

# The Conciliator

**London Towne Community Neighborhood Newsletter**

**Volume: XCXII**

**Fall 2025**

**No. 89**



From the President  
"Tigger" Ralph T. Brady



As the summer season comes to an end and fall approaches, I want to take a moment to reflect on what incredible few months it has been. The sun has been shining, the beaches have been buzzing with activity, and our community has come together for some truly memorable events.

I'm so proud of what we've accomplished together. From the fantastic Fourth of July fireworks to the highly successful annual crab feast, these events don't just happen on their own. They are the result of countless hours of hard work and dedication from our amazing volunteers. The time and energy they give to make our community a vibrant and fun place to live is truly invaluable. Please join me in thanking them for all they've done to make this summer so special.

While it's sad to see summer go, the end of the season brings with it some important changes. As our children head back to school, we need to be extra vigilant on our neighborhood roads. Please remember to slow down, watch for school buses, and be aware of kids walking or biking to school. Let's all do our part to ensure our young residents get to and from school safely.

I also want to remind everyone about some of our community guidelines as we move into the fall. We've seen an increase in off-leash dogs recently, and as a friendly reminder, dogs must be on a leash at all times when in our common areas. Additionally, please remember that dogs are not permitted on the beaches. These rules are in place to ensure the safety and enjoyment of all our residents, and your cooperation is greatly appreciated.

We have the Annual meeting coming on October 1, 2025, from 7:30 to 8:30. The slate candidates may be found on page 3. Please come out and vote and check on the goings on in the community.

Thank you again for making this a fantastic summer. I'm looking forward to a great fall and all the exciting things we'll do as a community in the months ahead. A list of all upcoming activities may be found on page 6.



## 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 4 to see how you obtain stickers for cars, boats, and trailers. **The Association Bylaws and community rules and regulations are on the web site [ltpoa.info](http://ltpoa.info).**



In order to prevent disturbances to residents and damage to our property, all LTPOA property is closed from 11pm to 6am. Overnight parking for boaters is available by arrangement but overnight habitation on boats is strictly prohibited.

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!



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.

**LTPOA Annual Meeting**  
**Wednesday, October 1, 2025**  
**7:30pm**

Board of Director's election. Must be a property owner (proof of residence may be required) to vote.

Current slate of officers

President - Ralph Tigger Brady

Vice President - Tony Sledge

Don Creveling

Secretary - Diane DePew

Treasurer - Karen Porter

Nominations will also be taken from the floor on the night of the election

Catch up with friends and neighbors and fine out what is happening in your community.



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# Monster Bash

Friday, October 17, 2025  
7:00-9:00 pm

**TRUNK OR TREAT,  
GAMES, PRIZES, SNACKS, CRAFTS**

**CHECK CALENDAR OF EVENTS AT  
LTPOA.INFO  
FOR MORE INFORMATION**

**Come Join the Fun!!!**

Volunteer to help with set up, run games and more at Monster Bash.

Send an email to [ltpoa.events@gmail.com](mailto:ltpoa.events@gmail.com).



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## RAMPS and CREDENTIALS

### LTPOA IDENTIFICATION STICKERS



Vehicle/vessel/trailer credential stickers and boat ramp keys are available through online communication (see below). They are **NOT** available during community meetings.

Credential stickers are needed to park on our LTPOA community property (ie beaches, parks, playgrounds, boat docks, etc.). Guest passes for vehicle parking are available from Section Presidents (listed on last page of this newsletter)

If you need a ramp key only, or ramp key and stickers, please send requests for online purchase to **candr.ltpoa@gmail.com**. In the email include a picture of your registration(s), your London Towne address and cell phone number. After your information is validated, you will receive an invoice via Square (online payment system). Once the invoice is paid by credit/debit card a representative will contact you for key/sticker delivery.

If you need stickers only, please send requests for online purchase to **stickers.ltpoa@gmail.com**. In the email include picture of your registration(s) along with your London Towne address and cell phone number. After your information is validated, you will receive an invoice from a STICKER representative via Square (online payment system). Once the invoice is paid by credit/debit card, stickers will be delivered.

#### Sticker and Ramp Key Fees

Property Owner Stickers (Valid for 3 calendar years beginning in the year issued) are \$6.00.

