

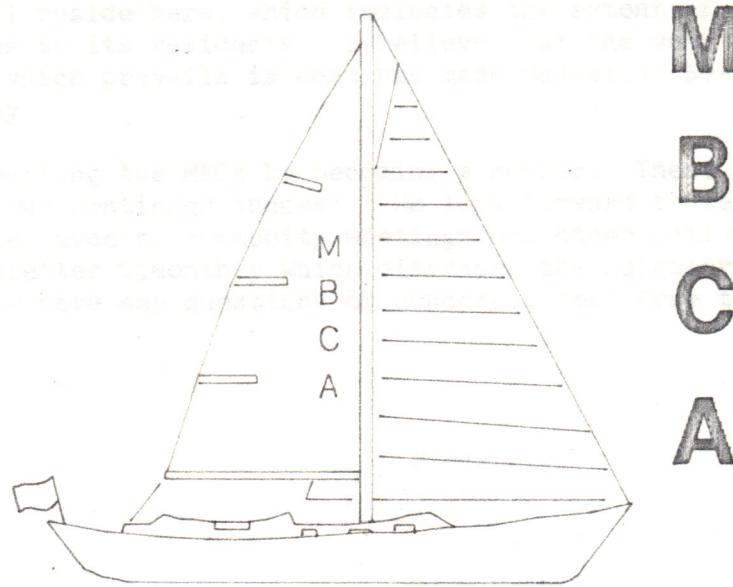
Spring, 1985

## WELCOME TO MANHATTAN BEACH

The "good neighbor" people who work and play together for the promotion of the general welfare of all residents.

As you will see in the attached documents our community has a long and interesting history. We have tried to make the general history seem like the personal histories of the people who live in Manhattan Beach. We hope that the residents will reside here, which facilitates an even better community. We hope each year as to the residents' satisfaction that the community will grow and the "good neighbor" principle is upheld. We hope that the community will be a friendly community.

As a result of supporting the "good neighbor" principle, the community has decided to do certain things to help the community grow. We have decided to have a newsletter, "Manhattan Beach Connection" which will be sent to all the residents. We hope you will support this idea.



Prepared by:

Herbert Drucker  
May 21, 1985  
1st Edition

M.B.C.A.  
P.O. Box 59  
Severna Park, Maryland 21146

Spring, 1985

Dear New Member:

Welcome to the Manhattan Beach Civic Association (MBCA). We are very happy to have you as a member of the MBCA and hope that we will provide you with many happy memories and represent your concerns on the many civic issues which confront our community. We have an active community association, founded in 1929, and continuously involved in community improvement, social activities and zoning enforcement. I believe you will find a friendly and warm group of neighbors with a strong community spirit and pride in our neighborhood.

As you will see in the attached document, our community has a long and fascinating history. We have grown from a few homes in the early 1920's to almost 500 homes with the recent addition of Manhattan Woods. Many of the original residents still reside here, which indicates the extent of appeal Manhattan Beach provides to its residents. I believe that the very friendly and helpful atmosphere which prevails is what has made Manhattan Beach an excellent family community.

Thank you for supporting the MBCA by becoming a member. These membership funds are essential to our continued success. We look forward to seeing your family at our many social events, community meetings and other activities. You will receive a newsletter bimonthly which discusses the neighborhood events and news. If you have any questions or concerns, feel free to call me at 647-2468.

Sincerely,



Mark Walker  
MBCA President

DEDICATION

This book is dedicated to my lovely wife, Ronnie Drucker, who has been very patient and understanding through my many nights of research and fact finding; and to the residents of Manhattan Beach who were willing to spend their time, effort, and expertise in sharing their knowledge.

MANHATTAN BEACH

MANHATTAN BEACH CIVIC ASSOCIATION

MANHATTAN BEACH

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P.O. Box 59  
Severna Park, Maryland 21146  
647-9727

Note: This book was prepared with the utmost care. Occasionally, however, errors do occur despite all precautions taken to minimize such occurrences. Users of this book are requested to draw to the attention of the preparer all errors found so that corrections can be made in a later edition.

