



# The Eagle

Summer 2020

A Publication of the Carrollton Manor Improvement Association

## CMIA Board Volunteers

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Secretary	
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Carolyn Rogers	410.279.3004

## Volunteer Committee Chairs

Pier  
Don Price 410.647.1189

Community Properties  
Lisa Bender 410.544.4874

Kids' Activities  
TBD

Security Liaison  
Jen Davis 443.699.5039

Newsletter/Communication  
Shelly DeButts 205.410.4411

Greater Severna Park Council  
Rep: Lisa Bender  
[www.gspcouncil.org](http://www.gspcouncil.org)

Severn River Association  
Rep: Lisa Bender  
[www.severnriver.org](http://www.severnriver.org)

## COVID19 Changes Everything

*Reminder: follow government COVID19 guidelines while on community property*

### Important Updates:

- June 3rd community meeting postponed
- Family Friday Fun Nights cancelled (for now)
- CMIA Community Picnic is still planned for Sep. 12 at Hillbottom Beach at 2 p.m. Details in next newsletter.
- Key Day postponed: Current plan is to keep the existing gate and ramp keys. If you are a new resident, call us for information. Sorry, keys are not available on demand. Watch our website, Facebook page, and 'Sign Island' for more information. We did not have a March 'Key Day' or change any community locks. Please watch Facebook, the CMIA website, and signs announcing when we will be able to reschedule for the 2020-2022 seasons. **We are hoping to have a June or July Key Day.**
- Clubhouse construction in progress. Basement in, tree trimmed, and framing started. **Draft Clubhouse Rules available on the community website for review**

Join us in person at the next ...

### Community Meeting

All welcome

June 2 at 7:00 p.m.

Severna Park Baptist Church, Benfield

**Postponed**

**We are now meeting upstairs;  
please enter by the rectory door.**

- Community property project updates and ideas
- Club house construction update
- 4th of July Float
- Picnic plans and other CMIA community events
- Committee reports and updates
- Future community project ideas

# Neighborhood News and Updates

## Highlights from the March 2020 CMIA Community Meeting

### Dec. 2019 minutes approved

### Treasures Report Approved

- SCDB balance \$375,428.87
- Pier balance \$82,572.33
- Social fund/ Clubhouse balance \$6,722.66

### CMIA Committee Updates

- **Pier:** Updated waitlist is on its way to the website. Lisa explained the waiting list process starting from the top of the list in chronological order. Bulbs have been replaced since Winter. Pier Work Day is scheduled April 18th with rain date April 25th.
- **CMIA Key Day:** this is a change year with new keys and decals. Locks change May 1st.
- **Summer Security:** Officers are on call with towing being a challenge.

### Area Program Updates / Highlights

- GSPC is tracking several developments submitted with land use change. GDP Plan 2040 shows a map on the website to pin-point applications with ability to comment.
- **SRA:** June 4th is the annual meeting. Looking for a speaker. Next meeting is March 24th at Union Jacks. Meetings third Tuesday of every month

### Community Event Announcements

- Water testing and Mosquito spraying approved for 2020.
- Kayak Rack contract is to be kept as is with application on- line with cut- off date March 31st.
- Community Beautification Day is Saturday at 9 a.m., May 2<sup>nd</sup>. **Volunteers needed**
- Easter Egg Hunt TBD. **Volunteers needed**
- Volleyball will start in May. Watch for signs announcing it.

### Clubhouse

- Almost ready to break ground. Stone path needs to increase to 30 feet from 25 feet.
- Construction Green Card for daily inspections. MDE and LED manuals are on-line with all job sites.
- Construction Insurance is being examined by Joan.
- Shrubs can be removed. County is requiring that we try to save the oak tree.
- CMIA will have a welcoming party at the start of construction. Information on Facebook.

**Hillbottom Beach:** Sand will be delivered prior to Memorial Day with volunteers needed to hand spread

**Crab Away:** volunteer opportunities include sealing and staining the pier, installing bench and ladder.

**Community Entrance:** Flagpole needs repaired at community entrance. We are looking for resident with access to a bucket truck but we may have to rent one for the day. Hillbottom light needs repaired requiring the bucket truck. Motion approved not to exceed \$2,000.00 rental for repairs.

