

# The Conciliator

London Towne Community Neighborhood Newsletter

Volume: XCIX

Winter 2024

No. 86



From the President  
"Tigger" Ralph T. Brady



London Towne has had a great and fun filled year. So much fun during Community Awareness Week and other events during the summer. We had successful Earth Days where volunteers removed vines and other invasives from trees.

We'll continue to wrap up the year with bingo, a holiday craft fair, and the holiday light contest. We'll start the new year with a comedy show. The comedy show and December bingo will be fund raisers to help defray the cost of much needed repairs to the piers at section 2. Details on these special events and those planned for 2025 can be found on pages 12, 13, and 14. Please check our Facebook page and web site ([ltpoa.info](http://ltpoa.info)) for community updates.

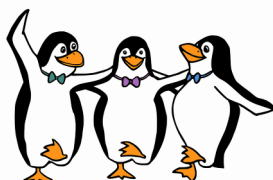
A special thank you to all our volunteers. Their dedication and willingness to give their time to help make our community a great place to live is really appreciated.

Congratulations to Kai Marcalus on reaching the rank of Eagle Scout. Kai is a member of Boy Scout Troop 816 which is sponsored by LTPOA.

I would like to remind everyone that community stickers are necessary if you wish to park in the parking areas at the beaches and parks. As the year comes to an end please check your vehicle sticker for expiration dates. See the Ramps and Credentials page for information on how to obtain your sticker.

Though sections do not meet over the winter (they will resume in March 2025) please feel free to reach out to your section representatives if you have any questions or need guest parking passes. You can find contact information on the back page.

On behalf of me and my family, I would like to wish everyone a safe holiday season and a happy and healthy new year.



## 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.

Let  
it  
snow



Melvyn P. Heyes,  
Ph.D., LCSW-C  
Shore Drive, Edgewater  
410-970-4917

edgewaterpsychotherapy@gmail.com



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- Family Struggles
- Divorce – Separation - Blending
- Personality issues
- Coping with Illness
- Career development



**LTPOA  
Holiday Craft, Art,  
& Gift Show  
Kids Craft Shop  
December 7, 2024  
10-2PM  
@ the Clubhouse  
170 Mayo Road**



## 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. Ramp locks for Section 1 and 4 will be changed towards the end of March. Ramp lock for Section 5 will be changed in April.

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.

## Section News

### Section One: Michael Ryan

Submitted by Camryn Gostel:

Hello, neighbors! Fall has been an incredible season for Section One, full of community spirit, fun gatherings, and beautiful autumn décor. With events ranging from festive get-togethers to neighborhood improvements, we're excited to share highlights from the past few months!

In September, members conducted a beach cleanup, and a few families pitched in to tidy up our shoreline. Thanks to everyone's hard work, the beach now looks better than ever, ready for all to enjoy through the seasons. October kept the momentum going with fall decorating, showcasing creative front porches filled with pumpkins, wreaths, and autumn colors. Thank you to everyone who brought such festive charm to Section One!

The fall spirit continued with our neighborhood pizza party, which gave residents a chance to connect over delicious food and good conversation. And on Halloween, Section One came alive with trick-or-treaters and a fantastic turnout of families celebrating together. It was wonderful to see so many festive decorations, creative costumes, and smiling faces! Thank you to everyone who helped make Halloween a magical and safe night for our youngest residents.

As we look forward to the holiday season, let's keep our community spirit strong and ensure Section One remains a safe, welcoming place. We recently held the swearing-in of our new Section One Leadership, and we're eager to see what we can accomplish together in the coming year. As a reminder, please drive slowly on our roads, especially with shorter days and more children out and about. Wishing you all a warm and joyful season ahead—here's to making more great memories in Section One!



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## Section News

### Section Two: Michele Brady:

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

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

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

**Dock Master:** Contact Chris Derr: 240-886-3216, [cderr11@comcast.net](mailto:cderr11@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 2 is hosting a Comedy Show on January 11, 2025 (see page 13) and a Basket Bingo on Sunday, December 8 (see page 14) to raise money for Section 2 dock repair. We look forward to seeing you there and appreciate your assistance in helping us reach our repair goal.



