Point Club we were reminded that our lease does not have a guaranteed renewal from term to term.

This space has become too small especially in light of the projects and the items currently stored at other sites. During the recent disaster (Isabel) it was brought home to us the inadequacy of the current office. The office was inaccessible due to high water, no electric service/telephone or septic for two weeks. Because of the isolation of the current office any clean up after disaster or a simple snowfall is logistically difficult, at best. We feel a responsibility to have a disaster relief/recovery center with telephone or radios available so that services to the community can be maintained.

With all of this in mind, when an opportunity presented itself to lease with the option to buy a house located on the corner of Barreda and Lake we felt that now would be an ideal time to go forward with this project. This house is in a location which is easily accessible, not subject to flooding and could be used as an emergency recovery center.

While the lease price is \$1175 per month, it is also approximately four times the size of the current office, with room to store all of the equipment and signs necessary to the efficient operation of the community. In the event that we do exercise the option to purchase the house \$800 of the lease price per month will apply to the purchase price, which effectively brings the lease price down to \$375 per month.

The current office lease works out to \$10.50 per square foot per year and the new space works out to \$8.82 per square foot per year. If the option to purchase is exercised the price per square foot per year is reduced to \$2.81 for the first year.

## OFFICE STAFFING

In 1995 we estimated the hours necessary to staff the Association office would be 20 hours per week. The work load has grown in proportion to the projects which have been accomplished over the past eight years. Staff are now working between 30 and 50 hours per week.

## PUBLIC WORKS ADMINISTRATOR

We have always been fortunate to have volunteers who have been "retired" and able to donate their time to the management of the road programs. In the recent past Carl Faller, Len Addis and Bob Pattison have all worked between 10 and 25 hours per week for the benefit of the community, overseeing road projects from the contract to the last foot of asphalt. It is not feasible to assume that we will always have these volunteers to work the kind of hours that have been donated in the past. The demographics of Drum Point have changed and we now have a year round community with many professionals and young families in the mix who do not have the time to donate for the benefit of the community. Therefore it is incumbent upon us to make sure that our community will have the staffing necessary to oversee the maintenance and construction projects planned for the next five years.

It is no longer realistic to expect volunteers to administer our community to the level of service which we have all come to expect. This budget reflects the rising cost of operating our community as the business entity that it is.

# DPPOA Special Tax District #3 Budget

## Projects

## 5 Year Cost

### Roads & Causeways

Complete Paving		162,520
Prepare Roads For County Takeover		155,000
Drainage Improvements		125,000
Public Works Administrator		75,000
Grass & Tree Cutting		50,000
Routine Maintenance		31,000
Bay Drive Causeway Repair		50,000
Surf Drive Repair/Improvement		50,000
Special Projects (Intersection imp,etc)		65,000
Rights of Way Acquisition/Legal Fees		30,000
Day Laborer		30,000
Storm Repair		25,000
Signs		2,500
Subtotal =	851,020	
\$ / Lot / yr =	106	

### Parks and Recreation

Barreda Playground		120,000
Causeway Boardwalks		70,000
Park Land Acquisition		42,000
Professional Planning Services		40,000
Nature Walkway		10,000
Boat Ramp Refurbishment		15,000
Security		15,000
Maintenance		8,000
Lighting		5,000
Trash Removal		3,500
Sanitary Facilities		3,000
Subtotal	331,500	
\$ / Lot / yr =	41	

### Conservation

Green Space Conservation		25,000
Subtotal	25,000	
\$ / Lot / yr =	3	

### Planning

Storm Water Management Plan		75,000
Utilities Infrastructure Consulting Fees		50,000
Utilities Infrastructure Engineering Studies		50,000
Subtotal	175,000	
\$ / Lot / yr =	22	

### Administration

Staff and Professional Services		240,000
Office		159,000
Gen Admin		65,000
Asset Maintenance		60,000
Community Development		6,250
Subtotal	530,250	
\$ / Lot / yr	66	

		Grand Total = 1,912,770
Yearly STD tax for each Lot =		239

Who Are We?

When asked where we live, the reply is Drum Point, not Lusby, not Calvert County. Our community has a reputation of being "a nice place."

But who are we?

The US Census, taken in 2000, can help answer this question.

Ask some residents and the answer is a nice quiet community, a good place to retire, not many kids, not a lot going on.

We have about 2,200 residents in Drum Point, of which some 16 per cent, 352, are aged 62 or older. Somewhat surprisingly, we have some 575 children aged 17 or less. About one-half of the children are less than nine years of age.

Most of us live in a fairly new home that was built between 1970 and 1994, not the vacation bungalows we think of. The average home price in 2000 was some \$187,000. Most homes have a mortgage with a mortgage payment ranging from \$700 to \$1500 per month. Popular opinion says that Drum Point is filled with residents who have lived here "forever". More than half of our residents moved in from 1990 to 2000.

Drum Point is a well-educated community with nearly 28 per cent of the population having a bachelor's degree or better.

Nearly one-half of the working population is in management, professional and related occupations. Sales and office occupations are next with about 17 per cent of the working population. The mean family income is some \$68,000.

More than one-half of the population, 58 per cent, is married and about 22 per cent have never been married. The remaining 20 percent of the population is split between our residents who are divorced or widowed.

Who are we?

We aren't our parents Drum Point any longer. We are younger than we thought with more children, higher incomes and nicer homes.

## Vandalism Costs Us All!

Vandalism in our community has become significant and is costing us all. Vandals have been repeatedly destroying road signs and mail boxes. The monetary cost just for replacement of road signs is exceeding \$250/month. A particularly egregious offense was committed at our beach, where the American flag was desecrated by being removed from it's mounting and stuck upside down in the sand.

DPPOA will award \$250 reward for information leading to the prosecution of vandals and we do prosecute. Also, vandalism of mail boxes is a Federal offense. We can all help to end this problem. Watch for vandalism activities and report them to the DPPOA Board.

The continuing litter problem along our roads does little to improve our property values.

**Let's all get on the bandwagon to stop this problem, improve our community, and save money!**

*Happy Holidays & A Joyous & Prosperous New Year To All.....*



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