

Annual Meeting of the LTPOA membership

October 2, 2024

Treasurer's Report

The 2024 fiscal year for the **Woodland Beach Special Community Benefits District (SCBD)** ended on June 30, 2024. As required by Anne Arundel County (AACO) Code, an annual professional audit was conducted by Certified Public Accountants, Katz Abosch. Prior to the required submission date of September 30, the audit was completed, and the financial statements were sent to the county finance office.

We are now in the SCBD budget process for the fiscal year 2026. The SCBD Committees (Police, Park & Planning, Erosion and Building & Grounds) are working with the Executive Director and the Budget Committee to complete the 2026 AACO Budget Request. After LTPOA Board of Director approval, a budget mailer will be sent out in December for membership review. The budget request is then submitted to the county budget office in January.

Looking ahead, the ten-year loan for the clubhouse addition/renovation will be paid off in February of 2027. Even though the principal and interest amounts have decreased year after year, we have paid a fixed rate, and the additional monies have paid down the principal. Therefore, we will have a much lower payout in the final year.

The London Towne Property Owners' Association, Inc. (LTPOA), a separate entity from the SCBD, is required to submit a personal property tax return with the State of Maryland and a Form 990 with the Federal government. CPA, Katz Abosch also prepared and filed these reports for the calendar year 2023. LTPOA Committees (Ramps & Credentials and Events), a portion of Section dock fees and Clubhouse rentals continue to raise funds for the LTPOA to cover the costs (maintenance, professional fees, tax return preparation and insurance) associated with the LTPOA. Also, in the interest of raising money for the Association, two Certificate of Deposits in the amount \$61,484.57 were renewed at a rate 4.41%, and this period ends in February of 2025.

Respectfully,

Karen Porter, Treasurer

Police Committee- Annual Report
London Towne Property Owners' Association, Inc.
October 2, 2024

The Police Committee is responsible for addressing issues on the safety and security of Association property through hiring and scheduling special police officers and acting as liaison between the Association and law enforcement agencies (LTPOA Bylaws Art. 10. Section 7). Our special police officers (Anne Arundel County police officers) patrol community property to ensure that residents are safe and protected from unauthorized users of LTPOA parking, ramps, beaches, parks and other LTPOA property. The following is a summary of the LTPOA Police activity during the last fiscal year:

Patrols: Completed 114 patrols

Hours: Conducted 397 patrol hours

Warnings: Issued 66 written warnings

Tickets: Issued 1 ticket for a traffic violation

Calls/Complaints: Officers responded to 7 calls made by LTPOA residents; Responded to 6 calls from AACO that were within our community.

Other: Conducted 156 property checks including the clubhouse; found the ramps or playground gates open 25 times; towed 0 vehicles/trailers. Currently, there are five officers available for scheduling. The contract salaries paid in FY2024 = \$25,000.

The Police Committee is comprised of the Section presidents or their designated representative (LTPOA Bylaws Art. 9. Section 7).

The Police Committee encourages residents to call the non-emergency number 410.222.8610 to report suspicious people or activity in our neighborhood. Always remember, in an emergency or if you witness a crime in progress, please call 911 to get an immediate response from the County Police.

EVENT COMMITTEE REVENUE AND EXPENSES 10/1/2023 - 9/30/2024

RECEIPTS FOR MISC EVENTS

BARN DANCE	\$	300.00
2023 MONSTER BASH	\$	702.00
2023 HOLIDAY CRAFT FAIR	\$	1,158.00
TOTAL RECEIPTS	\$	2,160.00

TOTAL EXPENSES FOR MISC EVENTS \$ (330.98)

