



# MBCA Newsletter

Spring 2003

## President's Corner

Steve Bishop

Boat ramp keys for the 2003-2004 season will be sold at the clubhouse every Saturday morning in April from 9 - 11 AM. The fee will again be \$20, cash or check. Please make checks payable to MBCA. Everyone will be given a copy of the boat ramp regulations and I urge you to read it carefully. It is important to note that loaning out of ramp keys is not permitted.

MBCA will be electing new officers and board members at the May, 2003, General Meeting. If you are interested in serving, please contact Mike Connelly ([mikenjoney@aol.com](mailto:mikenjoney@aol.com)) to nominate yourself. We will also accept nominations from the floor prior to the election. This year we are seeking a teenager to serve on the board to represent the interests of the community youth. One brave young man has already stepped forward and been nominated. Are there others out there?

We are also looking for youth who would like to make some money cutting community grass this summer. If interested please contact me and I'll give you the details. You'll be expected to supply your own mower and gas.

Have a safe and pleasant Spring!

Steve Bishop

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## MBCA NOMINATIONS 2003

Nominations for officers and directors of the Manhattan Beach Civic Association were opened at the general meeting on Tuesday, April 1, 2003. The following individuals were nominated.

President	Steve Bishop*
Vice President	Bill Stark*
Secretary	Tevis Swift*
Treasurer	Marcelle Lee*
Director	Andy Andrews*
Director	Tim Barnum*

Director	Mike Connelly*
Director	Mary Louise Kurchoc
Director	Chris Marsala*
Director	Joseph C. Manheus
Director	Chris Ronk*
Director	Bill Sullivan, President Emeritus*
Director	Don Wood

Associate Director Matthew Bishop

\*Incumbents standing for reelection.

Further nominations will be accepted through the beginning of the next general meeting on Tuesday, May 6. All members are eligible to vote for these positions at the May general meeting. Voting is limited to one per residence membership. Anyone wishing to submit a nomination before the May general meeting may do so by contacting the Nominations Committee Chairman, Mike Connelly, at 410 544 4879, e-mail, [mikenjoney@aol.com](mailto:mikenjoney@aol.com)

Newly elected officers and directors will assume their positions upon completion of the May general meeting. Matthew Bishop has volunteered to serve as Associate Director representing Manhattan Beach teenagers

## Traffic safety

Please remember that the speed limit throughout Manhattan Beach is **25 m.p.h.** Motorists should observe and obey all traffic laws for your safety and that of your neighbors.

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Also remember to watch for school buses and children getting on and off the buses, and be aware of people walking in the streets where there are no sidewalks. ❖

## Security Patrol

*Chris Ronk*

Safety \* Cooperation \* Service to Others

These are themes we read about daily in the newspapers. We are encouraged to participate in Amber Alerts, contribute time or money to the American Red Cross or USO, pray for our troops abroad, offer help and friendship to those with family members serving in the Coalition Forces. Still another way you may serve is in the Manhattan Beach Security Patrol. As you may know, the Patrol operates during the warm months (May through September). I need 60 volunteers: 30 teams who, for one night a month, will tour our community and immediately report any suspicious or illegal activity to the local police. Planning and registration for this year's Patrol has begun. Please E-mail me at [chris.ronk@verizon.net](mailto:chris.ronk@verizon.net) today and make a difference in your neighborhood. ❖

## Playgroup

Did you know that we have a playgroup for preschool aged children in Manhattan Beach? Our group meets weekly on Monday mornings, in peoples homes, or local parks and malls. We would love to have you join us! For more information, please call Nancy Hines at 410-975-9464 or Marcelle Lee at 410-421-5971. ❖

## THANKS TO ALL WHO HELPED OTHERS DURING THE WINTER

The members of the community wish to extend a thank you to all our generous neighbors who so thoughtfully helped others in need during our February storm. A special thanks to Herb Stassie plow some of our community roads. ❖

## Clubhouse Manager/ Community Center Rental

Carolyn Catterton is the new Clubhouse Manager who is doing an outstanding job co-ordinating activities at the Clubhouse.

The rates are \$18/hour for community members and \$40/hour for non-members with a \$100 minimum. If you are interested in renting the clubhouse for your next event, call Carolyn Catterton at 410-518-6911 or e-mail at: [ranos793@msn.com](mailto:ranos793@msn.com)



**Please clean up after  
your dog!**

## Community Center Clean-Up

This spring's community center work days are scheduled for Saturday, April 26 and Saturday, May 10, starting at 9:00AM. We will tidy up around the clubhouse, mulch the gardens, and do some new planting.

