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**MBCA Official Communication**

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### 2025 END OF YEAR WRAP-UP

We've had an exciting year here in Manhattan Beach and I want to thank our Board of Directors, Committees and Volunteers for all of their time and support in managing the day-to-day activities of the Association. **On behalf of the Association, we wish everyone the happiest of holidays and an amazing new year!** - *Jeff Dustin, President MBCA*

### 2025 HIGHLIGHTS

- Brandon Twentymon, our President for 9 consecutive terms from 2016-2025 retired from the role to focus on his family and career. Thank you for your leadership and for taking such good care of Manhattan Beach for so long! Fun fact - The MBCA has had 43 Presidents since inception in 1929. Only one lasted longer than Brandon and that was Jacob Hughes Jr who presided over the MBCA from 1930-1947!
- The MBCA Board conducted a complete audit of ongoing expenses, utilities, etc. and managed to find creative ways to save the Association over \$8,000 per year moving forward!
- The MBCA Board gave our Website and our Bylaws a much needed overhaul. In 2026 we will be looking to completely replace the current website with a modern version.
- Communication between the Association and the membership has always been a challenge. In 2025 we took an important step toward reaching more of our residents through this email list and our Website. Our goal in 2026 is to achieve 95% or greater reach. We also created an email for residents to be able to communicate with the board at [MBCASevernaPark@gmail.com](mailto:MBCASevernaPark@gmail.com).
- Eagle Scout Troop 918 out of Severna Park, led by MBCA Resident Cody Gleason, built us a new Kayak rack at Cypress beach that will hold 6 kayaks/SUP boards. More Kayak racks to come in 2026!
- MBCA volunteers transformed the Gordon paper road from Stinchcomb to Cypress road, clearing out overgrowth and invasives, and spreading wood chips to ensure a clear path moving forward. If you haven't had the pleasure of walking through this wooded trail while enjoying the neighborhood, you should!
- The new "Thursday Night Happy Hour" has gained traction since it was started by our new Secretary, Jeremy Merrill this past May. Details are posted each month on the FB page and within the official MBCA

announcements. Come out to our next one on Dec 18th and hang out with some of the neighborhoods coolest people :-)

- The MBCA was sued by a resident in 2023 over the rights of the Association membership to utilize the right of way through the Gordon Paper road which essentially blocked our access between Cypress road and the waters of Cypress creek. I am happy to report we reached a settlement that upholds and protects that right of way for all of Manhattan Beach. (More details at the end of this email)
- Last but not least, I'd like to congratulate our very own MBCA Treasurer Jed Kling who was named a finalist in the 2025–2026 AACPS Principal of the Year award for his work as Principal of Windsor Farm Elementary School. The winner will be announced before the end of the year. Good luck Jed!

## UPCOMING COMMUNITY EVENTS

### 1) MBCA GENERAL MEETING - March 3, 2026 8:pm

### 2) DONUTS WITH SANTA December 20th from 11AM - 1PM at the Clubhouse

Delicious food, Festive crafts and photos with Santa!

### 3) THURSDAY NIGHTS HAPPY HOUR - December 18

The unofficial community Happy Hour for December will be held one week earlier on the 18th due to the holidays. Our host this month is Angela & Ryan Hurst at 732 Dividing Rd and the festivities will begin at 6PM. Our hosts recently completed a bar area in their home so we will have the benefit of a heated interior! RSVP to the Manhattan Beach Facebook Event page: <https://fb.me/e/6jeDGSWHX>

## ON A VERY SERIOUS NOTE...

The paper road lawsuit has brought up many emotions throughout the past 2 years. I want to remind everyone that this was a legal matter, not a personal one and I ask that you exercise restraint and that everyone make an effort to move on and get back to our normal, friendly and caring neighborhood. I won't downplay the significant impact this has had to the Association financially, or argue that this was a reasonable dispute... but I do believe there are some benefits to this "exercise" that we can focus on.

