



The Eagle

Fall 2020

A Publication of the Carrollton Manor Improvement Association

CMIA Board Volunteers

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Volunteer Committee Chairs

Pier	
Don Price	410.236.9807
Community Properties	
Lisa Bender	410.544.4874
Kids' Activities	
TBD	
Security Liaison	
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Newsletter/Communication	
Shelly DeButts	205.410.4411
Greater Severna Park Council	
Rep: Lisa Bender	
www.gspcouncil.org	
Severn River Association	
Rep: Lisa Bender	
www.severnriver.org	

Important Updates

- **Sept 8 Community meeting 7 p.m. at Hillbottom—** Bring your own chair and mask. Social distancing in effect.
- **Oct 6 BOD Elections 7 p.m.** Location: TBD. **Nominations accepted for 2 open slots.**
- **Dec 8 Community meeting 7 p.m.** Location: TBD
- **CMIA Halloween House Decoration Contest.** In place of a Halloween parade at Hillbottom, sign up to participate in the Halloween House Decoration Contest with a 50/50 prize. Watch Facebook for details.
- **Keys and Tags** have been changed for the 2020–21 seasons. Keys are not available on demand. Watch our website, Facebook page, and Sign Island for more information. Email us at CMIA@googlegroups.com.
- **Clubhouse construction is nearing completion!**
- The CMIA Community Picnic will have to be postponed until next year. Don't be sad or mad, just stay healthy and look forward to 2021.
- Family Friday Fun Nights cancelled :(

Join us in person at the next ...

Community Meeting

All are welcome. Social distance and wear a mask. Bring your own chair

**Sept 8th at 7:00 p.m.
Hillbottom Beach**

**NEW
LOCATION**

- Nominations for BOD are open.
- Elections held Oct 6, 7 p.m. Location: TBD
- Community property project updates and ideas
- Budget
- CMIA community events
- Committee reports and updates
- Future community project ideas

Notes from the Board - News and Updates

Even though June's Community Meeting was cancelled, the BOD has been working on your behalf.

Treasurer's Report

- SCBD balance: \$135,654.00. About \$187,000 spent to-date on the clubhouse (excluding permits and fees)
- Pier balance: \$92,895.00
- Social fund/ Clubhouse balance: \$6,732.00

Pier Report: There was some turn over on slips and some rentals were available.

- **CMIA Key Day** was more like Key month. Locks were changed on July 15th. We held several Key day events at Hillbottom and processed over 150 contracts.
- **Summer Security:** More challenges with non-residents and with guests as a result of limited activity options. If you can, carpool, or walk to the beach, park tight, and always have guests meet you at your house- not at the beach.

Area Program Updates / Highlights

- GSPC: F2F meetings cancelled. Announcements are posted at: [Greater Severna Park Council@severnaparkcouncil](mailto:GreaterSevernaParkCouncil@severnaparkcouncil)
- SRA: Sign up for SRA announcements and newsletter: www.severnriver.org. Zoom meeting Sept 3rd. RSVP: Info@severnriver.org and put "Meeting" in the subject line.
- Mosquito spraying: Wednesday nights starting May 29 between 7:00 p.m. and 2:30 a.m. Nighttime spraying targets mosquitos and does not kill the beneficial insects and hummingbirds. For more information, go to: mda.maryland.gov and search on mosquito control.
- Water testing by the County and AACC. Signs posted at the beaches when bacteria counts are high. Results available on AACC Operation CleanWater and AACo Recreational **Water Quality** Program websites

Community Event Announcements

- All CMIA community property **locks, keys and parking tags have been changed** as of July 15. We have had several 'Key Day' sales at the beach, and will try to do more. New keys and tags are not available on demand. Watch our website (www.carrolltonmanor.us), Facebook page, and Sign Island for more information about an upcoming opportunity. You can also email us: CMIA@googlegroups.com.
- Kayak Rack online lottery completed successfully for both Hillbottom and new rack at Sunset. Volunteer labor means we only paid for the materials—about \$250.
- Community Beautification Day never happened. Beds at Sunset and Hillbottom are being cared for by volunteers. Contact the BOD if you are interested in helping.
- Food trucks: they are permitted on County roads but not on CMIA property at this time. We are checking on liability issues with and without Covid19 and issues with CMIA sponsorship of individual vendors.

