

# The Conciliator

London Towne Community Neighborhood Newsletter

Volume: LXXIV

Winter 2019

No. 66



**FROM OUR BOARD  
PRESIDENT  
John Rhoads**



## **Celebrate our Volunteers**

Though the beach season has come to an end, the work of our volunteers continues. LTPOA residents, please celebrate our volunteers and take the time to thank the small but mighty number of people that do so much on your behalf. They volunteer their time to ensure that LTPOA and Section enterprises such as events, clubhouse rentals, credentials, section activities, the newsletter and boat docks continue to run effectively and smoothly. Some of the operations finance important functions of the Association and your Sections that are not covered by the Special Community Benefits District.

A few examples of what our volunteers do:

The Credentials and Ramps Committee, a steadfast group chaired by Randy Faulkner, meets quite often (regularly and by appointment) to ensure that you have the proper credentialing for access to community property. Thanks to Marian Creveling, the editor of *The Conciliator*, we continue to publish an informative quarterly newsletter. The Section Dock and Kayak Masters (listed on the back page) keep the boat operations running smoothly. Not only does Devin Capizzi, chair of the Clubhouse and Grounds Committee, have the ongoing responsibility to keep the clubhouse clean and neat for LTPOA uses, he also oversees rental operations. The Section Officers and Committees (listed on the back page or on the website) not only represent you at the Board and Committee levels, they are responsible for management and improvement of certain geographical areas and for keeping the business of the sections functioning properly.

Volunteering is good for the soul and keeps our community vibrant. Please try it!

I wish you a safe and happy holiday season.



## WELCOME NEW RESIDENTS

The LTPOA Board of Directors would like to welcome all new residents to the community. Please check the Ramps & Credentials report on page 11 to see when you can come by to meet some of your neighbors, obtain information about the community and pick up your stickers for cars, boats, and trailers. The Association Bylaws and community rules and regulations are on the web site [ltpoa.info](http://ltpoa.info).



### Anne Arundel County 311

Anne Arundel County has a 311 reporting system through an app. The system allows Anne Arundel County citizens to report **non-emergency** incidents and problems digitally through mobile devices. You can download the app through the App Store or Google Play. A simple signup process is required.

The app enables Anne Arundel County citizens to report the following service requests:

- Lost and found pets
- Recycling cart requests
- Broken recycling carts
- Missing curbside collection
- Bulk pickup scheduling
- Potholes
- Drainage complaints
- County Recreation and Park concerns
- Unregistered vehicles
- Building violations



**If you don't have a smart phone, you can call 3-1-1 to get help.**



The beaches and park lands are closed from 11pm to 6am and is strictly enforced. We have experienced late night activity in the more secluded areas. This results in disturbances to nearby residents, broken glass, trash, and other paraphernalia being left behind.

Crabbing, fishing, swimming, and mooring of boats is restricted to designated areas.

On all Maryland state waters, a personal watercraft may **not** be operated at **greater than 6 knots (6.9 mph)** within 100 feet of any shore, wharf, pier, bridge structure, abutment, or persons in the water. No one under the age of 16 may operate jet skis in Maryland waters...It's the Law!



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### Did You Know?

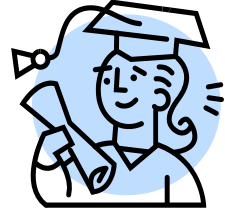
Recycle facts from AAC Department of Public Works:

- Plastic bags and plastic film are no longer accepted in the curbside recycling program. Return **clean and dry** bags to a local grocery store or **County Recycling Center** for recycling.
- If paper gets wet, it's okay - We can still recycle it.
- When recycling shredded paper, put in a paper bag and staple shut. Include it with your other recycling on your collection day.



## GRAY-MOTT SCHOLARSHIP FOUNDATION NEWS

By Pam Obee Sargent



The Gray/Mott Youth Scholarship was established in 1989 by the LTPOA. The scholarship was named after two very special men in our community, who dedicated their time to volunteer service in London Towne, Mr. Charles Gray and the Mr. Ralph Mott. Each year LTPOA has recognized up to two students who have demonstrated excellence in community service work. The original awards were \$250.00 each and have been increased based on fundraising efforts. The awards are non-renewable grants for the graduating high school senior who will continue his/her education at either a four-year college or university, a two-year junior or community college, or an accredited trade, technical or business school. Applications for the scholarship are due in April.

The Gray-Mott Scholarship Foundation is a 501-C, tax exempt foundation and depends on fundraisers, such as yard sales, and donations to support the Foundation. Donations made to the Foundation are tax deductible to the extent of the law.