Stickers for Renters and Dependents of Property Owners (Valid for the 1 calendar year in which it is issued) are \$10.00.

Ramp Keys are \$50.00. The key is valid for the calendar year in which it is issued. Turn in your old ramp keys to avoid additional fees.

#### What Documentation Is Required to Purchase Stickers?

- Property Owners - Proof of Property Ownership (Deed, Tax Bill or Settlement papers)
- Tenants/Renters - Proof of Residency A fully executed current lease with names of all parties, property address and the expiration date
- All current vehicle, vessel and/or trailer registrations. The documentation must be registered to your London Towne address if you are not a property owner
- Please see the R&C page on **ltpoa.info** for complete requirements.

## Update on the Benches at Section 2:

LTPOA continues to coordinate with the South River High School Art department with painting the benches at section 2 beach. School ended and summer heat settled in making it necessary to delay completion. Now that the weather is cooling and once the students have had time to settle into their classes we are looking forward to putting the finishing touches on the benches. Below are some updated images of benches.



Section 4 liked the idea so much they painted the concrete planters at their swimming beach and marina on Shore Drive. Now instead of plain concrete, the planters have a maritime theme.



Other beautification projects are planned for the fall.  
A color version of these images can be found in the online Conciliator  
([ltpoa.info/newsletter](http://ltpoa.info/newsletter)) or drop by and see the benches and planters in person.

## Section News

### Section One: Michael Ryan Reported by Camryn Lee

As summer winds down and we head into the cooler days of fall, we want to take a moment to reflect on what a beautiful season it's been in our community.

It's been such a pleasure to see everyone's stunning gardens in full bloom, well-manicured lawns, and thoughtful landscaping that has made our neighborhood shine with color and care. The pride each of you takes in maintaining your property truly adds to the charm of Section 1

We've also loved seeing families and neighbors enjoying the beach, relaxing by the water, and fishing from the dock—it's what makes this community so special. Thank you to everyone who participated in Community Week this summer! Your time, energy, and spirit made it a great success and reminded us of the strength and kindness within our neighborhood.

As we head into fall, we want to gently remind everyone to please be cautious while driving through the neighborhood. With school back in session and Halloween around the corner, children will be out playing and trick-or-treating. Let's all do our part to keep them safe by slowing down and staying alert.

Please note that November 30 is the last day to remove kayaks from the kayak dock for the season. If you have one stored there, make sure it's collected before then to avoid any issues.

Thank you for helping make Section One a welcoming, vibrant, and safe place to call home. Wishing you a cozy and colorful fall season!







## Section News

### Section Two: Michele Brady

Happy Fall! Thank you all for participating in Community Week!

Kim Miller is still accepting donations to cover the cost of the monthly rental for the port-a-potty for the summer. ([kmundorff@gmail.com](mailto:kmundorff@gmail.com)).

Please remember to let me know if you would like to reserve the picnic tables at Westminister Park or Beach 2 for gatherings of over 10.

Section 2 is hosting another Comedy Show on September 13, 2025 at 7pm. Tickets are available at [souljoels.com](http://souljoels.com).

Section 2 Meetings are held at the Clubhouse on the 3rd Tuesday of the month (March through October) at 7:00pm.

**Dock Master:** Contact Alan Spicer: 410-507-0649, [bigspice@comcast.net](mailto:bigspice@comcast.net)

**Kayak Master:** Kim Miller, [kmundorff@gmail.com](mailto:kmundorff@gmail.com);

**Questions:** Contact Michele Brady, 443-223-0231, phone or text or by email at [shelgw@yahoo.com](mailto:shelgw@yahoo.com).

### Section Three: John Navarro

Hopefully everyone has had a safe and enjoyable summer. Go to the Itpoa web site ([Itpoa.info](http://Itpoa.info)) for stickers. It doesn't matter how long you have lived in the neighborhood every vehicle needs a sticker to park on community property. Please obey all the rules in the neighborhood.

I'm sure everyone will agree that section three is the best beach. The beaches are well used, and we are a coveted viewing spot for the July 4<sup>th</sup> fireworks. Let's have everyone do their part to keep it safe and clean. Unfortunately, during a summer storm lightning struck one of the trees near the playground and it had to be removed.