Clubhouse: Watch for the CMIA Clubhouse Open House and Grand Opening to be posted on Facebook and at Sign Island. Unity Grant for landscaping applied for and received thanks to Lisa Bender.

Hillbottom Beach: Hard rains and the acceleration of storm water over the sand parking lot and clay level below is, again, causing erosion at Hillbottom Beach. We have been watching the storm water paths to help develop mitigation plans to "slow it down and spread it out". Please be careful when using the center steps.

- Working with the County DPW to determine why the one picnic table is sinking.
- New grill installed by Bo Dant. Please clean out your coals after using it to prevent corrosion.

Crab Away: Ladder installed at Crab Away for safety. The pier was stained and sealed by volunteers—again, saving the cost of labor. Who wants to help install the bench?

Sunset: New 8 unit kayak rack built by volunteers Dan Leahy and Mike Barto. Estimated materials cost: \$250.00 Native plants thriving Please keep your vehicles off the flower beds at the top of Sunset.

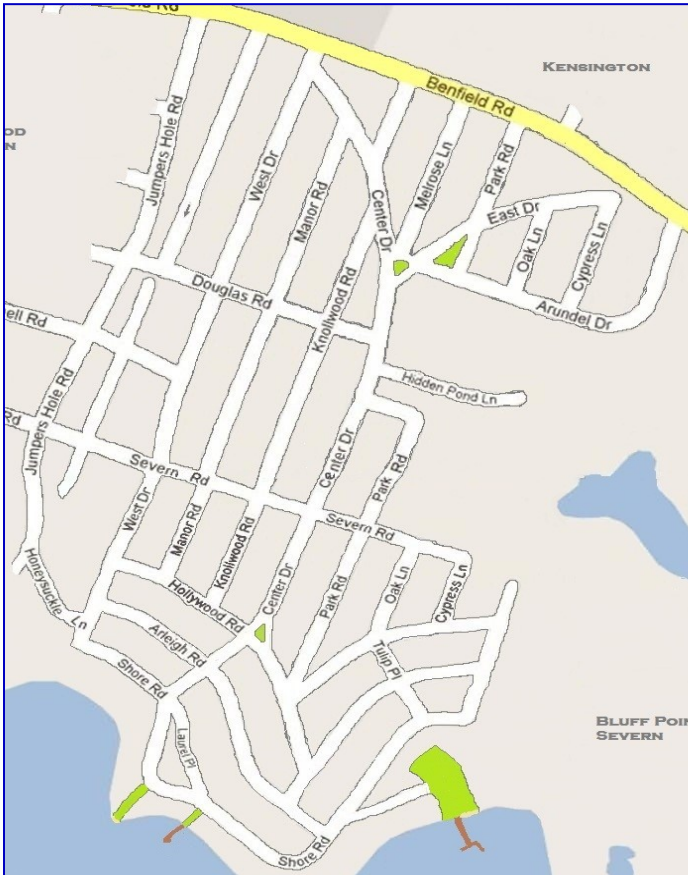
Community Entrance:

- Flagpole repaired at community entrance.

Clubhouse Rules:

- Draft rules were posted on carrolltonmanor.us in June. Feedback resulted in modifications.

Carrollton Manor in Summer



Properties owned or used by CMIA:

Clubhouse on East Drive, Sunset Beach, Crabaway Pier, Hillbottom Beach, Sign Island and Tree Island. These last two are AACo owned and used by CMIA with County permission.

Your Neighborhood Realtor & Homeowner

Carrollton Manor Homeowner & Realtor

Jackie Shea
REALTOR



240.994.0398 Cell
443.274.1942 Office
jackiesheahomes@outlook.com
www.TeamShea.com



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Kudos to Our Tireless Volunteers! Thank You from All of Us



Sunset Kayak Rack

Thanks to Dan Leahy and Mike Barto for constructing the rack. We only had to pay for supplies.