Please plan to come out and help beautify you community!

Darlene Brake  
410 975-9295

## A Note From the Welcoming Committee

We would like to extend a warm welcome to all new residents in Manhattan Beach! You have just joined a community of more than 500 homes. We would love to meet you at our next community meeting. We meet the first Tuesday of month at 8:00 pm at the Community Center, 742 Dividing Road. Hope to see you there! ❖

## Newsletter Distribution

Mailing labels for the MBCA Newsletter are obtained from the county special tax district office. We are trying to ensure that everyone living in Manhattan Beach is receiving a newsletter. If you are currently renting your property, please forward this newsletter on to your renters. If you know of someone not receiving a newsletter, please call Tevis Swift at 410-544-3205. ❖

## Bulletin Board

The bulletin board next to our entrance sign is for community use only. To keep our entrance attractive, **the use of the board is restricted to the announcement Manhattan Beach community and American Legion related events only. Any personal notices or advertisements posted will be removed.** Thank you for your cooperation. ❖

## MBCA Fall Community Picnic

Mark your calendars for the Community Picnic to be held at the American Legion on date TBA. We will need volunteers to help with the organization of this very successful community event!

## Committees

Below are current committees – stay tuned for new opportunities to join those or new committees.

### *Beach Clean-Ups:*

Marcelle Lee 421-5971

### *Boat Ramp:*

Steve Bishop 647-8743

### *Clubhouse Rental:*

Carolyn Catterton 410-518-6911

### *Dumpsters:*

Darlene Brake 975-9295

### *Landscaping:*

Darlene Brake 975-9295

### *Mosquito Control:*

Karl Neidhardt 544-0684

### *New Neighbors:*

Lynn Dorsey 647-2201

### *Newsletter:*

Tevis Swift 544-3205

### *Nominations:*

Mike Connelly 544-4879

### *Security Patrol:*

Chris Ronk 315-8836

### *Wetlands:*

Karl Neidhardt 544-0684

## MBCA HOME PAGE

The MBCA Home Page is easy to remember!!!!

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

All board meeting agendas are posted on the page prior to each meeting. What a great way to use technology to keep in touch with your neighbors! Mark this as one of your favorite sites and watch for additional news and information.

## Sonneborn Subdivision

April 2003 brings us just short of two years since Manhattan Beach began its fight against the proposed single-family detached condominium subdivision at the entrance to Manhattan Beach. Although there have been a few changes in the sketch plans submitted to the County by the developer, Mandrin Construction Co., the basic issues have remained the same.

The entire Sonneborn property is zoned R2, which under Anne Arundel County zoning code is restricted to a gross density of 2.5 homes per acre on 15,000 square foot lots. Lots of 10,000 square feet are permitted if the developer applies for Cluster development and trades off the 5,000 square foot difference to undisturbed open space for use by all homeowners in the subdivision.

Mandrin has not applied for either of these permitted uses and claims that as he proposes to build under a condominium regime there is only a single lot under common ownership of all purchasers and there are no internal lots that have to obey lot sizes stipulated in the County zoning codes. Unfortunately, the Anne Arundel County Office of Law has delivered a legal opinion that sides with Mandrin (and seven other builders waiting in the wing who want to do the same thing) claiming that since there are no internal lots, there are no specified lot sizes or building set backs that must be followed.

This opinion effectively means that lot sizes will be determined exclusively by those developing properties under a condominium regime. The Mandrin Construction plan calls for as many as six units in a single acre in at least one instance with lot sizes as small as 4,500 square feet.

The opinion makes mockery of Anne Arundel County subdivision and zoning codes as well as the provisions of the Maryland Condominium Act. Not only does Anne Arundel County Code clearly specify lot sizes as described in the second paragraph above, but it also states that there can be only one principal structure on a single lot. Furthermore, the County Code for both zoning and subdivisions states that where there is ambiguity or conflict in the code, the stricter provision in the code applies. On top of all this are the provisions of the Maryland Condominium Act that make it clear that:

- 1.) A condominium regime is a form of property ownership and not a form of land use.
- 2.) Condominium regimes must obey all local building and zoning codes to the same extent that they apply to all other forms of development of the property.

