

The Pier

August 2006

Property Owners Association of Arundel-On-The-Bay

Mark your calendars:

Board Meeting
 Saturday, September 16
 Saturday, October 14
 Saturday, November 11

Movies at the Beach
 Friday, September 8
 (tentative)

Fall Festival
 Saturday, October 21

General Meeting
 Saturday, September 30

Board Community Walk
 Saturday, October 14

Fire Station Groundbreaking



County Executive Janet Owens and Fire Chief Ronald Blackwell at the corner of Bay Ridge Avenue and Arundel on the Bay Road, the future site of the new station.

The fire station has long been sought by Annapolis Neck residents, and the County has owned the land since the 1970's, but funding has been routinely cut from the County budget. The increased traffic congestion on Forest Drive, and the resultant delays in emergency response times, finally provided the justification necessary to keep the funding in the FY07 budget.

Construction is expected to begin in the fall, with completion anticipated in 2008.

At long last, construction on the Anne Arundel County Fire Department Station 8, also known as the Annapolis Neck Fire Station, is moving forward.

A groundbreaking ceremony was held on August 9, attended by

General Meeting

A General Meeting of the Property Owners Association of Arundel-On-The-Bay will be held Saturday, September 30, 2006, 10 am, at the Hillsmere Library.

On the agenda for the meeting will be the election of the

Nominations and Elections Committee, Community input regarding the FY2008 budget (July 1, 2007 to June 30, 2008), and reports regarding various matters affecting Community property.

Please plan to attend.

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AOTB LITIGATION UPDATE



SARATOGA AVENUE

The trial in this case is set for three days, beginning September 13 in the Circuit Court for Anne Arundel County.

NEW: CHESAPEAKE AVENUE LAWSUIT

The Property Owners Association of Arundel-On-The-Bay and two current officers and three former officers have been named as Defendants in a lawsuit filed in the Circuit Court for Anne Arundel County by six residents. The Plaintiffs in this law suit are Sherry Bellamy and George Bumbray, 3402 Chesapeake Walk; John and LaVerne Davis, 3406 Chesapeake Walk;

and April and John Moses, 3440 Chesapeake Walk.

The Association Officers named as Defendants are President Frank Florentine, Treasurer Becky Morris, former Vice-President Barry Dempsey, former Board Chairman David Zeman, and former Board Member Mike Merrigan.

(see **Lawsuit**, page 5)

Transitions

The following residents have recently concluded generous service to the Community. AOTB greatly appreciates their time and commitment.

Oscar and Nita Boyd

Oscar Boyd has resigned from the Board in anticipation of a change of address to North Carolina. Oscar has served the Community for many years.

Nita Boyd has also resigned as Chair of the Hospitality and Recreation Committee. Our thanks and best wishes to both.

Marcia Stein

Marcia Stein has relinquished responsibility as Membership Chair. We thank her for her five years of service and her work publishing two directories and numerous mailing lists for the Community.

Diane Ruegg

Diane Ruegg completed a year of service as the Secretary of the Association. We appreciate her outstanding service as she steps down in order to devote more time to home and family.

New Secretary

Pam Duncan has agreed to serve as Secretary of the Association. Pam is an eleven-year resident of the Community. We welcome Pam and thank her for stepping up and volunteering.

Secretary (Constitution, Article X, Section 5)

Shall preside over meetings in the absence of the President, Vice-President and Treasurer.

- A. Shall keep accurate Records of the meetings of the Association (both General and Special).
- B. Shall prepare "Memoranda of Reminder" on actions taken by the Association and distribute same to responsible officers or

committee chairman for follow-up within ten (10) days following the meeting in which the decision was made.

- C. Shall keep all minutes in a permanent ledger for filing as part of the history of the AOTB.
- D. Shall perform other duties of the office as specified by Robert's Rules of Order.

Be Prepared!

By David J. Delia

On Thursday night, 27 July 2006, Gail Smith of Anne Arundel County's Public Affairs Office coordinated one of several meetings held throughout the County to better prepare citizens for emergency situations, with special emphasis on the upcoming hurricane season. About 100 Annapolis Neck residents met at Hillsmere School and heard from over a dozen representatives of various county, state, and corporate entities for almost two hours. Although it is impossible to list every point made by every speaker, several key issues were discussed and I will try to provide a summary.