***If you are an empty nester, growing family, or simply ready for a change, I can help. Let me put my 19 years in real estate to work for you.***



***Contact me with all your real estate related questions.***

**Maria Princi  
Realtor, Londontowne Resident  
Allison James Estates and Homes  
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***.....Honesty, Experience and Expertise in Londontowne and***



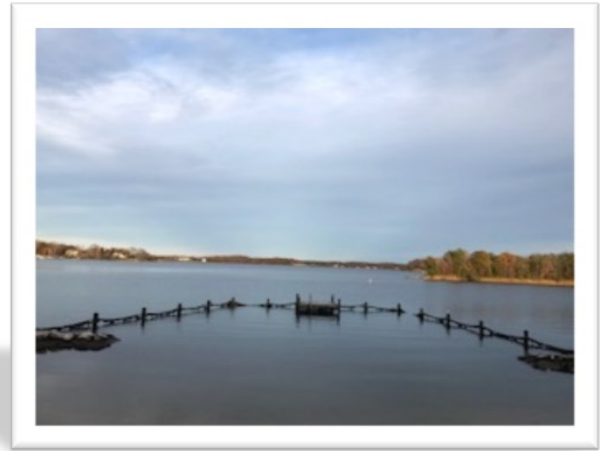
## Section News

### Section 2: Kim Miller

**Londontowne Community** Facebook group. Please join for community updates.

**Section 2 meetings:** See the March 2020 LTPOA calendar for the next meeting date.

We have an email distribution list for more up-to-date information. If you want to receive the emails please send your email address to [kmun-dorff@gmail.com](mailto:kmun-dorff@gmail.com).



**Kayak rack slip rentals:** All kayaks should have been removed from the racks by December 1. Kayak renewal notices will go out the end of March 2020.

Questions: Contact Kim Miller, 410-245-3128, phone or text or by email [kmun-dorff@gmail.com](mailto:kmun-dorff@gmail.com).

**Dock Master:** contact Shaun Hamill: 202-345-5735, phone or text.



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Have a safe and wonderful holiday season!

### Section 3: John Navarro

I want to wish everyone a Merry Christmas and a Happy New Year!

The next meeting will be held on March 11, 2020, at 7:30 in the Clubhouse. All Are welcome to attend.

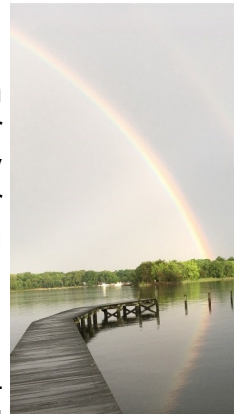
Keep warm and stay safe.





## Section Four: Candy Turner

Welcome and thank you to our new Section President, John Gleeson! John and his wife, Gene, are longtime residents of our community and take a great interest in the preservation of its beauty and its benefits. John has served in many capacities within our community through the years and we are very lucky to have him to lead and to represent us.



Section 4 meetings have ended for the remainder of 2019 and the 2020 schedule of meetings is: January 30, March 26, May 28, June 25, August 27, September 24 and October 29. Unless otherwise notified, all meetings are held at the Clubhouse from 7:30-8:00 pm. As an added reminder, meeting signs will be placed around our community at the appropriate times and you can always find them on the community calendar via our website. Please mark your calendars - we would love for you to join us and to hear your ideas or concerns!

The Section 4 piers, Bentley and Fullerton, have both been winterized, so currently occupied slip holders will find that the water has been turned off for the season and the ice breakers are in place. Applications for 2020 slips rentals commence on January 1. All applicants must show proof of eligibility - proof of property ownership or lease agreement and current boat license. All boats using the community facilities are required to display the London Towne identification sticker at all times. Slip agreements must be completed in full each year and can be found on the LTPOA.info website under the Boat Dockage link. For slip availability and fees, please contact your Dockmaster: Bentley - Paul Nelson 443.223.2962 or Fullerton - Candy Turner 443.223.2263.

As of this writing, it's beginning to look a lot like the holidays and it's beginning to feel a lot like winter! In the spirit of the holidays and warm neighborly wishes for a wonderful 2020, here is a challenge to pay it forward. We hope you'll pick one or two (or three or four, or even add your own) to act upon and to make a positive difference in the life of someone else and you!

**Grab an extra bag or cans of pet food and drop it off at an animal shelter, or how about buying your own dog a pair of those little booties to wear when you take him/her for a walk?**

**Direct a driver to secure your spot as you're leaving a crowded store, or give someone your grocery store cart so they don't have to fight to release it from the grasp of another!**

**Traveling by car? Pay the toll for the car behind you or pay for the food and drink order for the person behind you.**

**Offer to babysit your friend's child for free for a day or a night out on the town.**

**Let another driver merge in front of you. Even wave at them!**

#### **Section 4 : (continued)**

**Write a hardworking coworker a recommendation on their LinkedIn account.**

**Leave a holiday treat (like maybe a pair of warm gloves) in your mailbox for your mail carrier—don't forget a note!**

**Pass on your extra gift card balance to the person behind you in line. Hate all those coupons the register spits out at you? Leave them behind for someone who needs them!**

