

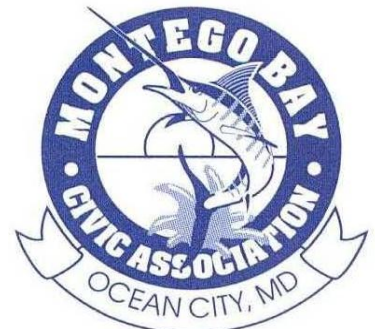
Montego Bay Civic Association Summer 2011 Newsletter  
**SUMMER General Membership Meeting**

Saturday, August 20, 2011, 10 a.m. to 12:00 noon at  
Northside Park

**ELECTION RESULTS WILL BE  
ANNOUNCED!**

**MAIL IN YOUR BALLOT OR TURN IT IN AT  
THE MEETING!**

**TURN TO PAGES 5 - 7 FOR MORE INFORMATION**



101 West 130<sup>th</sup> St.  
Ocean City, MD 21842  
Telephone: 410-250-3080  
Fax: 410-250-7104

[Montegobayoc@comcast.net](mailto:Montegobayoc@comcast.net)  
[www.montegobaycivicasoc.com](http://www.montegobaycivicasoc.com)

## Putt-Putt Popular with EVERYONE!



Surrounding the newest resident of Montego Bay, Pirate Captain Hook, are members of the Pool and Recreation Committee (l to r) Eileen Furnari, June Shaffer, Linda Herzberg, and Barb Reniak. The new features of the putt-putt course were purchased by the Association and the committee coordinated all the work and fresh painting – and did a lot of the work too! Captain Hook was purchased by the generosity of Beverly Blankenship, Tony Cenci, Barbara & Dick Ensor, Eileen Furnari, Linda Herzberg, Mary Jane Maxwell, Vera McCullough, Barb Reniak, June Shaffer, John Shifflett, and Valarie Walker.

*(Photo courtesy of Tony Kendrick)*

### Newsletter Committee

Don Dean, Tony Kendrick, Alin Springer  
Editor: Tony Kendrick

### AGENDA

August 20, 2011

**10:00am**

Opening Remarks – President

**10:15 am**

Approval of Minutes

**10:30 am**

Presentation of Candidates

Final call for Ballots

**11:00 am**

Treasurer's Report  
and

Committee Reports

**11:30 am**

Other Business "As May Arise"

**11:50 am**

Announcement of Election Results

**12:00 noon**

Adjourn

### SAVE THE DATE!

August 27 - 28, 2011  
Montego Bay Yard Sale!

December 10, 2011  
Montego Bay Christmas Open House!

April 21, 2012  
General Membership Meeting

June 1, 2012  
Deadline to Declare running for the Board  
or Vice President or Treasurer

August 18, 2012  
General Membership Meeting

**RETURN YOUR ELECTION BALLOT YOU RECEIVED IN THE MAIL ONLY IN THE ENVELOPE PROVIDED!**



**President’s Remarks:**

Since you will not be receiving another newsletter before next spring this is a good time to remind you of last winter. Now is a good time to be thinking of winterizing your home if you are not a full time resident. First, your water should be turned off at the meter before it goes into the home. If a pipe should break, it will not damage anything in the home. Next, if you are having someone winterize your home, check to make sure the work was completed. This is especially important for people with sprinkling systems for grass. Also, give the office your email address. Those email addresses were invaluable to people with problems, as I was able to reach them in a very short time. The message probably went to their cell phone. Also, if there is snow have someone remove it. No track in the snow means no one lives there. And, finally, have an inside light on a timer, preferably one with a motion detector, which sends a loud noise. This will get an unwelcome someone out fast.

Now to this summer: Remember, if you are boating and leaving the canal going into the Assawoman Bay, boats do not have brakes. Frustrating as it is, that boat coming out of Fenwick Ditch cannot stop for you. Also, I have been asked to remind you about speed and leaving a wake. Sometimes that person on a jet ski is not experienced and the speed and wake of a boat could do harm.