The Sonneborn Subdivision issue been given full coverage by the Annapolis Capital, including a front page headline article, and has been given careful attention by our District 5 County Council member (and now Chairperson of the County Council) Cathy Vitale. Cathy has reviewed the subdivision proposal and the provisions of the County Code and the Maryland Condominium Act with both the developer and the newly appointed Anne Arundel Director of Planning and Zoning, Joe Rutter. Cathy fully understands and supports our position and has made it clear to the developer and the County that Manhattan Beach intends to take the case to the County Board of Appeals and the County Court, if necessary. Cathy shares my belief that we would win in court.

I have made presentations on the Sonneborn Subdivision issue to the Greater Severna Park Council (representing 65 community associations), the Broadneck Federation (representing 39,000 residences) and the Arnold Preservation Society to enlist their support in our battle against the proposed development. I have also discussed it separately with the heads of three other Anne Arundel County community organizations. I have made it clear to all that while the current development proposal affects only Manhattan Beach, it will adversely and severely affect every community in Anne Arundel County if the County Executive allows the developer to proceed as proposed and Manhattan Beach were to lose its case. If that happens, maximum density development will be here to stay.

There is some hope that the new Director of Planning and Zoning, who is currently making a careful study of subdivision and zoning codes, will come to the understanding that Anne Arundel County Code does not support what the developer proposes. Stay tuned.

Bill Sullivan

## Classified Ads

**NOTARY PUBLIC:** Marjorie Flinchum 410-647-1980

**ORTHODONTICS** (Braces): We've been creating smiles by straightening teeth with braces for over 18 years. Call Dr. William Trepp's Pasadena office at 410-437-6800 or visit us on the Internet: <http://www.orthodontics.org/>.

**LET JUST THE TWO OF US** clean your house. Manhattan Beach resident serving AA county since 1978. Call Fran at 410 544-4234.

**FOR SALE:** 17 ft. fiberglass Yellowjacket boat with 40 HP motor and trailer \$1,000. Please call 410-647-6241.

Holly Grell, a Real Estate Agent, (living on Gordon Avenue) is offering her Real Estate Services to those seeking any kind of real estate information! FREE comparative market analysis upon request. No pressure, just information! Feel free to call her at 443-254-4429, or email any questions to [HollyGrell@aol.com](mailto:HollyGrell@aol.com)

Have you recently purchased or reviewed your term life insurance policy? Rates are at an all-time low with 20 and 30-year rate guarantees. I will shop the entire life insurance marketplace and provide the best price with "A" Rated insurance companies. For a free quote or consultation please call your neighbor Tom Patschorke at 410-544-7531. Absolutely no obligation or sales tactics.

**Avon Products** - in Care Consultation-Buy department store quality products at much lower prices. Call or Email me for appointment or brochure. Carolyn Catterton 410 518-6911 or [ranos793@msn.com](mailto:ranos793@msn.com)

**Longaberger** - Looking for a longaberger consultant? Well look no further, you have one in your neighborhood... If you are looking to have a home show, book show or just want to see what is new, you can contact me. Ask for Sheila Woodling at 410-315-9558 or e-mail me at [sheila.baskets@verizon.net](mailto:sheila.baskets@verizon.net).

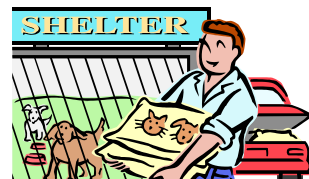
Classified ads in this section are free to MB residents. Call Tevis Swift at 410-544-3205.

## SPCA Needs Volunteers

*Elaine Ports*

Animal lovers.... the Anne Arundel County SPCA needs volunteers!!! I started volunteering there after I had adopted my dog and love interacting with the abandoned animals. A couple hours a week, I walk the dogs around the wooded paths, brush them or just sit and talk to them. The cats love to be held and have a little time out of their crates. The shelter staff does a great job with the animals but volunteers are needed to do the fun stuff. Other than the few things that I already mentioned there are offsite adoption days, bath nights and fostering programs to name a few. The animals can be housed at the shelter anywhere from days to years; there is no time limit, so it's great to cheer them up with some new people and activities. Young people (13-17) can volunteer with a parent or guardian. Check them out

on the web at [www.aacspca.org](http://www.aacspca.org) or contact Christina Lopez at [christinadlopez@yahoo.com](mailto:christinadlopez@yahoo.com). for more volunteer information. The shelter thrives solely on donations and the small adoption fees; it is not supported by or affiliated with other SPCA organizations. If you cannot donate your time, maybe you can donate other needed items or money...check it out on the web. ❖