**Have a favorite neighborhood coffee shop or other small business? Write them a glowing Yelp review!**

**Leave a finished book on a bench or in the airport for someone else to find and enjoy.**

**See a couple taking a selfie? Offer to take the picture for them.**

**On a call with a helpful customer service representative? Ask if you can pass on positive feedback to their supervisor.**

**In line at the store, invite someone who only has a few items to go ahead of you.**

**Leave some quarters or laundry products behind at the laundromat. Speaking of change—"forget" to grab yours from the vending machine.**

**Shovel your neighbor's sidewalk.**

**Write someone a note telling them what they mean to you, or what you like or admire about them.**

**Smile.....be kind.....be patient.....  
be courteous.....be complimentary.....be helpful.....  
all have a domino effect!**

**Happy Holidays and Here's to a WONDERFUL NEW YEAR!**

**Feliz Navidad!**



## Section 5: Deb Ament



Summer is truly in the rear-view mirror, so....

Join your neighbors for a holiday gathering at Deb's on Friday, Dec 13 at 6pm.  
BYOB.

If you walk the neighborhood and the beaches, please pick up wind-blown items/  
garbage you see blowing around the neighborhood.

### Docks & Kayaks:

Please remove all kayaks from the racks by December 31 otherwise they will be removed.

Please download your slip and kayak rental forms from the LTPOA website for the 2020 rental year to secure your spot for next year- **LTPOA.info**

Section 5 info: <http://ltpoa.info/sections.html>

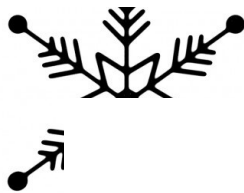
Boat slips: <http://www.ltpoa.info/incoming/SLIPFILL2018.pdf>

Kayak racks: <http://ltpoa.info/incoming/RACKForm2018.pdf>

**Docks:** Please do not open the water spigots on the docks- there is no water and the pipes have been winterized. Electrical work was recently completed on Dock A- all outlets are working.







## HOLIDAY LIGHTS

Saturday, December 14, 2019

Do you have your holiday lights ready to go up? We're ready to run the contest and judge the lights. If you have lights up, you're in the contest! If you think yours are particularly prize worth, call us at 410-956-4808 and leave a message with your address.

The categories are: Best Lights of London Towne, Most Traditional Lights of London Towne, Cutest Lights of London Towne, Unique Lights of London Towne, and Best Boat of London Towne in the Water.



The judges will start at 8pm and finish at 10pm. Please keep the lights on until 10!



If you would like to be a judge, or if you've seen a display you think we should see, call 410-956-4808 and leave a message



### Schwallenberg's Permit Services Inc.



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## Pet Corner

Rita Robertazzi



As we end this year of 2019 I wanted to share just a few helpful hints for pet 'parents'.

You can avoid costly illnesses in your pets by preventing ingestion of potential dangers and actual poisons. *Tinsel and poinsettia* come immediately to mind and just should not be in a dog or cat household. There are numerous toxic plants and holly berries and poinsettia sold during Christmas season are two. If you should receive either as a gift immediately think regret!

*Rawhide* is an ugly word for pets. Most rawhide processing involves toxic chemicals. These over-marketed gimmicky pet treats cause numerous choking and intestinal obstructions deaths along with infections (think diarrhea). If you receive them as a gift politely thank giver, say you will give to pet at another time so as not to ruin their supper, and discard item in trash at first opportunity. Trust me you will save a lot of sleep and headache.

Avoid accidental food illness with your dogs, cats, etc by creating an acceptable (tiny) treat jar to allow visiting guests to reward and bribe your animals and keep everyone happy. Small treats and not people food allow everyone to participate and not have animal vomit on your rug.

Two other personal hints are **waterproof mattress covers** and **non-toxic baby wipes**. I will only buy waterproof mattress pad covers as they are an absolute necessity for pet owners that may have a pet in a bed. Animals that eat something causing abrupt illness without your knowledge usually let you know in the middle of the night. Enough said.

Finally baby wipes, both non toxic and some alcohol-free or for sensitive skin. I keep these by the back door and use them to clean paws of dirt, weed killer from grass after walks in spring and summer, or road salt in the winter. They are great to gently wipe around a dirty mouth after a meal or a little bottom as intended.

Also I want to thank everyone for not speeding in our community even when taking the 'short-cut' through.

Merry Christmas and a safe and healthy 2020!





## RAMPS and CREDENTIALS



### LTPOA IDENTIFICATION STICKERS

Rules and regulations are in place to control the unauthorized use of LTPOA property which includes the boat launching ramps, boat docking facilities, fishing and crabbing piers, beaches, parks, Club House parking areas, and all LTPOA parklands and other property.