Now some nice things: If you have not been there, the “boardwalk” in our community on Harbour Drive is the best place to see the Sunset. Check the phases of the moon, have a picnic on the beach, and watch a moonrise. We have two sets of full moon phases in August – 3<sup>rd</sup> and 4<sup>th</sup> then again 30<sup>th</sup> and 31<sup>st</sup>. It is especially beautiful over our pond on Harbour Drive, especially now that we have three-lighted fountain.

Enjoy the rest of the summer.

**ATTENTION**

Montego Bay is so very different in the off-season, from September to mid-May. We do have full time renters who are very much a part of our community; they volunteer and help many who may have problems helping themselves. We all know each other. Our concerns are with short-term renters during the vacationing season. The vandalism statistics for June are mind-boggling. Unfortunately, most of the vandalism to our street lamps and other property can be traced to the rite of school ending.

Because they are here a short time, they seem to have no sense of belonging or take pride in what is here for them. The destruction of mailboxes, theft of lawn ornaments, abuse of Association property and the breaking of the Association light poles and lights are frightening to the many elderly who live alone.

Sometimes the vandals are family members of owners. Family members trust these young people to act responsibly; nevertheless, they sometimes prove they cannot be trusted. If you have young people using your property, it is your responsibility to ensure they respect the rights and property of the people living in this community. Will you please offer them alternatives to sleeping all day and roaming the streets all night? I don’t want to receive any calls in the middle of the night telling me your child has become a statistic.

Thank you,

*Vera McCullough, Neighbor*

**Montego Bay Civic Association**

Vera McCullough, President (2009-2011)  
Sue Frankowski, Vice President (2010-2012)  
Tony Kendrick, Secretary (2011-2011)  
Sandy Kvech, Treasurer (2010-2012)

**Board of Directors 2009-2011**

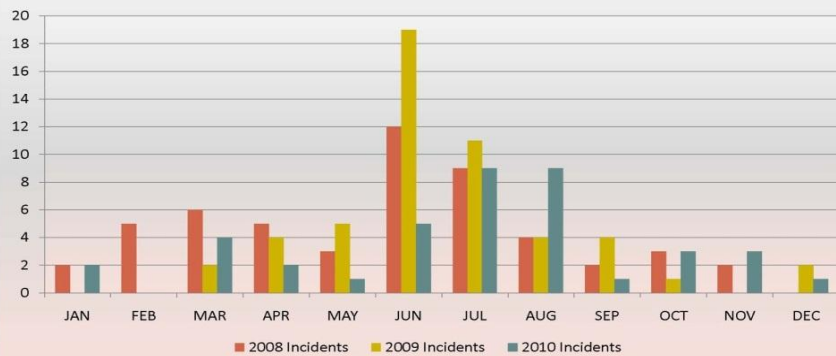
Linda Herzberg  
Dennis Julian  
Bob McCluskey  
John McDermott  
Bill Neimiller  
Barbara Reniak  
Paul Svoboda

**Board of Directors 2010-2012**

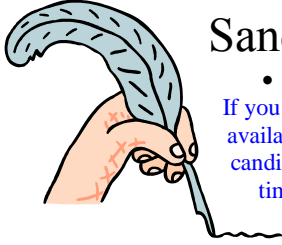
Eileen Furnari  
Bill Hastings  
Larry Holdren  
John Shifflett  
Bill Trumpler  
Al Weber

**When Incidents Occur**

Montego Bay  
Incidents by Month (2008 - 2010)



Prepared by: Crime Analyst - Brandon Reim



## Sandy's Column *by Sandy Kvech*

- **Board Elections: Nominations from the Floor**

If you are interested in becoming a member of the Board of Directors and are a property owner in good standing and available to attend Board meetings on the second Saturday of each month at 9 am, you may announce your candidacy at this year's General Meeting on August 20<sup>th</sup>. To run for the office of Secretary, you must also be a full time resident. To run for President, you must have completed at least one full term as a board member and must also be a full time resident.

- **Ownership Notification:**

Property owners are responsible for notifying the MBCA office if your property is sold, transferred, or if any changes in ownership occur. This keeps our files up-to-date for park assessments and other mailings. Addresses and phone numbers are *required* in case of emergencies and will be kept confidential. If you want to receive emergency notifications, information about upcoming community activities, add your e-mail address to our database.

