

**Annapolis Roads Property Owners Association  
Board of Directors Meeting  
March 3, 2020**

**Call to Order:** 7:02 pm

**Roll Call:** Present: Linda Dodge, Trip Buckenmaier, Suzy Lutz, Neal Hoffman, Cecilia Dalnekoff, Jere Glover, Bev Hemminger, Lewis Linker, Gary Mols, Carol Tabak

Absent: Dave Buemi, Rob Greve

**Community Comment Period:** No Comments.

Linda introduced Cpl. Richard "Rick" Brookman from the Anne Arundel County Police Department (AACPD). Rick has been an officer for over 14 years in various capacities. Cpl. Brookman was selected and is now the first in a new position in the Southern District in the Police And Community Together (PACT) program. Cpl. Brookman does a lot of work with schools, provides station tours, and conducts security assessments for both residential and commercial properties. He extended an invitation to community members to attend the Police Community Relations Council (PCRC) meeting. It allows private citizens the opportunity to interact with officers who are trying to get more involved with community associations such as ARPOA. The Southern District administrative phone number is 410-222-1960. (See attachment at the end of the minutes.)

Linda stated that ARPOA engages in community policing. We employ 6 secondary AACPD sworn officers part-time who are managed by Detective Nick Klapaska.

Per Cpl. Brookman, AA County has 10 dedicated patrol officers on duty at any given time.

**Reading approval of minutes:** Suzy announced that the February Minutes are not available for approval at this time.

**Officers Reports**

President – No report at this time

Vice President – No report at this time

Treasurer – No report at this time

Secretary – No report at this time

**Standing Committee Reports –**

Dock Committee – Harry Tabak

The ARPOA dock is grandfathered in, it would not be allowed under today's permitting standards. The length cannot be extended into the lake. The dock's width

will be increased to the now standard 6'. The dock is to move slightly to the left to protect its edge from being driven over as boats are launched and pulled out.



The dock will be elevated to current standards because often the leading end of the dock is submerged. The chosen contractor is to lengthen and angle the shore-side end of the dock to the left facing the water. A Dock Committee meeting is scheduled for March 12<sup>th</sup>.

Linda stated that we've allowed contractors to use our dock area for loading dock construction materials to a barge to facilitate resident dock replacements. We need to make sure such use is for Annapolis Roads residents only.

Dock Committee Report from Rob Greve, in absentia

Update Community Dock Replacement Project and shore side extension.

Project Scope: Replacement and upgrade of the existing Community dock from a 5 foot width to 6 feet and replacement of existing pilings was approved for funding Jan 7 2020 to include a 25' ft extension into the water. From a County permitting perspective our dock location and a 25ft clear cone (now required) will not permit ARPOA to extend the dock per Rob Welch of B & W Marine the pier designer and permitter.

Design and permitting Cost: Rob Welch has advised that the permitting and design costs will be \$3,700 and has provided a contract for review/signature to obligate \$3,700 which can be funded from the project approved budget of \$25,000. The permitting is two phases: replace the existing pier \$2,000 and obtain a permit to build a circa 20ft shoreside extension to raise the shoreside

height to accommodate high tides \$1,700. ARPOA will not receive and invoice for this phase until Mr. Welch provides ARPOA approved permits.

The shoreside extension design will allow dock users to transition from the pavement to the dock without steps. Week of Mar 9, after the design contract is signed by ARPOA there will be an on onsite meeting to develop a preliminary design for the project. Additionally, I spoke with B & W Marine and they plan to complete the work this season. Dock Committee will meet Mar 12 to discuss the construction phase and actions required, once we are advised of the dock replacement schedule.

Forest Steward – Doug Minion - Not present.

Long Range Planning Committee – Linda Dodge for Carol Tabak, Liaison  
Linda said a few new people have been identified that may consider joining the committee.

Public Safety Committee – Linda Dodge  
No report. Linda deferred to Cpl. Rick Brookman and introduction of the PACT program.

Public Works Report – Steve Stroetzel  
Steve recommended that 8 more trees in the area behind the Lilly's home be removed. Linda stated that she believes we need to evaluate how we are managing failing trees. Lewis commented that if there is no concern to property or a risk of injury, we should leave the trees alone. Trip commented that we can attend to downed trees if they block the walking trail. (See Steve's report at the end of these minutes.)