As the year winds down, please remember that all kayaks, boards, etc. must be removed from the racks before December 1.

### Section Four: Mike Hrubciak

I hope everyone is enjoying their summer and taking advantage of our community amenities. As school begins and priorities change, boaters please keep an eye on your vessels and manage the lines as the tides become more significant in the fall. Be aware, the docks will be winterized in November, so please plan accordingly. Enjoy the rest of summer!



## Section News

### Section 5: Tony Sledge

🍁 Fall is Here at Beach 5!

It's the most wonderful time of the year—football games, cozy crisp nights, and community spirit in full swing!

Please check the LTPOA Calendar to view upcoming Section 5 meetings. Your participation is always encouraged!

#### Section 5 Officers

**President:** Anthony Sledge

**Vice President:** Greg Abrams

**Treasurer:** Lisa Sours

#### Beach 5: Docks & Kayaks

For detailed information about dock and kayak procedures, please contact the Dockmaster: **Tony Sledge** | Cell: 240-882-1250. As we near the end of the season, please prepare your boat or kayak accordingly. Kayaks may remain on the rack until December 1, 2025.

#### Welcome, New Neighbors!

A warm welcome to all new Beach 5 residents!

We have a Beach 5 email distribution list to keep you updated on events like rock painting in the fall, Section 5 happenings, meet & greets, and more.

To join, send your email address to: **[nolimitmoney1@gmail.com](mailto:nolimitmoney1@gmail.com)**

#### Friendly Reminder – Leash Law & Beach Rules

We've had several incidents involving off-leash dogs. Please keep dogs leashed at all times for the safety of all pets and residents. Dogs and other animals are not permitted on the beach or playground—this applies at all times: morning, noon, and night.

#### A Big Thank You

Special thanks to all the volunteers who help make London Towne such a wonderful place to live. Your time and effort do not go unnoticed



**2:00am, Sunday,  
November 2, 2025**

## Park Planning:

Tom Walsh



Good day to all & yes, it was a wonderful summer in the parks, playgrounds & beaches for all our community members. As always, the beach at the end of Delmar was one of the most visited beaches & thanks for visiting there. Our maintenance crew went out of their way this summer to make significant changes, improvements & general cleanups. Before I get to that, please let me introduce the Park & Planning members. We always welcome comments and suggestions. Please attend your Section meeting & this meeting information can always be found on our web site, <http://www.ltpoa.info> and the back page of this newsletter.

**Chair**, Tom Walsh, **Section 2**, Melvin Heyes, **Section 3**, Tara Sheehan, **Section 4**, Mike Hrubciak, **Section 5**, Randy Faulkner,

Below is some of the work that was done, or is in the planning stages by the Park & Planning committee during the summer of 2025:

The double gate at the section 1 beach parking lot was repaved. Timbers were added to the gate area & opening. In the beach parking lot and the hill at the gate entrance to the beach, large & small gravel was added to help solve the sand erosion on the beach.

Tall weed vegetation was sprayed. Please note that any spraying was done with vinegar, salt & soap. **No chemical vegetation killer was used.**

All beaches were cleaned after each of the major storms this spring & summer.

To provide safety for our children in our playgrounds, all swing chains child bucket seats were replaced with new ones.

Several dead trees were taken down to ensure safety to the community. These trees were replaced by 8 new willow oaks;

We hope all our community residents will continue to use the parklands, playgrounds & beaches. To ensure community safety, new signs have been posted. As always, the big things are:

1. Parking on LTPOA property is permitted with the current parking sticker. Information about stickers can be found at
2. Neither alcohol nor drugs are legal on LTPOA property;
3. Dogs are NEVER permitted on beaches or playgrounds throughout the entire year, winter, spring, summer & fall



## Rules for LTPOA owned property (The Green Sign)

### LONDON TOWNE PROPERTY OWNERS' ASSOCIATION, INC. (LTPOA)

A PRIVATE COMMUNITY- NO TRESPASSING

PLEASE HELP PROTECT OUR PROPERTY AND RESPECT YOUR NEIGHBORS  
BY OBEYING THE FOLLOWING RULES:

- USE THESE FACILITIES AT YOUR OWN RISK
- HOURS OF USE ARE 6:00 AM TO 11:00 PM
- NO DOGS OR PETS IN SWIMMING AREAS, PLAYGROUNDS OR ON BEACHES
- NO COMMERCIAL USE
- NO DRUGS
- NO ALCOHOL WITHOUT PRIOR PERMISSION OF THE BOARD OF DIRECTORS
- NO GLASS CONTAINERS
- NO DISBROBING OR CHANGING OF CLOTHES
- NO DANGEROUS, RECKLESS OR ABUSIVE BEHAVIOR
- NO OFF-ROAD VEHICLES
- NO FIRES. GRILLING IN DESIGNATED AREAS ONLY
- NO LITTERING
- VEHICLE AND TRAILER PARKING IN DESIGNATED AREAS ONLY
- ALL VEHICLES AND TRAILERS MUST DISPLAY A VALID LTPOA STICKER OR GUEST PARKING PERMIT. UNAUTHORIZED VEHICLES AND TRAILERS SUBJECT TO TICKETING AND TOWING AT OWNER'S EXPENSE
- AUTHORIZED BOAT, KAYAK, CANOE AND PERSONAL WATERCRAFT LAUNCHING FROM DESIGNATED AREAS ONLY
- ACCESS TO BOAT RAMPS IS LIMITED TO AUTHORIZED KEY HOLDERS ONLY  
UNAUTHORIZED USE WILL RESULT IN CONFISCATION OF THE BOAT RAMP KEY AND/OR SUSPENSION OF FUTURE RAMP PRIVILEGES
- NO CUTTING OR TRIMMING OF TREES OR VEGETATION WITHOUT PRIOR PERMISSION OF THE BOARD OF DIRECTORS

## 2025 Children's Bike Parade

Watching the neighborhood kids ride their decorated bikes from section 5 to section 3 never gets old. Its fun to see the different themes, some are old favorites while others are new to the parade. The weather cooperated this year and while it was warm, it wasn't almost 100 degrees like last year! Prizes were awarded by age categories and we even had some adult riders this year. We're contemplating some changes for next year so make sure you join us. Spectators along the parade route are welcome too. Join us and cheer on the kids who have worked so hard on their designs.



### Winners

## 2025 Rambling Raft Race

Not nearly as many entrants this year as last but it was still a lot of fun. Eli Rudolph and his well constructed raft, took on Don Shaffer in the only race of the day. The enthusiasm from the spectators added to the fun. The afternoon wrapped up with ice cream for everyone. A special Thank You to WBVFD/EVFD for their fire boat support.





## 2025 Water Parade and Picnic



A special thank you to DNR,  
WBVFD/EVFD, Section 1,  
and the events committee for  
making this possible.