- **Permits:**

Every type of construction in Montego Bay requires a permit from the Town of Ocean City. TOC permits for all exterior construction, require approval by the MBCA. When the permit for your job has been received from the town, please bring it to the MBCA office for review and approval. If there is any question about the work you are contemplating, bring your plans to the office first. This may save you some time and money. Work in Montego Bay cannot proceed without the permit review by MBCA. If your contractor is handling the permits, please inform them of this requirement. You, the property owner, are responsible for approval of all permits. If a Town of Ocean City permit and MBCA approval is not obtained, the property owner will be assessed a penalty of \$75 each day and work must be terminated until the permit is approved. **Please be advised that all OC Permits for Demolitions also require MBCA permit approval.**

- **Get Involved - Join a Committee:**

You don't have to be an elected member of the Board to help our community. The MBCA is always looking for volunteers to participate on the various committees and/or to chair potential openings for existing committees. Please respond to the MBCA office if you have any interest. We are always looking for persons with specific expertise. Participation on a committee requires that you are available to meet periodically to discuss committee issues, do research and make recommendations for board review.

- **MBCA Board Meetings:**

**MBCA Board Meetings** are held the second Saturday of each month at 9 a.m. Property owners in good standing are invited to attend. A request to speak at a Board meeting must be made to the MBCA office before the meeting. Each guest may speak for a maximum of 10 minutes. *All members are invited to participate in Association meetings.*

- **REMINDERS**

**Save the Bay:**

Before you spray insecticides, drop cigarette butts, and/or don't clean up after oil spills in the road or dog deposits, and the like, remember that anything that goes on the ground or in the streets goes directly into our bays and coastal waters. Please do your part in helping to prevent our coastal waters from becoming contaminated and polluted.

**Property Maintenance:**

It is the responsibility of every property owner to maintain their property, ensuring that everyone can enjoy the beauty of our community. This includes grass cutting, weed control, removal of trash and debris, bulkhead repairs/replacement and picking up after our four legged friends. Complaints of non-compliance may be reported, as follows:

- OC Planning & Community Development: Complaints regarding grass height - 9 inches or more should be called into the department of Planning & Community Development at 410-289-8855. A city inspector will come out, inspect the property and send a notice to the owner, allowing 7 days to correct the problem. A follow-up inspection will be made to determine if the problem has been corrected. If not corrected, the city will have the lawn mowed and the property owner will be billed \$150 for the infraction. If the infraction recurs and the city must send out someone to cut the grass a second time, the fine will be doubled - \$300. If the owner does not pay the fine, the city will put a lien against the owner's property. Other property complaints regarding weeds, trash and debris should be called into the main number at City Hall (410-289-8221) and your call will be directed to the appropriate department.
- Town of Ocean City Port Wardens: Complaints regarding failing, decaying bulkheads may be called into Faith at the TOC Port Wardens, 410-289-8798. Potential problems will be reviewed and the property owner notified.
- Animal Control: Complaints regarding property owners that do not pick up after their dogs should be called into Animal Control at 410-723-6649 or e-mail at [animalcontrol@ococean.com](mailto:animalcontrol@ococean.com)



## Par for the Course – Everybody’s Talking Putt-Putt!

The total renovation of Montego Bay’s putt-putt course was a vision come true for the four women who designed



and brought it together as well as all who have been enjoying it this summer. Some touching comments have been mentioned by the golfers including: “Something was finally done for all the community to enjoy!” and “Amazing – awesome!” and “You ladies should get a vote of thanks from all who use this putt-putt for the time and effort that you have put into it!” and “A real labor of love to take this project on.” Children and their parents make playing a family affair.

Some families and adults return to play it two and three times a day. “We are so elated to see the number of people who enjoy playing,” said Pools & Recreation Chairman, Barbara Reniak. An Owner who has lived here for over 25 years (and never played the course before) asked where it was. “He has been hearing so much about the new putt-putt course and wanted directions so that he and his wife could play the next day, and we’re sure they did!” *(Photos courtesy of June Shaffer and Tony Kendrick)*



Before!