**Sidewalks Update:** ADA requires 36 inches with curb cuts at each end. Property is to be cleared (snow) and maintained if on resident's property. Every owner must approve sidewalks. Cost is between \$8.00 - \$11.00 per s.f.

**Broadcast Meetings:** A resident spoke at the last community meeting. BOD needs specifics with raised concerns on usage, cost, hardware, privacy issues.

**Clubhouse Rules:** Dan raised concern and suggested rules for Clubhouse to not interrupt lives and personal space of the neighbors. Plan for draft in June. Carolyn will look up other community guidelines.

**July 4th Float:** Kristen cannot lead the effort this year. We are looking for a volunteer.

### Open Floor:

- Dan suggested that for any event neighbors are to be asked what they will volunteer for to support the event.
- Lisa suggested a composting workshop with participants to understand how to better take care of plants.
- Asahi suggested looking at Membership Tool Kit to improve communication and help automation. Carolyn will look into this site and the HOA\_sites.com

Adjourn 8:20 p.m.

# Boat Rack Rules

Carrollton Manor has a 24-slot boat rack at Hillbottom Beach built by volunteers and which has been enlarged several times and we are running into expansion limitations at that location. Unfortunately, there are still not enough slots to accommodate everyone so we have an annual lottery for rack slots. We know some people will be disappointed not to receive a spot for the season. We also see that some who were awarded a slot last year only use their boats a few times per season or use the rack for storage.

Please be considerate of others and accept a rack slot only if you plan to actively and regularly use your kayak. We need to graciously share community assets as they are limited. We are looking into building another rack for smaller boats at Crab Away or Sunset beaches, but details need to be worked out. Until a second rack can be built, we will continue with the current process.

## **Kayak/Canoe Rack Lottery Process and Rules**

- One slot per household. We have 550 homes and only 24 slots.
- Rack slots will be assigned with Board supervision by the Kayak Rack Manager when contract is signed, and \$25.00 use fee is paid. Vessels placed on rack without a contract will be removed and spot forfeited.
- All boats must fit properly on rack, no alteration of slots allowed.
- Only one vessel is allowed per slot.
- Boats must be put on the rack within thirty (30) days of slot assignment. CMIA reserves the right to re-assign any rack space not occupied for thirty consecutive days. Boats stored on rack, but not used, will be considered abandoned, and asked to be removed. Fee is non-refundable.
- Canoes and watercraft without an assigned slip on rack will be considered abandoned and removed from any community properties.
- There is no storage of vessels allowed in the woods or on the beach. Any boats left in the woods, or on the beach will be considered abandoned and removed.
- You are responsible for securing your boat. CMIA is not responsible for any damage or loss.
- All boats must be removed no later than December 1.

## 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

## COVID-19 Masks

Shout out to Diana Guillermo for making masks for neighbors in need

## Boat Rack Lottery

Thank you to Steve for new form and Kristin for handling kayak notifications and contracts.

## Community Activities:

Thank you to Leslie Ann Gorman for encouraging fun family activities that meet the social distancing guidelines.

March 29th was an Art Walk  
April 5th was Teddy Bear hunt  
April 12th was Easter eggs  
April 19 was Safari Hunt  
April 26 was Chalk the Walk  
May 3rd was May Day flowers

**Stay tuned: We are looking for ways to safely host a food truck on our properties once the COVID19 restrictions are lifted.**

## Volunteer Opportunities are still available

- 4th of July Float for SP Parade
- Kid's Activities (Halloween, movie night at the beach, other)
- Help install a picnic table at Crab Away or Sunset
- Help install a bench and ladder at Crab Away and stain the pier
- Help plan and build a small Kayak Rack at Crab Away or Sunset
- Organize a Community Composting Information Day.

Call any of the Board members or email us: [CMIA@googlegroups.com](mailto:CMIA@googlegroups.com)

Do you have an idea for a project or event? Bring a detailed plan of action to the Community meeting. Or call us about bringing ideas to a Board meeting and let us discuss and brainstorm your thoughts into a possible reality for Carrollton Manor.