MANHATTAN BEACH CIVIC ASSOCIATION, INC.

"MBCA"

- I. Introduction
- II. History of Manhattan Beach
- III. History of Manhattan Beach Civic Association (MBCA)
- IV. Objectives of the MBCA
- V. What has been accomplished in past years
- VI. Yearly Activity Calendar for the MBCA
- VII. Recreation Area
- VIII. "Join With Us"
- IX. For Your Information

APPENDIX

- A. Honor Roll of Past Presidents of MBCA
- B. Original MBCA 1930 Members
- C. Recreation Areas

## I. INTRODUCTION

The Manhattan Beach Civic Association (MBCA) welcomes you to our community.

The MBCA is your semi-government and represents you on many issues affecting your neighborhood. The MBCA informs all residents of the community via the newsletter and meetings at the Clubhouse. In addition, many social activities are held to create and maintain the "good neighbor" theme in Manhattan Beach. At the present time, we have about 500 families in our community.

Any owner of property or resident of Manhattan Beach eighteen years of age or older can become a member by paying annual dues. Manhattan Beach covers the area from the entrances on Ritchie Highway, bounded on the north by Cypress Creek, on the south by Dividing Creek, and on the east by the Magothy River. Each membership represents a household and has one vote.

The "Clubhouse" is located at 742 Dividing Road. It serves as the "townhall" and recreation facility. The telephone number at the Clubhouse is 647-9727. Our mailing address is:

MANHATTAN BEACH CIVIC ASSOCIATION (MBCA)  
P.O. BOX 59  
SEVERNA PARK, MARYLAND 21146

We believe this is a beautiful neighborhood for children and adults to enjoy the year round. We look forward to your participation in community activities.

We Are "Good Neighbors" and we hope that this group of people together will continue the tradition our community has had for many years.

## II. HISTORY

Manhattan Beach is located in the area called the "Broad Neck Peninsula" of Anne Arundel County, Maryland. It is located between the north shore of the Severn River and the south shore of the Magothy River. It is eighteen miles south of Baltimore and six miles north of Annapolis.

When the General Assembly of Maryland, in 1650, established a county bordering upon the Chesapeake Bay, the Act referred to it as "Annarundel County". In doing so, the legislators (and all others concerned) were honoring the memory of the second Lady Baltimore, wife of Cecil (Cecilius) Calvert. She had been married to him at the age of thirteen, and had died during the previous year (1649), at the age of 34.

The history of Manhattan Beach closely follows the history of Anne Arundel County (AACO). Up until the 1920's most of the land was used for farming. In the early days (1655-1800), most of the land was planted in tobacco. Then, truck farming was continued until about the 1930's. After that it was used for "summer" residences for people from Baltimore. Now, most of the present residents live at Manhattan Beach the year-around.

The first land grant for Manhattan Beach states that "Bushy Neck" was originally granted on the 13th of July, 1665 to Edward Bates, and included 150 acres.

The main crops planted were watermelon, corn, peach trees and tomatoes. Most of the land was open fields and had very few trees. The Cypress Creek side was planted with 200 peach trees, corn, and watermelon while the Dividing Creek side grew watermelons, corn, and tomatoes. They did not bother with beans, peas, potatoes, etc., except for personal use. It is said that this farm never lost a peach crop because the land was bounded by creeks on either side. This large water area has a tempering effect on the weather of the land, especially on a strip a few miles wide that borders on the water. Average temperature of fall, winter and spring are noticeably affected. This influence causes more frost-free days and hence a longer growing season for the land that bordered on the water.

The creek called Dividing Creek afforded excellent transportation for crops to the market, and it was a real asset that the farm was located near water.

In 1921 Manhattan Beach was purchased from George B. Stinchcomb by the Upper Ashburton Realty Company of Baltimore, Maryland, of which Mr. J. Brooks Mellor was the manager. The farm had 177 acres and two miles of waterfront and was purchased for \$37,000. George then moved to the Hubbard house (now Holly Run Farm) where he died in 1945.