After a welcome by Gail and an explanation of her purpose – to make all of us better prepared for the next emergency that might befall us--we heard a recurrent theme from everyone--have a plan, prepare emergency kits (water, food, flashlights, batteries, medications, radios, etc.) for both home and auto, and generally think now about what you need to do. Do not wait for panic to set in.

First up was Jim Weed (410-222-8040) of County's Office of Emergency Management. OEM is, as Jim emphasized, not a responder but a planner and coordinator of responses, with an eye toward preparation, planning, strategies, mitigation, and management of long-term recovery operations. He discussed the types of emergencies County residents need to plan for in descending order of likelihood: thunderstorms, tornadoes, extreme heat, floods, winter

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storms, soil movement (erosion), wildfire, HAZMAT incidents, transportation accidents, drought, hurricanes, epidemics, dam failures, fires, explosions. Although our current concern--hurricanes--came in at number 11 of 15 likely-to-occur disasters, Jim also emphasized his personal opinion, shared by other professionals, that we were due for another really big one within the next five years. And remember Isabel was only a tropical storm when it got to us!

Next we heard from Terry Martin (410-222-8040), a Geographic Information Systems (GIS) specialist from OEM, who explained

how useful overhead imaging has been for emergency preparations and how vital these images will be in recovery operations. As an imagery analyst myself, I can attest to the usefulness of this data and, after the meeting, added a

personal note of thanks to OEM for including these folks on our behalf.

We then heard from Bonnie Johansson (410-269-5282) from BGE, the folks we currently love to hate, except when we really, really need them. As with any public-service corporate entity, the little guys and gals that directly provide our service are almost invariably among the best, most helpful folks you could wish for, and Bonnie made it clear that the les-

(see **Be Prepared, Page 4**)

Election Results 2006

The following Community Members have been elected as officers/board members for the 2006 year. One hundred forty-seven ballots were received.

Vice-President: Harvey Young
Treasurer: Becky Morris
Secretary: Pam Duncan *

Board of Directors:

David Delia
David Kayea
Yvonne Leacock

Thank you to those residents who took the time to cast a vote, and thank you and congratulations to our new officers.

*volunteered to serve – no candidate on the ballot

(Be Prepared—continued from page 3)

sons BGE learned from Isabel would be put into play next time. After mentioning the wisdom of BGE's policy of getting repair crews staged locally, before the storm, she emphasized that trees were the number one culprit in power outages. She stressed our role in identifying these potential problems BEFORE they fall on our power lines. On another personal note, I can also attest to at least 10 accidents-waiting-to-happen in AOTB in the form of dead trees and tree limbs. So it would behoove all of us to get these taken care of as soon as possible. Call BGE and tell them of your concern--they make house calls! Another point she made was to call BGE at 1-877-778-2222 when we have an outage. Remember that they don't know what you don't tell them! And finally, the recordings we also love to hate give us up-to-the-minute information, so don't feel slighted that you are unable to speak directly to a person; be glad we have such an efficient system!



Joy Hatchett (410-468-2029) from the Maryland Insurance Administration gave an outstanding pitch about what to do to prepare for insurance claims after a disaster. She stressed the need to read your policies, both home and auto; understand that flood insurance is an extra expense not everybody has (or needs); and only comprehensive insurance protects your autos from flooding, so you may want to investigate these now before they're needed. She urged us to take an inventory and support it with pictures. We also need to know the names of our company and our agent, with the telephone numbers for both, as well as all relevant policy numbers. We need to keep copies of vital data offsite as well as in secure locations at home. We need to walk our properties after a storm to really see what actually happened. To support our claims, we need to take action to mitigate further damage (e.g. the blue roofs that decorate

Florida each fall).