For access to, and parking on, LTPOA property, owners and bona fide tenants of London Towne are required to permanently display a current LTPOA sticker on all vehicles, vessels and trailers.

**Stickers are available for purchase from the Ramps & Credentials Committee.**

The date and location information for Credentials & Ramps (Stickers/Keys) is on the Community Calendar.

Boat Ramp locks will not change this year until March.

**In order to purchase stickers ALL applicants must present valid registration for all vehicles, boats, and trailers (yes, even renewals).**

**Proof of ownership is also required. No exceptions.**

- Owners must provide deed, property tax bill or settlement papers.
- Tenants must provide a copy of a current lease.



A property owner sticker is valid for three calendar years and the cost is \$3.00 each. Renter and dependent stickers are valid for one calendar year and the cost is \$5.00 each.

**Ramp keys are issued each calendar year and the cost is currently \$40.00.**


**Prior-year keys must be returned to avoid additional fees.**

Talking trash






Neighbors from London Towne and The Point gathered on Saturday, October 12th for the final Mayo Road clean up of 2109. Thank you to everyone who assisted. See you in the Spring.





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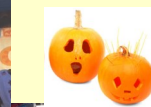


LISA RENFRO, M.D.    EMMA LANUTI, M.D.    THOMAS MESKEY, M.D.





# TRUNK



# OR



# TREAT

## London Towne October 12, 2019



Prefer a digital version of The Conciliator? You can read The Conciliator, in color, on our web page at [ltpoa.info](http://ltpoa.info), or it can be delivered to your inbox.

For electronic delivery send your name, mailing address (so we can remove it from the mailing list), and email address to [ltpoainfo@gmail.com](mailto:ltpoainfo@gmail.com) Please put Digital Conciliator in the subject field.



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## Advertising in the LTPOA Conciliator

Consider advertising in The Conciliator, the London Towne Property Owner's Association Newsletter. Circulation for the Conciliator is approximately 200 households and includes absentee property owners and some local businesses. In addition, the Conciliator, is posted, in color, on our web site, [ltpoa.info](http://ltpoa.info).

Ad copy is due by the 15th of February (March issue), the 15th of May (June issue), the 15th of August (September issue) and the 10th of November (December issue).

Ad rates are listed below. We offer a 15% discount on ad rates if one full year is purchased and paid for up front.

Business Card: \$50.00 per issue, \$170.00 per year (\$200.00-15%)

Quarter Page: \$110.00 per issue, \$374.00 per year (\$440.00-15%)

Half Page: \$130.00 per issue, \$442.00 per year (\$520.00-15%)

Full Page: \$160.00 per issue, \$544.00 per year (\$640.00-15%)

Insert; \$180.00 per issue, \$612.00 per year (\$720.00-15%)

Contact Marian at [ltpoaconciliator@verizon.net](mailto:ltpoaconciliator@verizon.net) for more information.



London Towne Property Owners  
Association, Inc.  
Post Office Box 356  
Edgewater, MD 21037



#### **Club House Office:**

**410-956-4808**

#### **Boat Slip Rentals/Dock Masters:**

Section 1: James Bertram	203-464-9650
Section 2: Shaun Hamill	202-345-5735
Section 3: Norm Pennington	410-956-6763
Section 4:	
Fullerton - Candy Turner	443-223-2263
Bentley - Paul Nelson	410-956-0278
Section 5: Mike Painter	301-404-1148

**Administration** 443-458-8449

**Hall Rental** 410-956-4808

#### **Stickers?? Ramp Keys??**

Ramps and Credentials meets at the Club House or designated location on regularly scheduled Tuesdays from 7pm to 8pm. Check the calendar on the community website ([www.ltpoa.info](http://www.ltpoa.info)).

#### **LTPOA Officers:**

John Rhoads, President	443-458-8921
Randy Faulkner, Vice President	410-956-4808
Karen Porter, Treasurer	410-956-4808
Diane Depew, Secretary	410-956-4808

#### **Section Presidents:**

Michael Ryan, Section 1	410-956-6157
Kim Miller, Section 2	410-245-3128
John Navarro, Section 3	301-892-0534
John Gleeson, Section 4	410-956-5293
Deb Ament, Section 5	410-804-6968

#### **Section Meeting Times:**

Section 1 - 2nd Tuesday of the month at 7:30 p.m.  
March-November. Meets at Sec. 1 boat docs if weather permits

Section 2 - 3rd Tuesday of the month at 7:30 p.m.  
March-November.

Section 3 - 2nd Wednesday of the month at 7:30 p.m.  
March-October.

Section 4 - Last Thursday of the month at 7:30 p.m.  
January, March, May, June, August, September, and October.

Section 5 - 3rd Wednesday of the month at 7:30 p.m.  
February to October.

All meetings are at the Club House unless otherwise announced