**CRAFTERS WANTED!!!**

**LTPOA ANNUAL HOLIDAY CRAFT  
FAIR**

**SATURDAY, DECEMBER 6, 2025  
10:00am to 2:00pm**

**LTPOA.EVENTS@GMAIL.COM  
For information**

**Souljoels Comedy  
Show**

**Saturday, September 13, 2025  
7:00 pm  
LTPOA Clubhouse**

**Advanced Tickets:  
Individual \$25.00  
Table \$180.00  
Purchase at [souljoels.com](http://souljoels.com)**



# 2025 My London Towne Photo Contest Entries

## Adult Professional:

People's Choice



**The Watchful Hunter**  
Emily Preciado



**A Fall Morning in Londontowne**  
Emily Preciado



**Reflections**  
Claudia Jacques

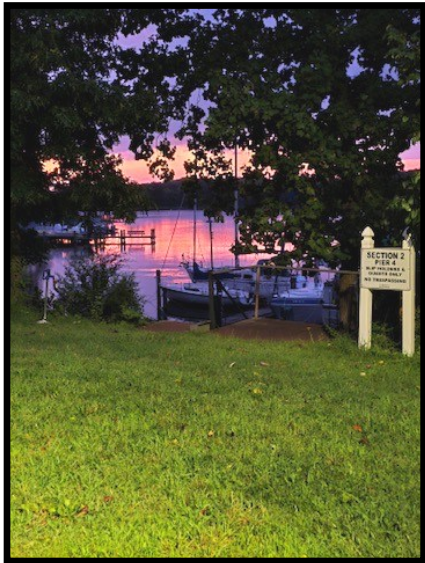


**Gray Day**  
Claudia Jacques



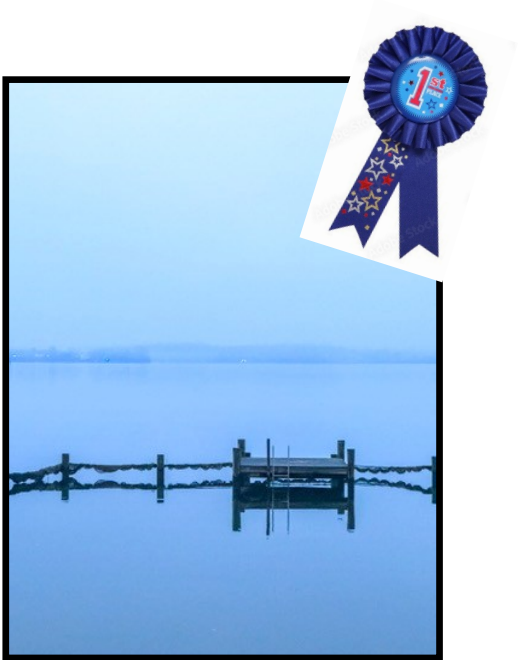
2025 My London Towne  
Photo Contest Entries

Adult Amateur:



**Take a Seat**  
Georgia McArdle

**Take a Peek**  
Georgia McArdle



**Fall Sunrise**  
Sherry Cassilly

**Floating Dock**  
Douglas Wilburn



## 2025 My London Towne Photo Contest Entries

### Adult Amateur:



**Morning Rush**  
Douglas Wilburn

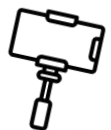


**Summer Afternoon**  
Nancy Heath

### Youth:



**Sunrise Over Glebe  
Bay Taken on Paddle**  
Ella Scheib



## 2025 LTPOA Community Awareness Week

Pizza and volleyball, a Community Awareness tradition.  
 Thank you to all who came out to play and to watch.  
 Congratulations to this year's winning team. Hope to see  
 you all next year.



### Upcoming Events September to December 2025

DATE	EVENT	TIME
<b>SEPTEMBER</b>		
9/6/2025	Yard Sale	8:00am-1:00pm
9/13/2025	Comedy Show See page 13 for more information	7:00pm
<b>OCTOBER</b>		
10/1/2025	LTPOA Annual Meeting	7:30pm
10/17/2025	Monster Bash & Trunk or Trest More information on page 3	7:00pm-9:00pm
<b>DECEMBER</b>		
12/6/2025	Holiday Craft Fair	10:00am - 2:00pm
12/19/2025	Holiday Light Contest Judging See page 10 for more details	5:30pm-8:00pm



# 2025 LTPOA Community Awareness Week

## CRAB FEAST



## Silent Auction



## Cake Wheel





## 2025 LTPOA Community Awareness Week

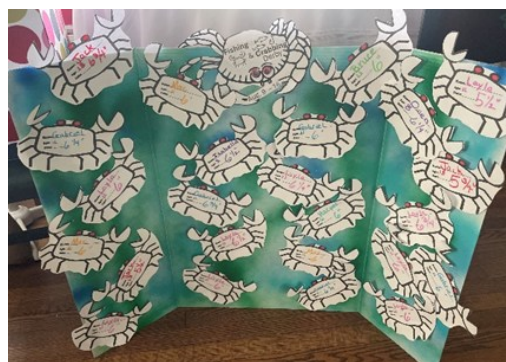
### Fishing and Crabbing Derby By donna Nikolas

This year's Fishing & Crabbing Derby was sponsored by **Bay Country Crabbing Supply and Tackle**, 75 Mayo Rd. We had 14 hopeful fishing and crabbing participants from August 9-16.

Each winner received a \$30 gift certificate for Bay Country as well as a loaded tackle box and 2 collapsible crab traps complete with weights and line. The Angler or Crabber of the Year received a \$50 gift certificate, the winner's bundle and a crab net.