Of course, we also heard from the real heroes of every day life--the Police and Fire Departments. They cautioned us to beware of downed wires (ANY WIRES can kill you), standing water (especially murky stuff where you can't see the bottom), floating and other dangerous debris, toxins (poison control: 410-222-1222), unvented generators (which can kill you), driving cars into water (which can also kill you) and chain saws (which can nearly kill you). And don't forget snakes and other displaced critters, just to remind us that nature beats up on nature too! What most of us have forgotten, or never knew, was that the Police are our primary Animal Control Officers as well. We heard from John Church (410-222-8900)--a police officer who had lots of information on non-human family members, much of it gleaned from ex-

periences with Katrina and similar disasters. Don't leave pets behind when evacuating; find pet-friendly hotels before you need them; take your pet's food, meds, records, carriers, and photos; and even consider putting them on a microchip!

Other folks spoke, including Antigone Vickery of the County Health Department (410-222-7095) who cautioned us about flooding aftermath, especially mold, ruptured septic systems, and compromised wells. Watch what you drink! Bob Loomis (410-222-7500 or 410-222-8400) of the Public Works Department gave a reassuring pitch about lessons learned from Isabel that will help mitigate the next disaster. These folks are charged with wastewater (sewers and drains) and solid waste management systems and many of

(see Be Prepared, page 5)

(Be Prepared, continued from page 4)

these require the same power that we may lose in our homes, and that BGE will be restoring to all of us. Therefore, many flatbed-mounted generators have been purchased and strategically located as well as dumpsters, front loaders, and other clean-up equipment to get the roads opened (410-222-4040) and utilities operating. We may not see a

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seamless recovery, but

Isabel's gaping holes have been addressed!

Next, Bill Bryant from

Inspections and Permits

reminded us that we often need inspections to substantiate insurance claims and that liberalized permit processing should not be taken advantage of to build beyond recovery needs.

Maryland's Emergency Management Agency (1 877-MEMA USA) emphasized that they work on a system similar to the military, directly for the Governor, so things might be a bit more streamlined. The Agency's 24-hour Joint Operations Center would be a clearinghouse for other agencies during recovery operations. Cathy Welker, of Community and Individual Preparedness Office, stressed again the need for plans and survival kits and stressed monitoring radio station WNAV, which has agreed to become the all-disaster-all-the time info broadcaster.

Many AOTB residents attended, thanks in a large part to the efforts of Gail and Milton Harrod, who personally beat the bushes last week. Be prepared, it's not just a cliché, it's a lifesaver!

(Lawsuit, continued from page 2)

Plaintiffs have filed a six-count Complaint seeking, among other things, to quiet title and remove any question as to their ownership of those portions Chesapeake Walk adjoining their properties (Counts I and II); declaratory judgment providing that the Plaintiffs have superior title to those portions of Chesapeake Walk adjoining their properties (Counts III and IV), and a permanent injunction "restraining and enjoining the Defendants from trespassing on their properties and/or constructing any improve-

ments thereon." (Count VI).

Plaintiffs Bellamy and Bumbray assert in Count V slander of title by the Association and the individual Defendants, contending that the Defendants have falsely published that the Association owns the property in question and therefore have disparaged the quality, ownership and rights of their property. They seek \$250,000 in compensatory damages and \$250,000 in punitive damages.

The Association immediately notified its insurance carrier,

State Farm, of the litigation and the insurer carrier has agreed to provide coverage of a defense to the Association and the individual Defendants. Representation is being provided through the firm of Council, Baradel, Kosmerl & Nolan.

The Plaintiffs are represented by Eileen E. Powers, Esq., Blumenthal, Delavan & William, P.A., Annapolis; Ava E. Lias-Booker, Esq., Jessica E. Morrison, Esq., Robert T. Johnson, Esq., of McGuire Woods, LLP, Baltimore.

Notification Regarding Community Property

Property owners are encouraged to beautify POA-AOTB owned (Community) property adjacent to their own property. However, written permission must be obtained from the

Board of Directors prior to the clearing of trees, the planting of trees or significant shrubs, or the erection of structures of any kind, in-

cluding roads, swales, and rights-of-way, whether on Anne Arundel County or POA-AOTB Property. (POA-AOTB Policy III.A)

2006-07 OFFICERS, BOARD OF DIRECTORS and COMMITTEE CHAIRPERSONS

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*=Term expires in 2007
**=Term expires in 2008

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Membership:

Volunteer Needed!

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ADDRESS CORRECTION REQUESTED
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A Water Privileged Community