Social Committee - Carol Tabak and Suzy Lutz  
Carol said the Social Committee is working on a Happy Hour sometime in March. Host locations being considered are the new Dark Horse Tavern (formerly the Ebb Tide) or the Caliente Grill. June 6<sup>th</sup> has been chosen for the Annual Spring Picnic at the Overlook and Pavilion. An asteroid is passing Earth on April 29<sup>th</sup> presents another opportunity for an Overlook gathering. It has also come up in conversation that a hot dog barbecue at Gibb Park would be a fun event.

Watershed Team - Dave Buemi, not present (also Maryanne Mento, Bonnie Persinger, Monica Maynard, and Jeff Mento)  
Monica previously obtained a grant for parking lot remediation at the Overlook. The permit is to be filed shortly and the team is hoping to start the project this Fall.

Welcome Committee – Suzy Lutz, Liaison  
Carolynn Goldberg has welcomed two new neighbors into Annapolis Roads. One on Ogleton, and 1 on Carrollton.

## **Special Committee Reports & Special Projects**

### Beach Remediation - Linda Dodge & Lewis Linker

Committee stand up was delayed from September to December 2019. The committee requested an extended timeline to make sure that they have the time necessary to do an in-depth job and due diligence. This also allows additional time to distribute information and materials for options and recommendations to the Board. Meeting packets and a community meeting would be held in September, with a Special Meeting and community vote this October instead of May.

Gary questioned if there wasn't a timeline we were trying to work within. Lewis stated that there had been, but not any longer. The Board was attempting to recover the spoils of the dredging to replenish our beach at Land's End, but could not execute work required by the County in time to be considered as a site for the dredged materials. Materials will go to the Bay Ridge community. Dredging of the Lake Ogleton channel is dependent upon permitting from several agencies. Coordination of that permitting is still underway.

### Community Directory/Database (Communications Strategy & Planning) - Linda Dodge

Linda stated that Cecilia has agreed to be Board Liaison for the Directory and Database Committee. Additionally, Linda advised that we will not cut off advertising as was done in the past. The committee will be meeting to identify a process. Understandably, some people are reluctant to provide phone and email addresses because in the past the directory information was used by vendors for commercial purposes. One solution is to establish a private database that would be used for outgoing ARPOA information only. Replies could go to [info@annapolisroads.net](mailto:info@annapolisroads.net). We need to be good stewards of people's private information. We will develop a process to manage directory information which would be in addition to a private non-published data base for ARPOA-only communications. We will report back to the Board once the process is developed.

### Entrance Sign - Trip Buckenmaier

Trip reported the deposit has been paid based upon the design the Board approved. He said Rob laid the groundwork for the permitting process. He and Linda took the design to the County permitting office, and we are now waiting for the approval. We are hopeful for the sign to be installed in May. Linda stated she found records that the last time the left front entrance sign was replaced was in 2001.

### Environmental Working Group - Jere Glover

Key School is pursuing a grant to fund a conservation easement along the Ogleton Woods. Jere stated the easement may help to slow down the runoff down into and through the woods. Their plans should not further negatively impact the Ogleton Woods. The County's approach is very helpful in establishing a climate of repair and not one of compounding the problem. Jere commented that we are fortunate to have

valuable documentation from residents who provided video and photographic evidence of active damage in the form of high velocity, sediment laden runoff through the woods, into adjoining properties, and ultimately flowing into Lake Ogleton and Chase Pond.

Communication from Rob Greve, in absentia:

On Jan 25, 2020 we had 1 3/8 inches of rain over a 24 hour period, and as I briefed Feb 4, it was the first significant rain since July 2020. However, this rain event validated stormwater runoff from Fusco Athletic Park is still resulting in sediment filled runoff flowing into Ogleton Woods.