After!

## NEIGHBORS HELPING NEIGHBORS A SUCCESS!



The Town of Ocean City’s free residential bulk pick-up on Saturday and Sunday, April 16-17, was a great success for many Montego Bay residents. In addition, a small group of Owner volunteers helped haul heavy items to the curb. The usual compliment of thanks was, “This is such a great idea! What a great help. I didn’t know how I was going to get rid of that thing. Thank you so much!” The overall appearance of the community was improved. The efforts of volunteerism for neighbors to help neighbors will now continue thanks to Don Dean. He is forming “Montego Bay Neighbors” as a way to encourage and coordinate Montego Bay residents to help each other. “There is much experience and many skills in our community,” Dean said. Any time a resident needs a helping hand they can ask Don to put them on the Requester’s List and his volunteers will determine if they have the expertise to lend a hand (work requiring a license to perform cannot be done by the volunteer’s, “handyman” type assistance is all that is possible). Contact Don by e-mail at [montegobayneighbors@yahoo.com](mailto:montegobayneighbors@yahoo.com), by phone at 443-859-5833, or by mail at 610 Gulf Stream Drive, Ocean City, MD 21842, if you need assistance or would like to be a volunteer neighbor helping your neighbors.

*(Montego Bay Neighbors is an independent community group established by Owners for the benefit of the MBCA community.)*

**“When I do good, I feel good.” ~Abraham Lincoln**

RETURN YOUR ELECTION BALLOT YOU RECEIVED IN THE MAIL ONLY IN THE ENVELOPE PROVIDED!!



# MONTEGO BAY CIVIC ASSOCIATION, Inc.

101 W. 130<sup>th</sup> Street, Ocean City, Maryland 21842 • 410-250-3080 • Fax 410-250-7104

Web Site: [www.montegobaycivicassoc.com](http://www.montegobaycivicassoc.com)

email Address: [montegobayoc@comcast.net](mailto:montegobayoc@comcast.net)

August 20, 2011

## OFFICIAL BALLOT

Montego Bay Civic Association

**This ballot you have received in the mail must be returned by August 20, 2011, only in the MBCA prepaid envelope provided.**

- **ONE PROPERTY – ONE VOTE – ONE BALLOT – ONE RETURN ENVELOPE**
- **ONLY ONE ELECTION BALLOT IN THE MBCA RETURN ENVELOPE:** Multiple ballots in an envelope will disqualify all the ballots in the envelope.
- If you vote for more than the number allowed in each candidate group, none of your votes will count in that group.
- Write-In candidates must be present and nominated from the floor.
- **NO BALLOTS WILL BE ISSUED AT THE MEETING.**
- Ballots brought and turned in at the meeting after nominations from the floor are completed must be in the MBCA return envelope provided.

<b>PRESIDENT</b> Vote for One	<b>SECRETARY</b> Vote for One
<input type="checkbox"/> Vera McCullough	<input type="checkbox"/> Michelle Donovan
<input type="checkbox"/> Barbara Reniak	<input type="checkbox"/> Tony Kendrick
<input type="checkbox"/> Write-In (candidate must be present)	<input type="checkbox"/> Write-In (candidate must be present)

<b>BOARD OF DIRECTORS</b> Vote for no more than Four	
<input type="checkbox"/> Steve Borkowicz	<input type="checkbox"/> Linda Herzberg
<input type="checkbox"/> Dennis Julian	<input type="checkbox"/> Bob McCluskey
<input type="checkbox"/> John McDermott	<input type="checkbox"/> Tom Seibold
<input type="checkbox"/> Write-In (candidate must be present)	<input type="checkbox"/> Write-In (candidate must be present)

**Under the new bylaws, any candidate for the Board who is not seated on the Board will not fill any future vacancy on the Board until the number of Directors falls below nine.**