CRAB FEAST 2024 TICKET SALES

CASH	\$	3,425.00
CHECKS	\$	3,730.00
TOTAL TICKET SALE RECEIPTS	\$	7,155.00

112 ADULT TICKETS & 4 KID TICKETS SOLD

AUCTION/RAFFLES/WHEELS

BASKETS	\$	994.26
50/50	\$	275.00
CAKE WHEEL	\$	459.50
YARD SALE	\$	300.00
TOTAL OTHER RECEIPTS	\$	2,028.76

TOTAL OF ALL CRAB FEAST RECEIPTS \$ 9,183.76

EXPENSES

Happy House	\$	(216.38)	Pizza fo VB
Happy House Driver	\$	(40.00)	tip
Londontown Liquors	\$	(83.03)	beer for VB
Weis	\$	(7.00)	water for VB
Sam's	\$	(210.98)	Crab feast supplies
Edgewater Restaurant	\$	(100.00)	Gift card for Marty's
Dollar Tree	\$	(11.76)	bows for prizes
Chesapeake Seafood	\$	(3,420.00)	19 Bushels @\$180 each
Adams	\$	(760.00)	meat and sides
Adams	\$	(40.00)	tip for set up
Peninsula Farms	\$	(48.00)	corn
Londontown Liquors	\$	(244.09)	beer and ice for Crab feast
Londontown Liquors	\$	(121.11)	beer
Giant	\$	(25.00)	paper towels
Fresh Market	\$	(21.19)	flowers for Marty's
Boys Scouts	\$	(100.00)	Tip
Woodgoes Signs	\$	(292.83)	Awareness Week Signs
Lithopress	\$	(120.00)	Crab Feast Tickets
TOTAL EXPENSES	\$	(5,861.37)	

BINGO RECEIPTS

Oct-23	\$	522.00	
Nov-23	\$	547.00	
Dec-23	\$	-	
Jan-24	\$	-	
Feb-24	\$	817.00	receipts from Jan and February bingos
Mar-24	\$	-	
Apr-24	\$	771.00	receipts from March and April bingos
May-24	\$	395.00	
Jun-24	\$	-	
Jul-24	\$	-	
Aug-24	\$	-	
Sep-24	\$	645.00	

TOTAL BINGO RECEIPTS \$ 3,697.00

TOTAL OF ALL RECEIPTS 10/1/2023 - 9/30/2024 \$ 15,040.76

TOTAL EXPENSES 10/1/2023 - 9/30/2024 \$ (6,192.35)

2024 Annual Park and Planning Committee Report

Committee members:

Tom Walsh, Chairperson, Section 1
Melvin Hayes, Section 2
Tara Sheehan, Section 3
Mike Hrubciak, Section 4
Randy Faulkner, Section 5

Board members & observers who attend meetings:

Michael Ryan, President, Section 1

Good evening all and welcome to the Annual LTPOA meeting. The Park & Planning Committee is charged with the upkeep, maintenance & development of all beaches, parklands, fishing & crabbing piers and parking areas.

Each year, the P & P Committee members work hard to improve our parkland, beaches and playgrounds. While there have been a few new benches, picnic tables & grills, we are doing our best to keep all our equipment in great shape. One of the things that would help with the grills is to burn only charcoal in them. Any wood items that are burned in the grills create ashes that sit &, once a rainstorm happens, the ashes get wet & rusts out the grills.

If you notice how clean the beaches are, this is due to the constant cleaning of our beaches by our contractor & volunteers. Several Sections have put up pinwheels to keep the geese off the beach, so children are not digging in goose poop. Unfortunately, several of the pinwheels have been vandalized. If you see anyone vandalizing any of our property [YES, **our** property because this land belongs to the community, which is all of us] please ask them to stop.

Each April on Earth Day, we gather a group of volunteers to cut vines off our trees to keep our trees in good health. However, over the summer, more vines grew on trees so, we organized a second vine cutting day. We were very successful with our second Earth Day in September. We had about 20 volunteers including school age people. Remember, if school people need community service, we always need volunteers in our community. We were fortunate to have new volunteers helping, especially in Section 2 who had 8 volunteers. The SRHS Science teacher, Brian Davidson, his wife teaches who at Severn Run High School + their daughter, a SRHS student, helped. We also had a volunteer from Arundel Rivers Federation, Mairin Corasaniti. We thank all of those who helped & urge you to join us next April & September.