At the Feb 4 Board meeting, I outlined several actions being taken to restore Ogleton Woods Streams:

- a. Arundel Rivers Federation (ARF) is assisting Key School with designing the restoration of streams and systems that currently result in a stormwater outflow from Fusco Field into Ogleton Woods. As some may recall, Ms. Jennifer Carr from ARF toured Ogleton Woods with Doug Minion and me to survey the adverse impact of Fusco Field on Ogleton Woods. Doug focused on the issue that Phase I of any restoration must include restoration for streams on Key property (control velocity/volume of runoff) before restoration of Ogleton Woods can begin.
- b. On Feb 29 Ms. Carr advised that she and Maryland Department of the Environment (MDE) met at Fusco Field to determine what type of permitting would be required. There may be some options to discuss relative to the downstream "landowner" ARPOA.
- c. For an extended period of time Jere Glover has advocated obtaining a core sample where the outflow from Fusco Field (Dead man's Curve flows under Ogleton Road and into a wetland leading to Lake Ogleton. My wife, Carroll

McGillin, and I were referred to a Maryland expert on the subject, based in Solomons. Late February, after we discussed the basics, he referred us another person. During the teleconference he called up Fusco Field imagery. When I explained the stormwater management system approved by the County for 176,000 SF of impervious surface, he was shocked a stormwater retention pond to control stormwater outflow had not been required. Like many of you that have been involved in this runoff into Ogleton Woods issue, he noted exactly where retention pond should be installed.

d. Severn River Association (SRA): The SRA is working with AA County to restore streams currently carrying sediment filled runoff into Lake Ogleton. The first stream in this sequence is Lake Ogleton Tributary #1 that flows from the CVS retention pond, under Bay Ridge Road and into the Lake Ogleton tributary from behind Harbor Dr into the Step Ponds and then into Lake Ogleton. SRA is staffing a statement of work (SOW) for obtaining a grant to fund a design and by 2021, obtaining funds to contract for the work. Other Ogleton Woods stream restoration work is dependent on first completing restoration of stream outflow from Key School's Fusco Athletic Park and their in-trust land that is adjacent to Ogleton Woods.

Bottom Line: Both ARF and SRA have suggested meeting to discuss Ogleton Woods stream restoration; however, the other partners are Key School and the AA County. In fact, Carroll has received the final response from the Center for Watershed Protection to the County Oct 2019 response ARPOA reference stormwater. My concern is, while there is lots of "activity" to restore Ogleton Woods streams, which is good news, there is nothing in writing, particularly to reference the maintenance of the resulting stormwater system to better control runoff from the Ogleton Woods.

#### Key School Liaison Committee - Linda Dodge

The Board is to be the compliance committee. Amy Steindler is feeling that the Fusco Athletic Park is mostly built, rather than have the Liaison Committee continue, we should shift to a relationship between the Annapolis Roads Board and the Key School Board of Trustees. Linda requested a motion to define this. Trip asked if Key School and the Liaison Committee have been able to resolve anything in the recent past. He commented that there is a natural conflict of interest to have Key School employees (not decision makers) work with our Liaison Committee. Suzy put forth a motion to dissolve the Liaison Committee. Trip seconded the motion. Upon vote, the motion passed unanimously. Carol suggested it would be appropriate to send a letter to Key School to the effect that future communications would be between our Annapolis Roads Board and the Key School Board of Trustees.

#### Overlook Park Projects

Progress on long range planning committee recommendations:

- Fire Pit – Linda Dodge

We have residents who have restated their desire for a firepit at the Overlook, and who have offered to help with its construction. This would be a nice addition to Overlook. Linda offered to provide more information to board members via email. Trip asked if there is a county rule or law we need to consider. Linda said she will follow that up with AA County officials. She indicated there were various firepit options including a lid and spark arrester. Suzy said the fire pit would be a nice location to place the new Adirondack chairs for the lawn at the Overlook. Lewis made a motion to proceed with the community amenity firepit to be placed roughly between pavilion and bay that would be subject to applicable rules and county laws. Jere seconded the motion. Vote by the Board was unanimous in favor of the motion. Linda will email additional information to board.

