

# NEWSLETTER

Spring 2005



Manhattan Beach Civic Association

SPRING 2005

## Mark Your Calendar:

Saturday, May 7th, 9:00:  
Gardening at Clubhouse (rain date 5/14/05)

Saturday, June 11th, 9:00:  
Community Property Walk

TBA, Beaches Clean-Up



## Individual Highlights:

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## Bylaws Change Vote at April Meeting

Puxataune Phil is to be believed we still have another month of winter, but I m sure that, like me, most of you are eagerly anticipating spring.

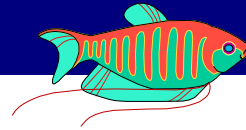
The MBCA Board has been very busy this winter drafting a proposed change to the Bylaws. After the vote last fall on the proposed tax increase, it was clear that votes on important issues should be better organized, more easily verified, and, if possible, more representative. To those ends a proposed amendment to the Bylaws is printed in this newsletter. The changes in the Bylaws would allow a written ballot to be sent with the announcement of an important vote. The ballot could then be returned by mail before the next meeting or submitted person at the meeting the votes are tallied ballot would be print opposite the preprinted label the county provides to the community for every tax account, so it would be easily validated. If a ballot were lost a replacement ballot would be available at the meeting that could be validated later. The ballots would serve as a verifiable record of the vote. Every

eligible member of the community would have an opportunity to cast their ballot. One disadvantage of this system would be that people who cast their vote by mail would not have an opportunity to hear and participate in the discussion before the vote. It would be incumbent upon those voters to talk with their neighbors while forming their opinion.

Perhaps many of you read the recent article in The Capital about the difficulties another special tax district had with proxy votes. One member collected a number of proxies and wielded undue influence over the community. Our Bylaws do not presently allow proxy votes and that would not change. Each eligible voter would cast his or her own vote either by mail or in person at the meeting.

According to the existing Bylaws, the members present at the next meeting at least 30 days after this notice will vote on this amendment. I urge you to give this proposal serious consideration. The text of the bylaws, showing both current and proposed language is found on page 7 of this newsletter.





## Tree Cutting in Manhattan Beach



Manhattan Beach in its entirety is located within the critical area of the Chesapeake Bay. All of our community lies within the 1000-foot boundary and is subject to the laws regarding tree removal. Please call first to get permission from the county forester before you remove a tree in your yard. Some residents have cut trees without approval and have had stiff fines levied

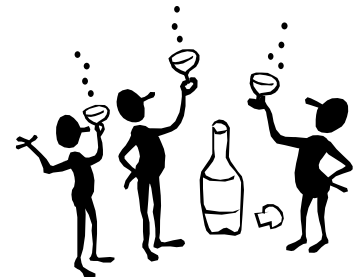
against them. Reputable tree removal companies will not remove trees unless you can show that you have the authorization to do so. Planting trees and other natural vegetation is the most effective means of retaining soil from your yard and prevent it from washing into our creeks. Examine your yard to see what you can do to prevent erosion and help improve the health of our creeks in the process

## Results of Survey from 2003 Picnic

At long last, we have the results of the community interest survey taken at the 2003 MBCA Picnic:

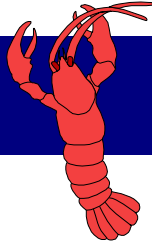
or any other area of common interest, please email [mbca\\_info@comcast.net](mailto:mbca_info@comcast.net). We would love to get our community together!

Dogs: 4  
Books: 8  
Walking: 7  
Wine Tasting: 8  
Biking/Skating: 5  
Cooking: 4  
Travel: 3  
Canoeing/Kayaking: 4  
Boating: 6  
Fishing: 5  
Sailing: 3  
Football/Sports: 5  
Computers: 1  
HiFi: 1  
Photography: 1  
Birds: 1



Please remember to drive 25 in our neighborhood, and watch out for our children!

If you would like to lead or join a group for any of the above interest areas,




## MBCA Standing Committees

MBCA has several standing committees as designated in our bylaws. Each committee needs members to help out! Please take a look at the list, and if you are interested, call 410-421-5971 or email [mbca\\_info@comcast.net](mailto:mbca_info@comcast.net).