**RETURN YOUR ELECTION BALLOT YOU RECEIVED IN THE MAIL ONLY IN THE ENVELOPE PROVIDED!**

## **CANDIDATES FOR PRESIDENT (2011-2013)**

*(vote for no more than one)*



**Vera McCullough** - It has been an honor and privilege to serve you as President for the last two years. I am asking you to vote for me to be your President again because in the last election you gave me a team that I could work with. Look at the progress throughout our community – this took teamwork. Like most teams, we sometimes disagree but for the good of the community we work together. I hope this team will be returned to office; two years just wasn't enough time to complete what has been a very successful start. We have implemented internal controls and established an operational account and a reserve account. Our financial condition is the best it has ever been. We now have a Reserve Fund that is 25% of our calculated amount needed if we had to replace or upgrade any of our amenities or property assets at today's costs. We project that in three years we will be 100% funded. And we did this without raising the annual dues. Because of the new bylaws, the operations of the Association that directly affect your quality of life and your investment are now up to the Owners to decide, not a majority vote of the Board. I have been a property owner since 1988.

**Barb Reniak** – I am running for President. I have enjoyed every volunteer hour and serving on your Board of Directors since 2009. I negotiate and oversee the work of contractors to make sure we get what we are paying for. I lead a great team of volunteers to keep more than 1,600 lampposts lit. I have established positive working relationships with the city's Public Works Department and they promptly answer our calls. I carried out the actions that eliminated the risk of electrical shock to swimmers. I will continue to volunteer my time and will not accept a salary from the Association. Since the Maintenance Worker position became vacant, I have shown that monitoring the condition of our community is not a \$35,000 full-time job and that hiring licensed contractors provides a greater quality of work at a significantly lower cost. I am the Committee Chairman of Pools and Recreation, Contracts, and Architectural Review. I am a member of the Advisory & Strategic Planning Committee, and the Budget and Finance Committee. I feel my service to the community has saved the Association money, kept the annual dues unchanged, and allowed the Association to have a financially stable Reserve Fund. I would appreciate your vote to keep the momentum going!

## **CANDIDATES FOR SECRETARY (2011 – 2013)**

*(vote for no more than one)*



**Michelle Donovan** – I have been a resident of Montego Bay for over 10 years. I recently retired from a nursing administrative position and am currently spending my retirement years in our growing and well-respected community. As a graduate of Georgetown University, I am well respected for my work as a health care consultant, administrator and journalist especially in areas of management, communication and service excellence. Currently living in Montego Bay, I frequently enjoy the company of friends as well as my three grown children and their families including seven grandchildren. We are all impressed by the positive change and advancement of this community over the last several years and feel that I have a great deal to contribute to its continued and enhanced course and development over the next several years. I would be honored to serve with your Board in the position of Secretary. Thank you.

**Tony Kendrick** - Over the past year I have served (I do not accept a salary from the Association) as your Secretary. I put the "news" back into our newsletters. As the webmaster, I keep the website up to date and I post agendas on the web in advance of Board Meetings. I also prepare and post a motion-vote-summary of minutes and later a narrative version so that you can get to know the issues and your Directors and Officers. As the Bylaws Committee Chairman, I led a diverse team that completely revamped the Bylaws and (most significantly) gave the Owners the right to vote! Since 2006, I have attended almost every meeting as a Board Member or as an Owner. When I was not a full-time resident, I served on the Board and as a member of the Finance, Permits, Bylaws, Newsletter, and Website committees. In addition, I am the Chairman of the Communications Committee and Chairman of the Bylaws & Declaration Committee. I am a member of the Architectural Review Committee and the Permit Processing Committee. I also change lamppost light bulbs! I would like to continue working for you and protecting the best interests of all the community. I would appreciate your vote.

## **CANDIDATES FOR DIRECTORS (2011 – 2013)**

*(vote for no more than four)*



**Steve Borkowicz** – My wife, Lucretia, and I have owned property in Montego Bay for the last 20 years, and moved here permanently in 1997. I am a member of the Architectural Review Committee for Montego Bay. In addition, I am the current President of the non-profit Friends of Walkers Pond Foundation. In that capacity, I have worked closely with the Parks and Pond Committee to assist with the beautification and restoration of Walkers Pond for everyone to enjoy. Most recently, Friends of Walkers Pond collaborated with the Association in the purchase of additional fountains and lights for the pond. Seeing how much a positive difference can be made by accomplishments large and small, I now have the opportunity to contribute more of my time to help our community and I would like to serve on the Board of Directors. I am asking for your vote so that I can accomplish what you want done. Thank you.