**Clinical and wellness professionals  
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**Our Mission:**

Bay Area Christian Counseling (BACC) believes that every human spirit is of value and that if in need of personal growth or mental health treatment they can benefit from the services of psychological and therapeutic professionals.

**Our Staff:**

BACC is composed of diverse licensed clinical therapists. Our experienced and tenured staff has a strong commitment to clients, families and the community. We are dedicated to the well-being of each client and empowering them to achieve in a warm, inviting and supportive environment.

**Hours/Appointments:**

BACC offers flexible office hours to accommodate both work and school schedules. Face to face and telehealth sessions available.



## Section News

### Section Five: Tony Sledge:

It's time to prepare for Winter, bring out the boots and coats and let's get the wood burning. Please drive safely and be vigilant.

Section 5 officers are: Tony Sledge, President, Jim Hudson, Vice President, Matt Pickering, Treasurer, Justin Arn, Secretary.

Section 5 next meeting is March 19th

Docks & Kayaks: We have limited boat slips available. Please contact the dock master, Tony Sledge cell 240-882-1250 for more detailed information.

Please prepare your boat or kayak for the end of the season. Kayaks may use the rack up to Dec 1, 2024, then all Kayaks must be removed from the racks per LTPOA rules. The racks are for the benefit of those who use their kayak or canoe, they are not meant for storage. If you wish to be considered for rack space in 2025, please email [beach5kayaks@yahoo.com](mailto:beach5kayaks@yahoo.com). We give priority to Section 5 members and then those who had rack space with us during the previous year.

Let us welcome all new beach 5 neighbors to the community. We have an email distribution list for beach 5, for more up-to-date information. If you want to receive the emails, please send your email address to [nolimitmoney1@gmail.com](mailto:nolimitmoney1@gmail.com). Keep in the know about section 5 events like movie night on the beach, meet and greets etc.

Friendly Reminder, dogs are not allowed on the beaches or in the playground area at any time. Thank you to those neighbors who volunteer to keep the community beautiful! Special thanks to all the volunteers that make London Towne a special place to live.



LTPOA would like to thank everyone at LithoPress, Inc. for their many years of service to our community. We will miss you and wish you well.




# It Was a





# Monster Bash





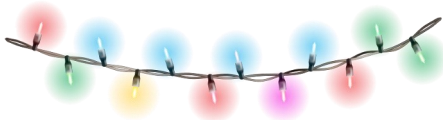
**2024 LTPOA Community  
Holiday Lights Contest**

**Participation is:  
November 24-December 20**

**Judging is:  
Friday, December 20,  
5:30-8:00PM**

**The lights must be on at this time in  
order to be judged.**

Want to make sure we see your house or a special one in the neighborhood? Send the address to [taragsheehan@gmail.com](mailto:taragsheehan@gmail.com) and our judges will be sure to drive by.



**LTPOA 2024 Annual Meeting**

The LTPOA 2023 annual meeting was held on Wednesday, October 4th. This meeting included the annual election of the Board of Directors.

- President - Ralph (Tigger) Brady
- Vice President - Tony Sledge
- Secretary - Diane DePew
- Treasurer - Karen Porter



Congratulations to our board members. Looking forward to another great year in London Towne



## Park Planning:

Tom Walsh

Each April on Earth Day, we gather a group of volunteers to cut vines off our trees to keep them in good health. However, over the summer, more vines grew back 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 you need community service for school, we always have volunteer opportunities. We were fortunate to have new volunteers helping, especially in Section 2, who had 8 volunteers. The SRHS Science teacher, Brian Davidson, his wife who also teaches for AACPS, their son and daughter, and one of his students were just a few who showed up to work in Westminster park, along Shore Dr., and at section two's beach. 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.