LTPOA
House and Grounds
Committee Report
From: Devin Capizzi

October 2nd, 2024

RENTALS: 2024 From February thru December we have 40 rental bookings; including birthdays, weddings and receptions, pre-school graduations and celebration of life. We had 3 cancellations or rescheduled rentals, 12 bookings for LTPOA events, such as yard sales, family week, BINGO, dances, comedy shows, crab feast, halloween bash and craft show and 3 bookings for section 2 fundraisers for pier repair and boaters

USES: The hall is used by community and committees, sections, and the board, local groups such as the Girl Scouts, Cub Scouts, Boy Scouts, The Peppers, The Fire department, local schools and SRYA Groups and outside associations when approved.

WHATS NEW:

- New Tables
- New sinks and hardware in kitchen
- New security lock on police door

WHATS NEXT:

- 5 year plan for major improvements at The Hall, ie roof, plumbing, parking lot, HVAC, Painting and new digital signage

IN THE WORKS:

- New wall info sign in Vestibule
- Plumbing work
- HVAC troubleshooting
- New flags out front

I would like to express my sincere thanks to Candis and Kim for their continued help and contributions to the hall. It has made a huge difference.

Committee Members for

Section 1 - Hank Suter
Section 2 - Kim Miller
Section 3 - Karen Porter
Section 4 - Devin Capizzi
Section 5 - Candis Epps

Erosion Committee Annual Report

October 2024

Submitted by Don Creveling, Chairman

This year, the primary focus of the Erosion Committee has been the erosion problem in Section 2 at the end of Delmar. In August 2024, the committee met at the Section 2 beach. The purpose of the meeting was to inform the committee of our efforts to obtain grant funding to stop/slow erosion from the parking area down the slope into Glebe Creek. The proposal to submit the grant to the Chesapeake Bay Trust was approved by the LTPOA Board at the August meeting. The Committee Chair and LTPOA Executive Director contributed to the narrative and the Arundel Rivers Federation put together the bulk of the grant proposal.

In consultation with the Arundel Rivers Federation and South River Keeper, a grant was submitted in August to the Chesapeake Bay Trust to install two small rock lined pools and native plants to slow/stop erosion from the parking area down the slope into Glebe Creek.

Committee members were asked to report on existing or potential erosion problems in their sections. To that end, a couple of areas in Section 1 that are of concern to the Section 1 representative were inspected. One area can be addressed by moving the mowing perimeter back from the shoreline. The mowing contractor has been informed.

The chair was also contacted by the Section 5 representative about a possible erosion problem between the two piers at Section 5. At present, high water has limited our ability to see the possible area of erosion. Additional inspections will be conducted in the future.

The Erosion Committee has also been working with Park Planning in removing invasive species from our shoreline. On Saturday, September 21, volunteers from each section cut and removed vines growing on trees. This year we were joined by students from South River High School and Central Middle School. A biology teacher who lives in London Towne helped to coordinate the project and is in the process of forming an Environmental Club at the school to assist us in the future. In addition, a staff member of the Arundel Rivers Federation attended as well. We hope to expand on these relationships in the future.

We continue to process stickers and ramp key applications via email. This calendar year we have processed 545 sticker requests for vehicles, boats, jet skis, kayaks, and canoes. 180 ramp keys have been issued.

Once your information and eligibility are verified you will receive a separate email with instructions to pay by credit card. Please note that the requests are processed as quickly as possible, but give us a few days lead time.

If you need a new or replacement sticker please send an email to stickers.ltpoa@gmail.com

If you need a ramp key, please send an email to candr.ltpoa@gmail.com
We require the old ramp key to be exchanged for the new one.

[Parking and Stickers \(ltpoa.info\)](http://ltpoa.info) or [Ramps and Credentials \(ltpoa.info\)](http://ltpoa.info) will have the guidelines for issuance of stickers. Stickers are on a calendar year basis. We begin issuing stickers for the new year in February.
