

Montego Bay Civic Association
SUMMER 2010 Newsletter
General Membership Meeting
and Board Elections!

The MBCA Summer General Membership Meeting will be held on
Saturday, August 21, 2010, 10 a.m. at
Nothside Park Meeting Room

Greetings to Members from the Montego Bay Civic Association (MBCA) Officers and Board Members.

Board Elections!

Become a Board Member or Vote for your representatives August 21, 2010

Are you interested in becoming a member of the Board of Directors, the Vice President, or Treasurer? If you are a property owner in good standing and available to attend Board meetings on the first Saturday of each month at 9 am, attend the General Meeting August 21st – nominations will be accepted from the floor at the meeting. Attend the meeting and announce your candidacy or vote for those you want to represent you and your interests from the list (enclosed with this newsletter) of candidates who have declared their intent to run for office. To run for the office of Vice President or Treasurer, you must be a full time resident.

MBCA Officers and Board of Directors

Term ending August 2010:

Vice President: Gen Hartline
Treasurer: Andrea Albrecht
Members: Charles Herbert, Linda Herzberg, Larry Holdren, Sr., Joan Kutcher, William Trumpler, and Al Weber.

Term ending August 2011:

President: Vera McCullough
Secretary: Sandy Kvech
Members: Sue Frankowski, Bob McCluskey, John McDermott, William Neimiller, Barbara Reniak, and Paul Svoboda.



**Montego Bay
Community Yard Sale
August 14th & 15th**

This year's Community Yard Sale will be held on both Saturday and Sunday – No Rain Dates!

Why not clear out your attic or shed and join us for the annual yard sale, beginning at 7am. You can set up at your home or if you prefer, you can set up in front of the Montego Bay Office – just bring your table and goods.

The yard sale will be advertised in the local papers. It's a great way to meet new people and earn a few extra dollars! Community maps will be available in the MBCA office.

If you are interested in setting up in front of the office, please contact Debi McCluskey at 410-250-0980 or Sandy Kvech at 240-476-7423.

Montego Bay Civic Association

Vera McCullough, President
Genevieve Hartline, Vice President
Sandy Kvech, Secretary
Andrea Albrecht, Treasurer
Charity Martin, Office Secretary

101 West 130th Street
Ocean City, MD 21842
MBCA Office Telephone: 410-250-3080
Fax: 410-250-7104
e-mail: montegobayoc@comcast.net
Website: www.montegobaycivicassoc.com

Summer MBCA Office Hours (March 15th through September 15th)
Monday, Tuesday, Wednesday, Friday and Saturday: 9 a.m. - 3 p.m.

Montego Bay Civic Association Candidates for 2010 Elections

MEET THE CANDIDATES – SATURDAY, JULY 31, 2010!

Everyone Invited!

All the candidates running for the MBCA Board of Directors and the candidates running for MBCA Vice President and MBCA Treasurer have been invited to attend a Meeting with the Owner's to share information and answer questions.

This meeting has been arranged by the Owner's of MBCA property and will be held in the banquet room of the *Blue Ox* (at 126th & Coastal Highway) from 11:00am to 1:00pm. The meeting will begin with a panel format and each candidate attending will have time to address the owners, followed by questions from the moderator, then owners, and then the candidates. Following the conclusion of the agenda there will be socializing with the candidates.

Nominations may be made from the floor at the August 21st meeting. **Absentee ballots are available from the MBCA office and must be returned by August 20th.**

Sue Frankowski – Nautical Lane

Candidate for Vice President

I have been a property owner since 1990 and full-time resident since 1998. I have been a MBCA Board Member for 8 years and the last 4 years, Chairperson of the Pool Committee. The pools are MBCA's largest expense. As Chairperson of the Pool Committee, I recently negotiated MBCA's pool contract with Blue Water Pool Side Services to improve the quality of services provided and reduced costs by flexing the hours between the two pools. I have also been instrumental in affecting a number of enhancements to include tables and chairs with umbrellas for shade, requiring that children not potty trained to wear swim pants with a bathing suit, also recommended improvements to the pool restrooms. Helped chair the 40th Birthday Celebration and have run social trips for MBCA for the last 7 years to the slots and other places. I have volunteered my time and expertise for St. Luke's & St. Andrew's, the Polish American Club, Fenwick Card Party. I also started a Seton High School Alumnae at Ocean City. As Vice President of MBCA, I will continue to work to improve services within our community, require fiscal accountability and foster greater community involvement.