## CMIA Security See Something? Say Something—to the Police

If you see suspicious, activity in progress, **call 911** and report it 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.



# Pier Ye, Pier Ye

**Slip holders: Renew your 2020 contracts. If you missed Boat slip renewal on May 7 at Hillbottom, call Don at 410.647.1189 as soon as possible.** Remember to bring your boat registration and proof of insurance.

**Pier Slips:** Anyone interested in adding their name to the Pier Slip Wait List may fill out the application found at [www.CarrolltonManor.us](http://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 410.647.1189** to get on the sublet list.

## Severn River Water Testing Program

CMIA participates in area programs to test and monitor the water quality at Hillbottom and Sunset beaches. AACC Operation Clearwater results can be found at [ola1.aacc.edu/tldomanski/](http://ola1.aacc.edu/tldomanski/).


Hillbottom is test biweekly by the AACO Recreational Water Quality Program. Results can be found at [aahealth.org/programs/env-hlth/rec-water/reports](http://aahealth.org/programs/env-hlth/rec-water/reports). You can sign up for alerts and results for each program.

**Community Meetings** are held quarterly on the first Tuesday of March, June, Sept and December. Elections are held in October at a special election meeting. Our current meeting location is the Severna Park Baptist Church on Benfield Road. **All are welcome.**



**Lisa Smith**   
**Cruise and Travel Advisor**  
*Associate of Catherine Schwartz*

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**e.** [lisam.smith@cruiseplanners.com](mailto:lisam.smith@cruiseplanners.com)  
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 [lisacruiseplanners](https://www.instagram.com/lisacruiseplanners)

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# Summer Tips

**Due to Covid19, 2020 has become a topsy-turvy year.** We did not have a March Key Day or change any community locks. Please watch Facebook, the CMIA website, and signs announcing when we will be able to reschedule for the 2020-2022 seasons. **We are hoping to have a June or July Key Day.** As you, and your family, begin planning your summer activities, **remember to respect and obey all current mandates, restrictions, recommendations, and guides.** Carrollton Manor has 3 beaches, and soon a new Club House, for residents to use and enjoy. Please enjoy them safely.

- **If you are thinking of hosting a gathering, or party, at our beaches, please contact a member of the BOD.** Hillbottom Beach is a very popular destination on summer weekends. **It is not available for exclusive private use.** It is a small beach with a lot of users during the summer- especially on weekends. All gatherings must abide by the CMIA Community and Beach rules. You are responsible for your guests, the event, and cleanup. Please be considerate of other beach goers and surrounding residents. We do not have guest parking
- Trash pickup is only on Fridays and food left in the trash cans all week long 'ripens' in the hot summer sun. If you have picnic at the beaches or on your boat, please take food leftovers home with you. **DO NOT** put plastic bags or Styrofoam or greasy food containers in the recycling bins. The County will not pick it up.
- Do not block access to the boat ramp, street or parking lot entrance. Please note that Friday nights are volleyball night in the parking lot at Hillbottom. Park at your own risk as we will play even if cars are parked there.
- **ONLY Residents of Carrollton Manor, may park in the Hillbottom Beach lot.** Display **your CMIA parking Tags clearly** to avoid towing or being asked to leave. Parking is very limited. To maximize capacity, Park trailers on left into the woods, park all vehicles straight and tight.
- Watch your children in the water- not all children are strong swimmers and rambunctious water play can be scary or dangerous to others. CMIA does not have lifeguards; SWIM AT YOUR OWN RISK.
- **Do not store any watercraft on the beach or in the woods overnight.** They help breed insects and can be a safety hazard. Unattended boats will be considered abandoned- and removed by CMIA without notice.
- Keep your children, and pets, out of the gardens don't throw the rocks from the gardens and do not pick the flowers in any of our community garden areas.
- Do not climb the sandy hill at Hillbottom. It is off-limits as part of it is private property.
- No hanging or sitting on the tetherball and no playing with the shower and chain. They break easily.
- Swim, fish, crab, park and boat at your own risk. But no fishing from Hillbottom. It is a popular swimming area, and stepping on an accidentally lost fish hook can spoil a fun day. Fish only from Crab Away, or Sunset.
- **No open fires at any CMIA property.** Feel free to use the BBQ grills.