- Pavilion - Lewis Linker

Lewis advised that new Adirondack chairs will be arriving soon for the Overlook lawn. The chairs have been ordered, assembly is underway, and we will receive the furniture in about two weeks. Lewis will coordinate final assembly. Because some of the Adirondack chairs under the pavilion have been vandalized with foul language scratched into the surface, Trip suggested placing a sign that video surveillance is underway to deter vandalism. A motion was made by Trip to post up to two signs (1 at the entrance of community, and 1 at the Overlook) regarding surveillance. Gary seconded the motion. The vote by the Board was unanimous in favor of the motion.

- Stormwater Management (Gebbia Property) – Gary Mols

Gary contacted Tony Gebbia and learned a project manager from Anne Arundel County had come to the Gebbia home. The project manager spoke with Lisa Gebbia. The County will do work on their property by agreement/contract. The County representative gave the impression that the start of work would be imminent. Originally, the role of the ARPOA Board was to support the Gebbia property owners in appealing to the County for assistance regarding the high velocity runoff coursing through their property when there is any significant rainfall. The Gebbia's have succeeded in getting action by the County. It appears at this time that support and any action by the Board is no longer necessary in reference to the Gebbia property.

- Community-wide Storm Water Assessment and Plan – Neal Hoffman, Chair

The ARPOA Board still seeks to establish a cooperative and collaborative relationship with AA County to alleviate high velocity drainage due to outdated drainage systems within our neighborhood. It is our desire to work with the County to coordinate work on community owned roads as upgrades take place on the County owned roads within Annapolis Roads.

Lewis commented that he had a conversation with a County representative regarding stormwater management. He learned that the County would be making improvements to drainage from the culvert at the Hemminger's home and down the Ogleton Road culvert approximately 300'. Trip said we may be able to tap into Rain Tax monies to advance some of the work on community owned roads. Linda stated

that the goal is to partner with the County and Annapolis City to coordinate work to upgrade/update community stormwater drainage.

**Call for Adjournment:** Neal called for a motion to adjourn the meeting. This was seconded by Gary. Vote to adjourn was unanimous. Meeting adjourned at 8:55pm

Minutes respectfully submitted,  
Suzy Lutz, Secretary

Cpl. Brookman  
okay to  
report with  
permission



**TWITTER**

Please follow us at **AACOPD-Southern District** to receive news and alerts about Southern District.

**NIXLE**

To receive alerts from our staff and on duty supervisors

Go to: <http://www.nixle.com>

Enter zip code and click "Go"

Scroll down and select "Anne Arundel County Police - Southern District"

Click the green box that says sign up to receive alerts

Fill out the registration screen and click "I Accept. Sign me up"

**SOUTHERN DISTRICT POLICE COMMUNITY RELATIONS COMMITTEE (PCRC)**

This meeting is held on the 3rd Thursday of every month at 7:30 pm at Southern District Police Station located at 35 Stepneys Lane in Edgewater. It is a great opportunity for the residents of Southern District to meet and ask our command staff questions. We will address current crime trends in the district/county, upcoming community events as well as a presentation. Check their website for upcoming speakers and events.

Facebook - **Southern District PCRC**

Twitter - **@PCRC\_Southern**

**Cpl. Rick Brookman**  
**410-222-0789**  
**P91631@aacounty.org**

## FEBRUARY 2020 PUBLIC WORKS REPORT

### COUNTY ROADS:

At least a dozen trees that I marked along Carrollton Road (across from Key School entrance area) were cut down. Logs and brush were removed. Also, the large tree on the left past the clubhouse was cut down and removed.

### ARPOA TREES:

I met with tree specialist Buzzy Abbott in regards to dead tree in Ogleton Woods (Lilly driveway) access point that will be taken care of this coming week. Also noticed that there are 8+ additional dead trees that need to come down in that same area of Ogleton Woods. A recommendation of a field survey/study with the forest steward should take place before trees reach full bloom. I also told Buzzy to schedule some time during that period to evaluate all ARPOA trees along roadway edges and Overlook area.

### ARPOA PROPERTY AND ROADS:

Maple Valley came in and blew, cleaned and removed light debris from all of ARPOA roadways and beach parking lot area after multiple windy days. They are still on schedule for their Spring cleaning of all of these areas.

No snow removal or salting of roads so far for the 2019/2020 winter season.

Submitted by Steve Stroetzel  
ARPOA Public Works Director  
March 1, 2020