From 1921 until 1985, the community has grown from a few homes to almost 500 homes. In addition to the homes, the Manhattan Beach Civic Association (1929) has supported the Crystal Beach area, the Marinas, the Community Beach Areas, the American Legion #175, and the Fire Department. This support and close working relationship has created a mutual working environment that promotes the interest of all concerned parties.

We are "good neighbors" and desire that this good tradition of "working together" will continue throughout the Manhattan Beach history.

### III. HISTORY OF MBCA

Originally formed in 1929, the Manhattan Beach Civic Association has always met the needs of this waterfront community. On September 9, 1929 the Certificate of Incorporation was written and recorded on December 6, 1929.

The MBCA is governed by a nine-member Board of Directors, composed of residents who donate their time and energies to better the neighborhood. This Board is subject to the Constitution and By-laws and other instructions approved by a majority vote at a regular membership meeting.

In 1958, the Clubhouse was purchased and over 60% of the price was pledged by residents in the short span of two months. During this time, the slogan of the organization utilizes the first letters of MBCA - "More and Better Civic Action for All". It covered lots 36, 37 and 38 recorded in Liber G.T.C. No. 1133, folio 354.

During 1978 the following article appears from the MBCA Newsletter:

After a contractor built concrete walls around the walls of the kitchen and the rest rooms a crew of volunteers working under the direction of "Kappy", "Harald" and "Bill" (Max Kaplan, Harald Graning and Bill Craig) carried out a big project. The old leaking roofing and its planking had to be removed, portions of planking saved, and then new "A" frames were put in place using sheer muscle power. Plywood sheathing 5/8 inch thick was then put in place and new roofing nailed down. Finally the old termite-ridden walls were torn down and all waste material placed in a dumpster. Aluminum siding is now in place covering the sheathing on the end of the building.

We now have solid walls, a new roof, and more space in the kitchen. The kitchen's interior needs to be rearranged and to an appreciable extent replaced. This will come about as soon as we can afford it.

I like their "spirit" and "can do" attitude.

Also, enclosed is the Past Presidents (Appendix A) of MBCA and the originally 1930 members, (Appendix B).

Let's keep this rolling!

### IV. OBJECTIVES OF THE MBCA

A. Our MBCA Constitution and Bylaws state our objectives:

1. To promote the general welfare of the residents of Manhattan Beach, Anne Arundel County, Maryland; for the improvement of said locality and to regulate and control the community beach front,

community wharves and landings of said Manhattan Beach, the highways thereof and all matters affecting the aforesaid community.

2. To secure compliance with, and to prevent a violation of,  
any of the restrictions applicable to said Manhattan Beach.

3. To promote social activities in the community.

B. Goals of MBCA for 1985 - 86:

1. General:

- o Increase MBCA membership by at least 25%
- o Improve MBCA financial status by 25%
  - a. Reduce expenses by 25%
  - b. Improve fund raising events
  - c. Promote Clubhouse rentals
- o Improve relationship with American Legion
- o Update MBCA records and procedures book

2. Zoning:

- o Resolve Magothy Marina and Community Beach conflicts for Manhattan Beach.
- o Complete transfer of Manhattan Woods recreation area to MBCA.
- o Identify all reservations in common and start actions to transfer them to MBCA.

3. Improvements:

- o Complete playground equipment purchase/installation.
- o Complete Clubhouse floor retiling.
- o Pursue getting basketball court or other recreation for older children.
- o Install picnic tables at beach area(s).
- o Establish community launch ramp.
- o Have storm drains installed.
- o Have roads repaved.

4. Social:

- o Continue to provide varied social events.

V. WHAT WE HAVE ACCOMPLISHED IN PAST YEARS:

A. Zoning and Development:

- o The MBCA monitors hearings, and testifies on your behalf on issues like overdevelopment of Ritchie Highway, commercial establishments that pollute our creeks, and nonconforming marine development.
- o We were successful in blocking a zoning change to permit building a fast-food restaurant (Wendy's) at the headwaters of Cypress Creek.