Thank you Kristin Silva for all the years of managing the kayak rack



Ladder at Crab Away. Pier sealed and stained

Thanks to Bo Dant and Dan Leahy for installing a ladder at Crab Away. And, thanks to Mike Barto for staining the pier.

Thanks to **DirtWorks, LLC** for picking up the wood from the tree that was felled in a recent storm.

Thank you Lisa, Mike, Joan, Shelly, Carolyn and all the others who submit to, edit, and layout the Eagle Newsletters.



Clubhouse—20 years in the making

Thanks to the wisdom of Board members from years ago who set up the plan so that we could have a Clubhouse today - debt free. That's right, no loan needed to build it. No increase in fees in the last 10 + years. Just really good fiscal management. It's been a long haul but the Board members have stayed the course, and budgeted responsibly.

Thank you to Lisa Bender for securing a grant from Unity Gardens for landscaping.



CAT 5 wiring installed at the Clubhouse

Vic Wilrecker, Dan Leahy and Grandson spent time installing the wiring. Thankfully, we have some skilled residents who are willing to donate their time which keeps our costs down.

Recycling and Trash at Hillbottom

Thank you Karen Clayton and family, Kristin Silva, and Lisa for pulling the trash cans at Hillbottom for pickup.

And, thank you to all the people who are picking up the beach litter after a day of picnics and play.

Volunteer Opportunities

We are lucky to live in a community where people are willing to donate their time and talent.

- Kid's Activities (Halloween, movie night at the beach, other)
- Help install a bench and ladder at Crab Away and stain the pier
- Help plan and ~~build~~ ^{completed!} a small Kayak Rack at Crab Away or Sunset
- Organize a Community Composting Information Day.
- Help install bio-coils at Crab Away
- Foot wash added to shower station at Hillbottom
- Help replace the retaining wall at Sunset

Have an idea for community fun? Contact us and bring us your thoughts. The BOD usually meets the first Tuesday of every month, and you can call any Director with an idea or attend a meeting or email us: CMIA@googlegroups.com. While Facebook is a great place to announce fun things, note that any activity on community property needs BOD approval first. Let's work together to turn your idea into a plan.

About *The Eagle* mailing labels:

CMIA gets mailing labels from the Anne Arundel County Tax Assessor. The county updates the labels once a year. Updates occur as we receive them. If you want to correct your name or address, send an email to CMIA@googlegroups.com

Pier Ye, Pier Ye

Pier Slips: Anyone interested in adding their name to the Pier Slip Wait List may fill out the application found at www.CarrolltonManor.us and mail it to CMIA with a check for \$25.00. Please include valid phone numbers as we will need to call you. The Wait List is updated annually on our website but is kept current by Pier Committee.

The \$25.00 Wait List fee is a one-time application fee. Your name will remain on the list, by date received, until you accept a slip or move. When a slip becomes available, the Pier Committee calls every name, in chronological order, until the slip is accepted. Refusal of a slip, when called, will not affect your position on the list. There are people on the Wait List who refuse a slip annually but remain on the list 'just in case' they get a boat. The pier is a community asset, but it does not receive CMIA SCBD funds. It is owned by the community and managed by the Pier Committee, overseen by the BOD and financed by the slip holders. Slip placement is not ownership and requires compliance with Pier and Community rules.

The Pier Committee may determine from time to time that there are slip sublets. Sublets may be available for a weekend or longer. Availability is determined by Pier Committee. Sublets are processed *on a first-come, first-served basis*, and are not guaranteed. If interested, please contact **Don Price** at 410.236.9807 to get on the sublet list.

CMIA Security See Something? Say Something—to the Police

Call 911 and report ANY suspicious activity immediately. There is also a non-emergency number: 410-222-6145. Don't think that you are over-reacting, let the police prioritize the situation. ALL CALLS CAN BE MADE ANONYMOUSLY.

Please remember that all CMIA properties, including our beaches, are use-at-your-own-risk properties. CMIA is not responsible for damage, loss, or injury when using community property.

Community Meetings
are held at 7 p.m.
quarterly on the first
Tuesday of March, June,
Sept and December.
Elections are held in
October at a special
election meeting.

Our meeting location will
be the new Clubhouse at
546 East Drive.

All are welcome.