1. Clubhouse - Mike Connelly/Marcelle Lee/Jane Story  
Clubhouse Manager: Carolyn Catterton, 410-518-6911. The Clubhouse Committee is responsible for the maintenance and development of the MBCA Clubhouse and its environs. The Committee can recommend to the Board of Directors plans for major improvements, such as kitchen remodeling, outdoor lighting, and landscaping. The Committee oversees Clubhouse rentals and public use. The Committee may initiate plans for the upgrading or replacement of the Clubhouse into a modern facility.


2. Nominating Mike Connelly


3. Community Easements/Real Property Don Woods/Paul Kurchock  
Maintaining the MBCA records pertaining to the community paper roads to include:


 Titles and plats of

adjacent properties;

 Correspondence between the MBCA and adjacent property owners;

 Other correspondence, maps and documents pertaining to the paper roads;

 Maintaining and updating the board's draft Community Property Policy Statement, original dated 13 May 2003, and the MBCA Property Utilization Plan, latest revisions 10 October 2003; and

 Coordinating community and board actions related to usage, development, and preservation of the community's paper roads.

4. Recreation and Youth Activities (Social Events)  
Brian Oates

5. Community Development (Improvements) Tim Barnum/Paul Kurchock

6. Civic Affairs (PR, Newsletter, Website, Meetings, Communications, Security, Mailgroup)  
Marcelle Lee/Tevis Swift

Get involved with your community! Join a committee, start an interest group, help with a clean-up!





Clean up after your pets -  
we appreciate it!!!

## Boat Ramp Keys

New boat ramp keys will be available for sale at the clubhouse every Saturday in April from 9:00 - 11:00 AM. A sign will be posted at the entrance to the community each week as a reminder. The cost this year will be the same as last year, i.e. \$20. Proof

of residency will be required. We will be changing the lock to the boat ramp sometime during the first week of April. For more information contact Steve Bishop, 410-315-9664, [bishop@toad.net](mailto:bishop@toad.net).



Summer will be here  
before you know it!

## Courtesy Corner

### Mailboxes:

Please do not block your neighbors mailboxes with your vehicle. Postal regulations require a mail delivery person to deliver mail directly to a mailbox. If the mailbox is blocked, they are not permitted to exit their vehicle to deliver the mail. Thanks for thinking of your neighbors!

this, but please clean up after your dog!

Any other thoughts on how we can make our neighborhood a more pleasant place? We'd like to hear from you. Please email [mbca\\_info@comcast.net](mailto:mbca_info@comcast.net) or call Tevis Swift at 410-544-3205.

### Pets:

Don't let your animals run loose; did you know that it is against county regulations, even for cats!

And, we always mention





## Neighborhood Thanks



Thanks to Chris Marsala and everyone else who helped with Breakfast with Santa last December. It was a lot of fun!!!



Thanks to Herb Stassie for helping remove trees that had fallen over the trails in the natural area.



Thanks to Paul Kurchock and Don Matthews for fixing up the bathroom in the clubhouse.



Thanks to Carolyn Catterton for organizing our community flea market.

If you know anyone who has gone out of their way to do something great for our neighborhood, email [mbca\\_info@comcast.net](mailto:mbca_info@comcast.net) or call Tevis Swift at 410-544-3205. We want everyone to get credit for what they do!!!

## Community Picnic

It seems far away, but our next Community Picnic will be in September.

Unfortunately, last year no one took the lead on planning the picnic, so it didn't happen. Let's make sure that this fun family event goes on this year!

The picnic is typically held the first Saturday after Labor Day. If you are interested in helping out in any capacity, please contact Brian Oates at 410.315.8406 or by email at [sea2tao@aol.com](mailto:sea2tao@aol.com).

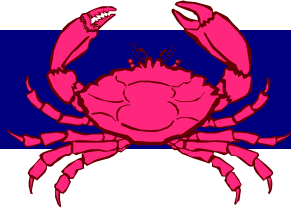
Check our website for updates!!

## MBCA Website

We are pleased to welcome Cathy and Tom Hall aboard as our new website managers. They are very enthusiastic about making our website functional and useful. A warm thank you goes to Bill Trepp for his many years of

service as Webmaster. Stay tuned for updated content, such as newsletter, contact information, budget, etc.! Go to [www.mbcaonline.org](http://www.mbcaonline.org) and bookmark the page.