- We saved the creek wildlife from damage, and the creek waters from pollution.
- The MBCA worked closely with developers of major parcels of land in the community (Manhattan Woods) and won major concessions on lot size, permissible number of unattached buildings, and salvage of trees.
- We were an active part of the coalition that stopped construction of 950-slip Mago Vista Marina.

B. Water and Sewerage:

- The MBCA finally got Public water and sewerage installed in the Beach, something that would have taken several more years without our efforts.

C. Save our Streams:

- The Department of Natural Resources chose Manhattan Beach to become the first "Save our Streams" community on tidal water in Maryland. The SOS Program works to control sedimentation and pollution in the creeks.

D. Environmental:

- Dedicated members of the community have an active clean-up committee effort which continues all year 'round and culminates in a Clean-up Jamboree in the summer. The Committee teaches neighborhood children, by programs, crafts, and classes, the importance of preserving the environment. In 1979 the Committee received the Margaret Rosch Jones award from Maryland Environment Trust for its outstanding efforts in working with the community's children.

E. Representation with:

- Greater Severna Park Council
- Magothy River Association
- Anne Arundel County and State officials

F. Children's Programs:

- Classes and crafts programs on the environment, protecting wildlife, and emphasizing clean-up of the neighborhood.
- Scouting - both Boy and Cub Scouts, Brownies and Girl Scouts have troops sponsored by the MBCA.
- Halloween Parties - for all age groups up through 16 years old.
- Summer Playground Program - crafts, field trips, outings, ball games for all age groups.

- Swimming Lessons - taught by Red Cross Certified Instructors are offered at a very modest cost to neighborhood children.

G. American Legion Post #175:

- Joint project in 1985 to landscape the entrance to our community.

H. Community and Social Events:

- We have a large Clubhouse, which permits the community to gather for dances, dinners, crab feasts, pot luck dinners, talent shows, flea markets.
- The Clubhouse may be rented for your private parties, receptions, banquets, dances, award dinners and classes.
- Other community services of Manhattan Beach include a Driver Service for invalid or house-bound persons, and a Child Care Co-operative for the parents in the community.

I. Publications:

- For several years the MBCA has funded a Newsletter for all Beach residents. It is published six-eight times a year, prepared and distributed by neighborhood volunteers as a communication tool to keep our entire community informed of events and issues of importance to us all.
- From time to time the MBCA also circulates special fliers, announcing fundraisers and other items of importance.

J. "Town Hall":

- The Clubhouse is where we gather and hear community news from developers, county zoning officials, utilities department people, politicians, and have "brain storming" sessions with our own residents.

**VI. YEARLY ACTIVITY CALENDAR FOR MBCA**

A. Activities for the year are based on volunteer support.

- Breakfast with Santa
- Talent Show - every March
- Flea Market every fall
- Fall Harvest Dance
- Spring Dance
- Halloween Parties and Haunted House
- Casino Night

- o Crab Feast - Late Summer/early Fall
- o Clean up Jamboree - in June after school is closed
- o Summer Playground Program run by AACO Parks and Recreation Department, June - August
- o Red Cross swimming lessons

B. Committee Calendar

- o Community Property Study Committee
- o Clean Up Committee Jamboree and Halloween Parties
- o Membership Committee

C. Ongoing Activities

- o Sponsors the Boy and Girl Scouts; Cub Scouts and Brownies
- o Child Care Co-operative
- o Driver service for invalid or housebound persons

D. Meetings

- o Nominating Committee's Report to general membership (First Tuesday of April)
- o Election of officers and Annual Meeting (First Tuesday of May)
- o 5 regular meetings of membership (First Tuesday of the month at 8 PM, at the Clubhouse)
- o Board of Directors Meeting (monthly)

VII. RECREATION AREAS:

At the present time, MBCA has ownership of four (4) properties on the enclosed map (Appendix C). Anyone can use these properties for recreation.

VIII. JOIN WITH US:

A. Additional Membership Privileges:

- o June is the month designated for our annual membership drive. Dues are \$20/year per family membership (one vote).
- o A Senior Citizen Rate of 50% is in effect for your Annual Membership dues, if either you or your spouse are over 65.