- Nothing has changed regarding the usage of the paper road that would have a negative impact on any of our residents.
- This area has been in dispute with 3 of the homes adjacent to the paper road going back more than 30 years. There have been many efforts by both the adjoining neighbors and past MBCA Boards to resolve the concerns amicably but a lasting resolution was never implemented. With this settlement the Board will never have to address the issue of our right of way in the disputed area again, and our rights are binding on on any future homeowner. There can be no appeal, or modifications to the agreement. The Board will be reaching out to the other adjacent homeowners in the hope that we can reach a mutually beneficial agreement.
- The Association is now educated on the complex nuances of adverse possession and the fact that it has no bearing on the power of an easement (right of way). With this information we hope to work with our residents who adjoin other paper roads and community property on a reasonable solution that preserves the rights of all Association members without causing any hardship to our residents.

Following are the key elements of the Settlement. It has been fully executed by all parties and the AA County Judge, and has been recorded. Once it is available publically, I will post a copy to the website documents section located here: <https://mbcaweb.org/documents/>

- **Subject to the rights of others, the Plaintiff's are the holders of fee simple title to the Disputed Area of Gordon Ave.** This means we have agreed that they own the land. (Our expectations had this gone to court is that they would have been granted ownership to the middle of the paper road, and possibly the entire paper road.) "Subject to the rights of others" refers to every member of MBCA having a right of way or easement to use the paper road for transport between Cypress road and the waters of Cypress Creek.
- **It was agreed that the Plaintiffs and the Association both have the right to maintain the paper road to ensure neither party is beholden to the will of the other party to clean out overgrowth. All**

**maintenance must serve the intended purpose of the easement.**

- **The existing gravel driveway may remain and can be maintained by either party.** MBCA has historically supported residents who use a paper road to access their home and want to install gravel. In some cases asphalt so long as it does not create any issues with runoff, and proper permits are obtained from the county. (MBCA does require that residents obtain permission from the Board before doing so)
- **Any encroachments or plantings installed prior to May 1, 2023 may remain by permission of the MBCA, and at least a 10' clear path must be provided by the Plaintiffs through the existing shrubbery.**
- **All cameras, ropes, signs, fences, woodpiles and encroachments installed by the Plaintiffs must be removed by the Plaintiffs by January 8, 2026.** (I believe they have already begun removing these items as a gesture of cooperation and to help us all move on)
- **MBCA agreed, at the Plaintiff's request, to allow the wooden grape arbor to remain. It must be removed in the event they sell their home, so this exception does not pass on to future homeowners.** Personally I think it makes the area look more welcoming and does not obstruct our ability to use the easement as a walking path.
- **The Plaintiff's may park their vehicles on the side of the northern half of the paper road so long as it does not obstruct pedestrian access.**As a reminder to everyone, a paper road is a road, and for some of our resident's it provides access to their home. Just like any other road, a homeowner can park on the side of the road and this has been the case for over 30 years at this location, and is similar to other paper roads in our community.
- **MBCA agreed that the Plaintiffs may make improvements to the landscaping on the paper road so long as those activities in no way obstruct pedestrian access.** We have many residents in MB who adjoin a paper road and provide maintenance on behalf of the community, so this is nothing new.
- **Both parties agree not to obstruct any portion of the Gordon paper road.**

In closing I would like to ask every member of the Association to be respectful and not engage in any type of celebratory activity in the vicinity of the disputed area. There is absolutely no benefit to doing so, and I believe you all are better than that. Some have joked about having a happy hour there... I know it was joke, but to ensure there is no confusion, this is a road not a community park. You can resume enjoying it during your daily walks, but gathering with intent to harass, or engaging in loud or negative behavior could be justification for police involvement which the MBCA would fully support if warranted! (Please be patient and allow the homeowners time to move the obstructions before using the path)

Now please go out and enjoy the wonderful holiday lights throughout the neighborhood and bask in the beauty of our waterfront community!

Thank you for subscribing to notifications from MBCA. This list is for residents of Manhattan Beach only and provides insight into upcoming events, membership meetings, and other community business. Please bookmark the following link on your mobile phone for quick access to the News section of our website for the latest updates throughout the month: <https://mbcaweb.org/blog>

[We look forward to seeing you at an upcoming meeting or event. Together, we keep our community strong.](#)

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