- Do not trespass on our neighbors. Do not play on private piers or beach areas
- Any guests or work/repair contractors must be accompanied by a resident at all times when on or using community property. Pier, shoreline, or water related contractors may not use ramp or park at HillBottom without permission.
- When you walk with your pet, **remember your 'Poop Bag'**. Pick up all waste, take it home and dispose of it properly. Do not leave it to ripen in the street, or in a neighbor's trashcan or on a lawn.
- Our roads are narrow. Encourage your guests to park so that they do not block roads or driveways. And on that note, drive sloooowly and watch out for children and pets.

**Come out and enjoy River Life at Carrollton Manor!**

# CMIA Mosquito Control

Why does the County spray for mosquitos at night? There is a decreased chance of killing beneficial insects. Keep that in mind if you spray your property separately.

County Mosquito Control spraying will begin in our community on Wednesday nights starting May 29 between 7:00 p.m. and 2:30 a.m. CMIA participates in the program.

If you do not want to participate in the program, you must notify the MD Dept. of Agriculture and submit a completed exemption form. Exemption applications are available at [mda.maryland.gov/plants-pests](http://mda.maryland.gov/plants-pests), search for the Mosquito Control program and look for the form titled [Adult Mosquito Control Exemption](#) or call Program Supervisor at 410.841.5870. This program is most effective when combined with your efforts to reduce breeding areas around your home.

On our community's assigned spraying night—Wednesdays—MDA suggests the following precautions.

- Stay indoors during spraying
- Bring pets inside
- Shut windows
- Turn off air conditioner units
- Bring in pet dishes, children's toys.

## **Tips to reduce mosquito breeding areas around your home:**

Any standing water creates the perfect mosquito nursery. As little as a bottle cap of stagnant water allows mosquitos to lay eggs which then hatch in 72-96 hours. Rain gutters, planters, tarps—really, any poorly drained outdoor space around your home are potential breeding sites.

- If you have a pond or fountain, keep the water moving.
- Change water in outdoor dog bowls, bird baths, baby pools and flower pots at least twice a week.
- Clean rain gutters and check tarps for trapped water.
- Remove old tires or drill drainage holes in tires used for playground equipment.
- Remove or tip over containers that can hold water for more than 5 days at a time such as rain gauges, outdoor candles, planters, wheelbarrows, garbage can lids, boats.
- Inspect basements and crawl spaces and drain them as quickly as possible.
- Be cautious when using insecticides, including commercial pest control yard treatments and mosquito-elimination barrier treatments. Most insecticides include chemicals that are harmful to other creatures and may cause problems for your pets and small children.

## **Tips to avoid mosquito bites:**

- Dress in long-sleeved white or light-colored clothing to deter mosquitos. Use a bug spray every time you walk out the door .
- Avoid unnecessary activities at dawn and dusk when mosquitos are most active
- Use mosquito repellents containing DEET. Consult a physician before applying DEET to young children
- Use citronella candles and plant mosquito repelling plants such as lavender, lemon balm, catnip, basil, peppermint, calendula, French marigolds, lemon thyme, sage and rosemary.

For further information call 410-841-5870 or visit [mda.maryland.gov](http://mda.maryland.gov) and search on mosquito control. For information on the products used go to [mda.maryland.gov](http://mda.maryland.gov), click on Plants/Pests and search on [Insecticides](#) for Mosquito Control.

**Carrollton Manor  
Improvement Association**

P.O. Box 1104  
Severna Park, MD 21146

**Connect with Your Community:**

Community meetings are held quarterly.  
June meeting postponed due to COVID19  
restrictions. Watch Facebook, website and Sign  
Island for updates.

**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](mailto:CMIA@googlegroups.com)

**Website:** [www.Carrolltonmanor.us](http://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.