- In addition to everything else, as a MBCA member you receive a price reduction on admittance to dances, dinners, Crab Feasts, and other social activities.
- The MBCA has a bi-monthly NEWSLETTER to keep you informed on local issues and upcoming events. (Provided to all residents of Manhattan Beach). Members can take out free want ads, too, and reach all your neighbors.
- Voting at all MBCA meetings.
- Working on standing and ad hoc committees.
  1. Standing Committees
    - Clubhouse
    - Membership
    - Nominating
  2. Ad Hoc Committees
    - Community Property Study Committee
    - Magothy Marina Study Committee
    - Clean-up Committee

B. What is the MBCA doing now?

1. Testifying for the community against the Magothy Marina Expansion; investigating the community rights regarding the Community Beach area next to and in the Magothy Marina; working with the county on enforcing zoning laws as applicable to the marina.
2. Evaluating the community properties for improvements.
3. Fundraising for completion of playground equipment.
4. Testifying against the Bob's Auto Parts request for extension of operation of an auto junkyard at the headwaters of Cypress Creek.
5. Investigating the proposed construction of 34 townhouses at the headwaters of Dividing Creek, next to College Inn.

C. Determine the future goals and direction of MBCA:

- By following zoning issues affecting our creeks and streets.
- By developing our recreational sites for the enjoyment of all residents.
- By maintaining our Clubhouse and outdoor recreational areas.
- By developing your own projects that you are interested in?

For example:

1. Do we want a community pool?
2. Do we want a community fishing pier?
3. Do we want community boat ramps?

If you want new recreational facilities, and want to protect the areas and facilities we already have, your membership dues and your active participation are needed. MBCA is a volunteer effort by neighborhood residents and has no paid staff members.

**IX. FOR YOUR INFORMATION:**

**A. MBCA Board of Directors:**

President: Mark Walker, 647-2468  
Vice President: Jane Vaden, 647-4563  
Treasurer: Linda Moore, 647-6923  
Secretary: Nancy Prugh, 544-1371  
At-large: Herb Drucker, 544-2012  
Paul Omiecinski, 544-5094  
Debbie Petr, 647-0328  
Don Stolkovich, 544-3878  
Barbara Troxel, 544-4387

Committee Coordinators:

Membership: Herb Chisholm, 647-4309 and Debbie Petr, 647-0328  
Clubhouse Rentals: Linda Moore, 647-6923  
Newsletter: Connie Capistrant, 647-8744

**B. Anne Arundel County Important Telephone Numbers**

- o Fire and rescue (ambulance)  
center & north county (Manhattan Beach) 987-1212
- Deaf TTY/TDD only 987-1222
- o Police - 7 north county (Manhattan Beach) 987-0101
- o Amtrak 539-2112
- o Board of Elections Supervisors 224-1811
- o Colleges 647-7100  
Anne Arundel Community College  
101 College Parkway  
Arnold, Maryland 21012
- U.S. Naval Academy 267-6100  
Annapolis, Maryland 21404
- St. John's College 263-2371  
60 College Avenue  
Annapolis, Maryland 21404
- o County Council 224-1401
- o County Executive 224-1821

o Hotline	224-1321
o Historical Society of Anne Arundel County	768-9518
o Hospitals	
Anne Arundel General Hospital Franklin & Cathedral Streets Annapolis, Maryland 21401	267-1000
North Arundel Hospital 301 Hospital Drive Glen Burnie, Maryland 21061	787-4000
o Library	
Administration Annapolis Crofton Odenton Severna Park	224-7371 224-1750 721-7515 674-6871 647-5522
o Newspapers	
The Capitol 213 West Street Annapolis, Maryland 21401	268-5000
Pennysaver	987-8300
o Post Office	
Severna Park Main Annapolis Crofton Glen Burnie Pasadena	647-0700 962-2492 263-9292 721-2562 766-8880 647-2800
o Radio	
Local Stations	
WANN, 1081 Bay Ridge Road WBRY Country 103, Route 50 WYRE, Truxton Heights	269-0700 268-6879 263-9211
o Recreation Councils North/Central County	987-9600
o Schools Public Information	224-5000
o Senior Citizens Center	761-8180
o Shopping Malls	