Lisa Smith 
Cruise and Travel Advisor
Associate of Catherine Schwartz

t: 301-672-4984

e. lisam.smith@cruiseplanners.com
www.ticket2paradise.net/WebsitePages/about

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Fall Tips

We had to cancel the June community meeting and rethink how to provide opportunities to get keys, but we also got to meet many people and make new friends in smaller Key Day gatherings at the beach. Watching for the Snowball and Ice Cream trucks generated as much Facebook chatter as waiting for Santa. People are still reaching out to each other to make this community a wonderful place to live.

Fall is upon us! As the seasons change, so do the community reminders. Please remember to be considerate of your neighborhood, and neighbors.

- ♦ As school starts again, please remind your kids not to throw or leave trash on the roads or at the bus stops. Everyone can help keep our neighborhood clean.
- ♦ **Don't dump yard waste in the woods, at the beaches, or on the street.** CMIA has had to pay to clean up waste - including leaves - on community property dumped by other people. Trash is trash, and it is everyone's responsibility to keep our community looking great.
- ♦ When you clean your yard of 'pesky' fallen leaves, bag your lawn waste into bags for county recycling. Don't 'blow' the leaves into the street. There are no county-wide street cleaning programs available. Loose leaf waste will only blow onto someone else's yard, stay in the street, or clog the storm drains.
- ♦ Drive slowly through the neighborhood. There are lots of children, joggers, and dogs on our streets and with the parked cars; they can be hard to spot especially as days get shorter.
- ♦ If you are using Hillbottom Beach, clean the beach and pick up after yourself. We can keep dues low because so many are willing to pitch in and pick up.
- ♦ Hillbottom closes at dark unless there is a CMIA-sponsored activity. If you are the last one there, please close the gate and lock it to help prevent vandalism and after-hours partying. Close the gate to the ramp after you use it.
- ♦ Some parking challenges exist at Hillbottom with a few [suspected- but not many] non-residents and residents having guests parking in our small lot.. This is a recurring problem, but seemed worse this summer,' perhaps due to limited activity options. Yet it was wonderful to see so many families enjoying a day at the beach. Please- if you can, carpool, or walk to the beach, park tight, and always have guests meet you at your house- not at the beach.
- ♦ Please do not fish from the beach at Hillbottom. It is our Swimming Beach. The river bottom is not all soft sand, hooks can get caught. Stepping on a lost fish hook spoils a beautiful day.
- ♦ There is no hunting or gun play, of any kind, allowed anywhere on our community properties! This includes all the woods around Hillbottom Beach.
- ♦ If you use the grills at Hillbottom, clean it out when you are done. Ashes left in the grill will rust out the bottom
- ♦ For information on how to prepare for an emergency like a hurricane, go to: <https://www.aacounty.org/services-and-programs/emergency-preparedness>
- ♦ **NEW** - Health officials recommend avoiding direct river and Bay water contact for 48 hours after a rain event of ½ inch. Storm water washes bacteria and other pollutants from roadways and lawns directly into the river. Exposure to bacteria concentrations can cause gastro upset, ear infections and other infections, expressly when swallowed or through open cuts. Always shower after swimming and cover any skin breaks.
- ♦ **Have an idea for community fun? Contact us and bring us your thoughts.** The BOD usually meets the first Tuesday of every month, and you can call any Director with an idea or attend a meeting or email us: CMIA@googlegroups.com. While Facebook is a great place to announce fun things, note that any activity on community property needs BOD approval first. Let's work together to turn your idea into a plan.
- ♦ Wondering how our budgeting works? Each December, we draft a budget for our Special Community Benefit District (SCBD) funds. We publish the proposed budget in the newsletter, and present it for approval, and questions, at the Dec. community meeting. It is then sent to AACo for approval for the next fiscal year which starts July 1. We submit SCBD expense documentation annually and an audit every 4 years to AACo Office of Finance.



2020 is a presidential election year. **YOUR VOTE IS IMPORTANT!**

Be a part of the future....Be a part of history....Be a Voter.

You can register to vote, and for voting method online, for more info visit:

<https://elections.maryland.gov>

Come out and enjoy River Life at Carrollton Manor!