## Sign Up for MBCA Communications

If you would like to join our MBCA email notification group, please go to our website at [www.mbcaonline.org](http://www.mbcaonline.org) and click on the link to sign up that you'll find on the front page. We will be utilizing this great communication tool to let everyone

know about upcoming events, meetings, etc.



Let us know what you'd like to see in the newsletter.

## Some of the Usual Information...

### 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.

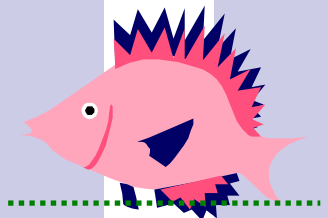
the announcement Manhattan Beach community and American Legion related events only. Any personal notices or advertisements posted will be removed.

### Community Center Rental

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.

### 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 Clubhouse is great for parties!



# Bylaws Change

## ARTICLE XII - VOTING PROCEDURES

There shall be no proxy voting. There shall be one vote per tax account. Multiple tax account owners have one vote for each tax account property. A majority of members present shall carry any motion, unless otherwise provided for in these ~~bylaws~~ Bylaws. A quorum, as defined in Article XIII, must be present at the time of the vote at both membership and Board meetings. A written ballot shall be required for (1) any proposed amendment to the MBCA Bylaws, (2) any proposed sale, purchase or trade of real property and (3) any proposed increase or decrease in the annual assessment per tax account. The Secretary shall mail the the ballot to the entire membership no later than 30 days prior to a general meeting at which the vote is scheduled to be tallied. Completed ballots may be returned to the MBCA post office box postmarked no later than 5 days prior to said general meeting or individual members may present their completed ballots in person at the meeting prior to the count. Vote results shall be announced at the general meeting if available and published in the MBCA Newsletter

## ARTICLE IV - Dues and Special Tax Benefit District

A. There are no dues payable by any member of MBCA while the Tax Benefit District provides funds to the Manhattan Beach Civic Association.

B. The following rules apply to the receipt of any funds by MBCA from the special benefit tax district:

1. The Board shall recommend, and the membership vote, on the amount to be taxed per tax account and the budget of monies received;
2. A 50% rebate will be provided by the MBCA to any member 65 years or older upon written request within the fiscal year for which the rebate is sought. Provided, that the Board shall first determine if sufficient funds are available to fund this rebate.
3. At least 90 days before the date that the MBCA budget for Special Benefit Tax District funds must be submitted to Anne Arundel County, the Board may propose a maximum limit on the amount of tax per tax account. If the Board proposes to increase the maximum limit above \$25.00 per tax account, the Board must notify the membership by mailing a written notice at least 60 days prior to the date for the submission of the budget to the county and at least 30 days prior to the general meeting when thje votes will be counted. . The notice must specify the maximum limit proposed and the reasons for the increase above the maximum limit of \$25.00 per tax account. The maximum limit will not be increased unless a majority of the members present at a scheduled meeting, with written notice of the meeting post marked to all tax accounts at least 30 days before the meeting, votes in favor of the increase. .

(continued on Page 8)



(continued from Page 7)

4. The proposed budget for the use of the funds that arise from the tax benefit district shall be submitted to the membership at the same meeting described in Section B.3, Article IV., or at another meeting. Provided that the proposed budget shall be submitted to the membership and approved by a majority of the members ~~present at a meeting~~, with written notice (including the proposed budget) of the meeting postmarked to all tax accounts at least 30 days before the meeting.

#### ARTICLE X

A. The community association shall have the right to buy, trade and sell non-real estate or to enter into service contracts. . No non-real estate property valued at more than No non-real estate property valued at more than One Hundred Dollars (\$100.00) will be purchased without a majority vote by Board of Directors. Any property valued at more than One Thousand Dollars (\$1,000.00) shall not be purchased, traded or sold without majority vote at a meeting of the membership. No service contract for more than Two Thousand Dollars (\$2,000.00), to be paid in less than one year can be authorized by the Board without three written competitive bids

B. Provided, that if the Board determines that community emergency exists and that insufficient time exists to obtain membership approval, the Board may authorize, by a two-thirds vote, the expenditure of sufficient funds to address the community emergency situation.