Annapolis Mall	841-6111
Jumpers Mall	761-8597
Severna Park Mall	647-9106
o Tax Billing	224-1144
o Weather Forecast Service	936-1212
o Tourist Information Center	268-8687
o Poison Information Center	528-7701
o Waste Collection	569-6100
o Large item trash pickup	569-6104
o YWCA Women's Center	268-4393
o Gas Emergency	685-0123
o Water Emergency	768-7888

C. "Violation List" for AACO

- o Indiscriminate cutting of trees.
- o Dumping lawn clippings onto vegetated slopes (encourages erosion).
- o Dumping of oil into storm drain systems (Environmental Hotline)  
Call: 224-1789
- o Failing Septic Systems - watch for odor, discoloration of streams.  
Call: 768-7888
- o Sewage Overflows - watch for odor, discoloration of streams.  
Call: 768-7888
- o Dumping by road sides or wooded areas.  
Call: 224-7053
- o Roads in need of repair or maintenance - (example: congested or eroded ditches).  
Call: 224-7349

HONOR ROLL OF PAST PRESIDENTS FOR MBCA

<u>YEAR(S)</u>	<u>NAME</u>
'30-'38	Jacob Hughes, Jr.
'39-'40	John H. Filler
'41-'48	Jacob Hughes, Jr. (J.B. Mellor - '48)
'48-'50	Donald F. Rossi
'51-'52	Paul Bigbee
'52	Charles Stallings
'53	Herbert Vivell
'54-'55	Howard Rust
'55-'56	D.D. Kent
'56-'57	Harry Kauffman
'57	Ted Nick
'58-'59	George Gosman
'59-'60	Marian Scherer
'60-'61	George Gosman
'62-'64	Richard Vaden
'64-'65	Albert C. Kirby
'66-'67	Frank Osborne
'68-'69	Daniel Fisher
'69	Jay Hurley
'70	Robert James Thomas
'71	Albert C. Kirby
'72-'73	John W. Thomas, Jr.
'73	Bob Carrell
'74-'75	Gary Waltemeyer
'75-'76	Mark Sheid
'76-'77	Margery Harrand
'77-'78	Gary Green
'78-'79	Harald M. Graning, M.D.
'79-'80	Thomas F. Huhn
'80-'81	Charles King
'82-'84	John S. Cosner
'84-'85	L. Mark Walker

ORIGINAL MBCA 1930 MEMBERS

NAME

1. W.S. Eccleston
2. C.C. Waskey
3. Robert Moog
4. John Velton
5. Dr. W.C. Stifler
6. Ernest B. Marx
7. David J. Connelly
8. Edward J. Funk
9. C.Z. Boteler
10. Fred Pendleberry
11. Irvin Peusch
12. J. Becker
13. W.L. Allers
14. J.A. O'Brien
15. A.F. Loizeaux
16. Harry H. Wetzke
17. James Donnelly
18. W.J. Byrnes
19. Milton Grier, Jr.
20. Joseph Lipp
21. C.F. Knox
22. J.E. Hackett
23. Dr. Albert E. Schmidt
24. Dr. J.F. Hawkins
25. Harry S. Prechtel, Sr.
26. Dr. W.J. Sullivan
27. M Thau
28. George E. Marx
29. George W. Collers  
(Director)
30. John Filler (Treasurer)
31. J.B. Mellor
32. W.C. Lowndes, Jr.
33. Jacob Hughes, Jr.  
(President)
34. Horace E. Potter  
(Director)
35. William Glaser (Director)
36. J. Frances Hock
37. Dr. George I. Young
38. Dr. H.J. Dorf
39. E.E. Williams
40. H.B. Little
41. Milton C. Grier, Sr.  
(Secretary)
42. Frank Walburg (Director)
43. H.S. Prechtel, Jr.
44. John Nicholson