CMIA Clubhouse — 20 years in the Making

The primary purpose of the clubhouse is to promote community gatherings including but not limited to community meetings, game or movie nights, book club, classes or demos (e.g. how to make sushi or how to compost). These events will take priority over other requests. We are still exploring how and when to safely and responsibly allow private rentals.



From Dream to Reality— a Vision for the Clubhouse by Lisa Bender

Construction is completed, interior details being thought out, and landscaping being planned. Carrollton Manor will finally have a clubhouse again. It has been a long term project, full of starts, stops and turns, but we are almost there.

Carrollton Manor has a long history, it is one of the oldest communities in AACo. Originally established in 1933, as a vacation destination community, You could buy a lot for \$5.00. In the 1930's, you could buy a 25x100' lot for \$5.00 if you subscribed to the Washington Times newspaper. Waterfront lots were \$10.00. The Improvement Association' was incorporated in the early 1940's, along with a land trust that dissolved sometime in 1970's.

As people gradually moved in full time, community amenities were added. The original clubhouse was built by community volunteers and included a full basement with a bump out extension. The clubhouse quickly became the heart of the community, hosting community parties, children's events, yard sales, craft shows and art/pottery groups, game nights, how-to and information classes/workshops, community meetings, and many other activities and events. The clubhouse was the place to meet-greet-play, get to know your neighbors, and celebrate living in Carrollton Manor. Some of the original Carrollton Manor families still live here and many of their children have come back to raise their families. There are so many stories and happy memories that center around the clubhouse. It was a big part of what made this group of houses a community.

Unfortunately, the clubhouse was damaged by a fire outside the kitchen door in the late 1990's. Without adequate insurance and little money, the community voted to tear down the building sometime in 2001 or 2002, then rebuild when we had some money. In the early 2000's Carrollton Manor became a Special Community Benefit District (SCBD) and now had a way to provide predictable funding for community management and improvements. No more bake sales for money- best idea ever.

In 2006, the community started developing a strategic plan for community improvements. Building a new clubhouse was Priority #2, right after cleaning, and improvements of the CMIA Beaches. We also had an environmental evaluation and assessment of the community properties done to generate more ideas. In 2010, the BOD evaluated and proposed a capital project strategic plan and we have been working improvements ever since. The clubhouse, and the kayak rack at Sunset, are the last capital project ideas to be completed.

We started saving circa 2010, and even though plans would start, twist and start again- WE HAVE A CLUBHOUSE. [Who knew it would take 20 years]

In September 2020, Carrollton Manor will celebrate the reopening of CMIA clubhouse. A place for neighbors to meet, greet and play, a new-again heart of the community. There may be growing pains, but we hope it will unite and bond all of our residents and families together, and increase community pride and involvement. It is so exciting to see this dream finally become reality!

Thank you to everyone who made this 'new' clubhouse a reality. Special thanks to Chuck Hewitt, Bob and Betty Brady, Don and Sandy Price, Aaron, Kristin, Russ, Stephanie Flemming, Wolfgang, Chris Flohr, and Jeff Hill, for all the work, ideas and plans you helped formulate and develop. And a thanks to Lisa who has researched idea data, compiled saved and shared all the information collected and learned, helped with permitting and didn't let the project vision fade away. There are so many more people who have worked to get us to this point, so-

Thank you to everyone who participated and worked to make the vision reality

**Carrollton Manor
Improvement Association**

P.O. Box 1104
Severna Park, MD 21146

Connect with Your Community:

Community meetings are held quarterly.
Sept 8 meeting is Hillbottom at 7 p.m.
COVID19 restrictions—wear a mask, 6' apart.
Election meeting is Oct 6, p.m. location, CMIA
Clubhouse
Dec 8 meeting is 7 p.m., location TBD.

Facebook: [I Live in Carrollton Manor.com](https://www.facebook.com/ILiveinCarrolltonManor.com)

Start here and sign up for residents only access.

Email: CMIA@googlegroups.com

Website: www.Carrolltonmanor.us

Community Sharing Online

Facebook can be a wonderful way to share ideas, information, announce events, look for services and communicate with your friends and neighbors. Be civil to your neighbors. Remember that we are a community.