Don't miss the **Children's Shopping Area at the LTPOA Annual Craft Fair** (see page 3 for details) where kids can shop at kid-friendly prices and make crafts while their adults shop.

Unaccompanied adults welcome at a slightly higher prices.



London Towne Property Owner's Association  
**2025 EVENTS**

Year	DATE	Time	EVENT
2025	1/11/2025	7pm	Comedy Show
	1/12/2025	5-7pm	Bingo
	2/23/2025	5-7pm	Bingo
	3/23/2025	5-7pm	Bingo
	4/13/2025	5-7pm	Bingo
	4/26/2025	2pm	Sock Burn, Cookout & Tug-O-War
	5/18/2025	5-7pm	Bingo
	5/26/2025	Sunrise	Memorial Day Flag Raising
	6/21/2025	1pm	Kids Bike Parade
	6/21/2025	2-3pm	Rambling Raft Race
	7/12/2025	11am 12pm BBQ	Water Parade and BBQ Section 1
	7/12/2025 TBD	7pm	Comedy Show
	8/9 to 17/2025		LTPOA Community Awareness Week
	8/1-14/2025		Photo Contest
	8/9-16/2025		Fishing Competition
	8/9/2025	9am-1pm	Community Week Yard Sale
	8/13/2025	6:30pm	Volleyball
	8/15/2025	7pm	Pet Show
	8/17/2025	1pm- 5pm	Crab Feast & Community Awards
	9/13/2025 TBD	7pm	Comedy Show
	9/14/2025	5-7pm	Bingo
	10/12/2025	5-7pm	Bingo
	10/17/2025	7-9pm	Monster Bash & Trunk or Treat
	11/16/2025	5-7pm	Bingo
	12/6/2025	10am-3pm	Holiday Craft Fair
	12/7/2025	5-7pm	Bingo Section 2
	12/19/2025	5:30-8pm	Holiday Light Contest Judging

\*Yard sale and clean up dates to be added as determined



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# London Towne Property Owners Association 2023 and 2024 Bingo Schedule:



Join us for LTPOA Bingo,  
50/50 raffle, & snacks and  
drinks

Location: London Towne  
Clubhouse, 170 Mayo Road  
Edgewater, MD

**December 8 5pm-7pm Gift Baskets  
this benefits Section 2 pier fund**

Game 10 prize is progressive

**January 12 5pm-7pm**

**February 23 5pm-7pm**

**March 23 5pm-7pm**



**Saturday, January 11  
7:00 pm  
LTPOA Clubhouse**



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

## Sunday, December 8, 2024 Basket Bingo!!!!

Join us for London Towne Property Owner's Association Bingo at the Clubhouse (170 Mayo Rd, Edgewater) for a basket bingo! Proceeds from this bingo will benefit Section Two Dock Repair.

Prizes in lieu of cash will be themed baskets including: Spa Time, Goodies, Comfy Afternoon, New Years Eve, Christmas, Liquor, and Stocking Stuffers.

Free to enter, \$30.00 for 10 games.

Hot dogs, chips & drinks for sale. 50/50. BYOB. No large coolers please.

Questions? Please contact Michele at shelgw@yahoo.com.

Hope to see you there!!



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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 with you to help meet your real estate needs.

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**Coldwell Banker Realty**  
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**21401**  
**C. 443.926.2107 | O. 410.263.8686**  
**Licensed in Maryland**



### **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.**

## Advertising in the LTPOA Conciliator

Consider advertising in The Conciliator, the London Towne Property Owner's Association Newsletter. Circulation for the Conciliator is approximately 2000 households and includes absentee property owners and some local businesses. In addition, the Conciliator, is posted, in color, on our web site, **ltpoa.info**.

Ad copy is due by the 15th of February (Spring issue), the 15th of May (Summer issue), the 15th of August (Fall issue) and the 10th of November (Winter 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.



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**Boat Slip Rentals/Dock Masters:**

Section 1: James Bertram	203-464-9650
Section 2: Chris Derr	240-866-3216
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 Hrubiak, 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