## Are **You** Part of the Community?

A community is a *unified body of individuals with common interest living within a larger society*. So the question I pose to you: Do you share anything in common with others in the Manhattan Beach community? Did you every wonder if others like to fish, boat, garden, crafts, read books, or play board games? Are there others who would like to share in a children play group, walking group, dog play group, babysitting group, fishing group, or weekend activities for your teenager? Waiting for a quarterly newsletter does not give you an opportunity to find other dog owners going to the doggy park on Saturday or a boat owner with extra space for a morning fishing trip? In the age of technology, why are we not using our website at [www.mbcaonline.org](http://www.mbcaonline.org) to organize all these individuals with common interest into a true community. Does anyone have an interest in assisting with maintaining our website (any age)?

All of these groups and community activities start with **you** expressing an interest. The civic association and its board members are trying to maintain your community environment and activities without your input. **One hour** of your time is all it takes to start the ball rolling. Come to the next Manhattan Beach Civic Association meeting on May 6<sup>th</sup> at 8:00pm at the community center located at 742 Dividing Road. We cannot become a “community” without the voices of all our adults and children living in Manhattan Beach.

April 7, 2003

An Open Letter to Manhattan Beach Residents:

I am writing this letter to inform you of the possible sale of a portion or portions of an undeveloped section of Gordon Avenue by the Manhattan Beach Civic Association (MBCA). The undeveloped section of Gordon Avenue that concerns me runs 439 feet as measured in a straight line from the asphalt edge of Cypress Road to the water’s edge on Cypress Creek and is 40 feet wide.

I oppose the sale of any portion of the sesction of Gordon Avenue that I have describedin the previous paragraph. I feel strongly that this right of way to the water should remain under the control of the residents of Manhattan Beach for the possible future development. Please join me in this effort to save this important right of way by calling or e-mailing the MBCA president and expressing your opposition to the sale of any portion of this valuable community asset.

Sincerely,

Joseph Matthews  
722 Cypress Road  
Manhattan Beach  
410 647-4422

**MBCA**  
**P.O. Box 59**  
**Severna Park, MD 21146**

**PRESORTED**  
**STANDARD**  
**U.S. POSTAGE**  
**PAID**  
**PERMIT #273**  
**ANNAPOLIS, MD**

**Change Service Requested**

**MBCA BOARD MEMBERS**

Steve Bishop, President	315-9664	<a href="mailto:bishop@toad.net">bishop@toad.net</a>
Bill Stark, Vice President	384-7633	<a href="mailto:wdstark@cablespeed.com">wdstark@cablespeed.com</a>
Marcelle Lee, Treasurer	421-5971	<a href="mailto:marcelle@comcast.net">marcelle@comcast.net</a>
Tevis Swift, Secretary	544-3205	<a href="mailto:tswift@deckhouse.com">tswift@deckhouse.com</a>
Andy Andrews	647-3470	<a href="mailto:darlene.brake@verizon.net">darlene.brake@verizon.net</a>
Tim Baruum	421-9522	<a href="mailto:timothy_baruum@yahoo.com">timothy_baruum@yahoo.com</a>
Darlene Brake	975-9295	<a href="mailto:darlene.brake@verizon.net">darlene.brake@verizon.net</a>
Mike Connelly	544-4879	<a href="mailto:mikenjoney@aol.com">mikenjoney@aol.com</a>
Chris Marsala	384-7393	<a href="mailto:joe doz@earthlink.net">joe doz@earthlink.net</a>
Roy Mason	544-2675	<a href="mailto:roim@aol.com">roim@aol.com</a>
Karl Neidhardt	544-0684	<a href="mailto:aneidhardt@hotmail.com">aneidhardt@hotmail.com</a>
Chris Ronk	315-8836	<a href="mailto:brian.ronk@verizon.net">brian.ronk@verizon.net</a>
Bill Sullivan	647-4691	<a href="mailto:wpsulli@worldnet.att.net">wpsulli@worldnet.att.net</a>
Ken Yewell	647-7246	<a href="mailto:Ken_yewell@transalta.com">Ken_yewell@transalta.com</a>

MBCA  
P.O. Box 59  
Severna Park, MD 21146

**Meeting Schedule**  
All meetings first Tuesday of  
each month at 8:00 pm  
November – Budget  
Presentation  
December – Budget Approval  
April – Board Nominations  
May – Elections

MBCA Board meets every  
month except July and August