**Linda Herzberg** – I have lived in Montego Bay full-time since 2000. I am running for my second term on the Board. During my first term, I served as Chairman of the Finance Committee that secured the first full audit for Montego Bay. I am presently Chairman of the Beautification Committee, and I am an active Pool Committee member. These committees are responsible for the new flowers at the office, the upgrades to the pool furniture and restrooms, the new Putt-Putt course, and, with the help of volunteers, the new benches going in around the Pond. I am proud to be a part of the Board and working with homeowners who are working hard to give back to the community. I have attended every meeting, unless a family priority called me away, and I participate in the discussion of issues that are not clear-cut and need to be understood. I have always considered what is best for all of the community and I have voted accordingly. There is still much we want to do and much that we can do. I hope you will give me the opportunity to continue to represent you and the best interests of the community. Thank you.

**Dennis Julian** – My wife and I have been owners in Montego Bay for 11 years, the last 7 as full-time residents. I have been in business as a self-employed Accounting and Tax Professional for 27 years and have dealt successfully with people from many walks of life. We also belong to the Ocean City Chamber of Commerce. I believe my experience and expertise in the financial area will be instrumental in recommending solutions to keep expenses within expectations; keeping the homeowner's fees as reasonable as possible; and having a voice and opportunity for an active role in the governance of our community. We all need to work together in an atmosphere of trust and good will.

**John McDermott** – I have been a resident of Montego Bay since 1998. I would like to serve another term on the Board of Directors of MBCA. I have served as liaison between the board of directors and the Ocean City Council. The Council and I know and respect each other so it will be beneficial to both groups for me to continue in this role. I promise to serve you according to my conscience and to vote accordingly on all issues that come before the Board.

**Bob McCluskey** – Before moving to Ocean City, I taught high school social studies for 27 years in the Baltimore County Public School system. My wife and I bought property in Montego Bay in 2003 and we moved here permanently in 2008. Since then I have been active in the Neighborhood Watch program and served on the Board of Directors for the past two years. I have been a member of both the pond committee and the permit approval committee during my Board tenure. If re-elected, I will continue to support those policies that I feel enhance Montego Bay and oppose those that, in my opinion, are detrimental to the community.

**Tom Seibold** – I am a building contractor with over 30 years' experience in the residential and commercial industry. I live with my wife of 24 years, Sally, and our two dogs, Lucy and Molly. We have owned property in Montego Bay since 2000. We became full-time residents in 2009. I am currently the Chairman of the Permit Process Committee of the Association. I also volunteer with various organizations in Ocean City. I have also served on the Littlestown, PA, Chamber of Commerce and served on their Board of Directors for two terms and was Secretary for one year. I have also been a member of various organizations such as the Reisterstown Moose, Roaring Run Lions Club, and Owings Mills Veterans of Foreign Wars. I would appreciate your vote.

Montego Bay Civic Association Summer 2011 Newsletter

**Summer**  
**General Membership Meeting**  
**and **ELECTION RESULTS!****

**Saturday, August 20, 2011, 10 a.m. at**  
Northside Park, 125<sup>th</sup> Street and the Bay, Ocean City

*All Owners are encouraged to participate in your Association meetings.*

View the newsletter in color (and as large as you prefer) at: [www.montegobaycivicassoc.com](http://www.montegobaycivicassoc.com)

**Summer MBCA Office Hours (March 15<sup>th</sup> through September 15<sup>th</sup>)**  
Monday, Tuesday, Wednesday, Friday, Saturday 9:00 am to 3:00 pm

**Winter MBCA Office Hours (September 16<sup>th</sup> through March 14<sup>th</sup>)**  
Monday, Wednesday, Friday, Saturday 9:00 am to 3:00 pm



**Montego Bay Civic Association**  
**101 West 130<sup>th</sup> Street**  
**Ocean City, MD 21842**

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