C. The community association shall have the right to buy, trade and sell real estate. The Board of Directors shall determine by majority vote any real estate that may be considered for sale, purchase, or trade. If the Board approves the proposed sale, purchase or trade, then the transaction must be approved by ~~an affirmative~~ a majority vote of the association members ~~present at two consecutive regular meetings~~. The details of the proposed transaction will be mailed to the association membership with a postmark of at least ~~thirty~~ 30 days prior to the ~~first~~ vote. In the event of a vote against a proposed transaction, the purchase, trade or sale of that property may not be voted upon again for one year

#### ARTICLE XV - AMENDMENTS

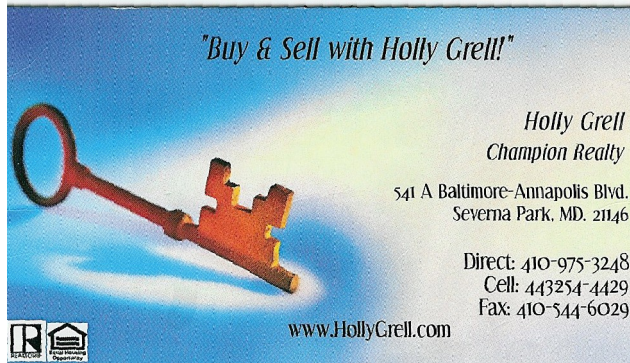
The Constitution and Bylaws may be amended by a two-thirds vote of the membership ~~present at any regularly scheduled meeting of the Association, or specially set meeting of the Association. Provided, however, notice of any proposed change in the constitution or bylaws is mailed with a postmark at least thirty days in advance of the date of the date set for the vote on the proposed amendments.~~



## Community Classified Ads

NOTARY PUBLIC: Marjorie Flinchum, 410-647-1980

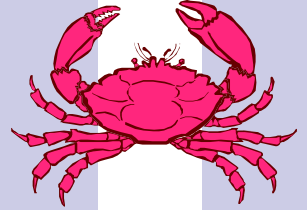
REAL ESTATE:



To place an advertisement, contact Tevis Swift at 410-544-3205.  
Advertising is free for Manhattan Beach residents. All others  
pay \$25 per issue.



Your Ad Could Be Here!!!



# Manhattan Beach Civic Association

P.O. Box 59  
Severna Park, MD  
21146

Clubhouse Phone:  
410-544-2919

Clubhouse Address:  
742 Dividing Road

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

E-Mail:  
[mbca\\_info@comcast.net](mailto:mbca_info@comcast.net)



## MBCA Board Members

Bill Stark, President: 410-302-2895,  
[wdstark@aacc.edu](mailto:wdstark@aacc.edu)  
Marcelle Lee, Treasurer: 410-421-5971,  
[Marcelle@comcast.net](mailto:Marcelle@comcast.net)  
Tevis Swift, Secretary: 410-544-3205,  
[tswift@deckhouse.com](mailto:tswift@deckhouse.com)  
Jane Story: 410.544.2361, [jstory765@yahoo.com](mailto:jstory765@yahoo.com)  
Mike Connelly: 410.544.4879, [mjpconnelly@comcast.net](mailto:mjpconnelly@comcast.net)  
Karl Neidhardt: 410.544.0684, [aneidhardt@hotmail.com](mailto:aneidhardt@hotmail.com)  
Tim Barnum: 410.421.8522, [timothybarnum@yahoo.com](mailto:timothybarnum@yahoo.com)  
Paul Kurchock: 410.432.6143, [mlnpaul@cablespeed.com](mailto:mlnpaul@cablespeed.com)  
Don Wood: 410.647.7294, [donandsanywood@toadmail.com](mailto:donandsanywood@toadmail.com)  
Brian Oates: 410.315.8406, [sea2tao@aol.com](mailto:sea2tao@aol.com)  
Roy Mason, Past President: 410.544.2675, [roim@aol.com](mailto:roim@aol.com)



**MANHATTAN BEACH  
CIVIC ASSOCIATION**

P.O. Box 59  
Severna Park, MD

Permit #273  
Annapolis, MD



**COMPANY NAME  
STREET ADDRESS  
CITY, STATE, 00000**

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