The White Perch did not cooperate this year so sadly our anglers did not have any fish to record. We appreciate and thank Danny at Bay Country for sponsoring the event.

Age Group	Winner	Crab Size
7 & under	<b>Harper Donlin</b>	6"
8-11	<b>Gabriel Moretti</b>	6 3/4"
12-15	<b>Jack Huber</b>	6 3/4"
Crabber of the Year	<b>Layla Abrams with 9 crabs recorded</b>	6 3/4"



## 2025 LTPOA Community Awareness Week

### London Towne Community Pet Show By Pam Obee Sargent

We were very fortunate to have Petmedic Urgent Care act as judges for our Pet Show. Petmedic is a new business in the neighborhood that offers care for our furry family members.

Stephanie, Suzanne, and Chloe helped us judge the pet show participants. The team brought informative materials as well as treats to share with all who attended the show. We thank them for spending their evening with us.

Though we did not have a large number of pets participating, we did have a good-sized audience. All in all we had a great time and hope to see more pet friends next year.

#### Other Category:

Cutest – Hush

Overall – The dynamic duo of Squeaker and Hush

#### Dog Category:

Best Trick – Ivy

Cutest – Axel

Most Obedient – Ivy

Oldest – Beyonce

Best Overall – Beyonce



Thank you to those that helped setup for the pet show and everyone who participated in this event.







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Gene Bittinger 443-758-1492 (cell)  
Ginny Bittinger 410-212-5604 (office)



## HELP WANTED!!

London Towne runs on volunteers and is always looking for folks to help serve the community.

Events, Park Planning, and Erosion, are just a few of the committees looking for volunteers. However, you do not have to join a committee to participate. You can volunteer for a specific event or whatever fits your schedule.

Send an email stating your interest in getting involved to [ltpoainfo@gmail.com](mailto:ltpoainfo@gmail.com).



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REALTY**

As a resident of Londontowne and a local realtor contact me with all your real estate questions! I love living in this neighborhood and enjoying all it has to offer and would love to work

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**Coldwell Banker Realty**  
**3 Church Circle, Annapolis MD**  
**21401**  
**C. 443.926.2107 | O.**  
**410.263.8686**







## Coming December 19, 2025, Holiday Lights Contest

Once again LTPOA will send out the Light Judges to take in the bright and festive decorations throughout London Towne. The contest starts on November 26, 2025 and continues until the final judging on December 19, 2025. Judges will be driving through the neighborhood between 5:30pm and 8:30pm. Lights must be on in order to be judged. Additional information will be posted on the Community Calendar ([ltpoa.info/communitycalendar](http://ltpoa.info/communitycalendar)) as we get closer to the date.

Hard to think about winter while it is so warm outside, but this gives you plenty of time to plan and get your holiday designs just right.



Color me and bring me to **MONSTER BASH** for a prize

London Towne Property Owners  
Association, Inc.  
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Edgewater, MD 21037



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

Section 1: James Bertram	203-464-9650
Section 2: Alan Spicer	410-507-0649
Section 3: John Porter	410-956-4808
Section 4: Shane Cole	443-591-7445
Section 5: Tony Sledge	240-882-1250

**SCBD Administration** 443-458-8449

**Hall Rental** 410-956-4808

#### **LTPOA Officers:**

Ralph Brady, President	410-956-4808
Anthony Sledge, 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
Michelle Brady, Section 2	443-223-0231
John Navarro, Section 3	301-892-0534
Mike Hrubiaik, Section 4	410-956-4808
Anthony Sledge, Section 5	240-882-1250

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

Section 1 - 2nd Tuesday of the month at 7:00 p.m.  
Section 2 - 3rd Tuesday of the month at 7:00 p.m.  
March-October.  
Section 3 - 2nd Wednesday of the month at 7:00 p.m.  
March-October.  
Section 4 - Last Thursday of the month at 7:00 p.m.  
February, March, May, June, August, September, and October.  
Section 5 - 3rd Wednesday of the month at 7:00 p.m.  
March to October.  
All meetings are at the Club House unless otherwise announced