Barbara Reniak – Harbour Drive

Candidate for Vice President

I am presently on the Board of Directors. This year I am running for the position of Vice President of our association because this community and your interests are my first priority. With my knowledge and career experience as a program manager, active Board member in other associations, and a degree in Business Management, I will bring leadership and a cooperative spirit to this community and the Board. As Contract Chairperson I am responsible for soliciting and negotiating most contracts and have identified new contractors who routinely cost 50% less than previous contracts for services of equal or greater quality. My focus continues to be on prudent spending, greater community involvement and team effort. I intend to continue my current elected responsibilities and assume, without accepting a salary, the additional responsibilities of Vice President. I will represent every homeowner in this community with the fairness and honesty that all deserve. I would appreciate your vote for me as Vice President.

Linda Herzberg – Harbour Drive

Candidate for Treasurer

I became a permanent resident in 2000. Before moving to Montego Bay, I lived and worked in the Essex/Middle River area of Baltimore County. For 11 years out of 20 I served as Treasurer of Baltimore County Licensed Beverage Association. I also served a term as Vice President of the Chamber of Commerce, and served on the board of Baltimore County Community College. Since moving to Ocean City, I have served as Treasurer for AARP two years, and I'm now Treasurer of Ocean City's Beautification Committee. I have served on the board of Montego Bay for two years. For part of that two years I have been Chairman of the Finance/Audit Committee. I would love to continue to work for the betterment of the community and would like your support as I run for Treasurer of Montego Bay. If elected to the position of Treasurer, I will not accept a salary.

Sandy Kvech – Beachcomber Lane

Candidate for Treasurer

I have been a homeowner in Montego Bay since 1999 and a permanent resident since 2009. For the last year I have served as Secretary on the MBCA Board of Directors. In that capacity, my responsibilities have included drafting the minutes of all board meetings; developing the Community Newsletters; participating on various committees to assist in the development and documentation of MBCA's Personnel Policy, employee job descriptions/performance appraisals, MBCA's Permit Approval process, MBCA's Community Attic Habitation Survey; and have reviewed and provided input into MBCA's annual budget. As a former Vice President of Human Resources for Giant Food, Inc., I directed the administration of the total corporate payroll function and provided oversight to ensure compliance with IRS, Federal and State laws. I managed a departmental operating budget for more than 80 employees and a yearly corporate training budget of \$2.4 million. I believe that I can bring a level of expertise to the position of Treasurer on the Board of Directors and look forward to serving the community in yet another capacity.

Kimberleigh Criswell – Nautical Lane

Candidate for Board of Directors

I only recently purchased a vacation home in Montego Bay, but I have been visiting Montego Bay since I was a child. I am a corporate attorney with over 11 years' experience in corporate/commercial finance, real estate and general corporate matters. I was previously an associate in the Baltimore office of DLA Piper US LLP, a large international law firm with over 3,000 attorneys worldwide. I am currently a Vice President and Assistant General Counsel with Laureate Education, Inc. I am interested in becoming involved in the Board of MBCA to help maintain the highest quality standards for the community.

Eileen Furnari – Pine Tree Road

Candidate for Board of Directors

I have owned property in Montego Bay for the last 22 years and I moved here permanently 5 years ago. I view the community as being the best community in Ocean City and I will work to continue to keep it the best it can be! I believe my experience as a businesswoman can benefit the Association. My husband and I owned a company named City Iron, Inc. We manufactured and installed custom-made ornamental iron products. As co-owner, my responsibilities included accounts receivable as well as payables, weekly payroll and quarterly tax returns. I was also responsible for negotiating purchase agreements and dealt with many vendors. In addition, my supervisory exposure provided me with practical experience working with a diverse group of personalities. However, I am most proud of raising my 5 children and seeing them become successful in their lives. I would appreciate your vote and I will work for your best interests.

William Hastings, Jr. – Atlantic Blvd.

Candidate for Board of Directors

I have been a resident of Montego Bay for 13 years. Previously I lived in Bucks County, Pennsylvania where I was Controller of various manufacturing companies. I have a Bachelors Degree in Business Administration from Temple University. I served two years in the US Army and have been active in various social and religious organizations thru the years. I look forward to serving on the board of the Montego Bay Civic Association and following the will of its residents.

Larry Holdren, Sr – Oyster Lane

Candidate for Board of Directors

I have been privileged to be an active Board Member for the past four years and would like to continue my service to our community. My first priority is in the interest of all property owners to have a place to live and enjoy whether you live here year around or have a vacation home. I'm the Broker/Owner of Larry Holdren Real Estate, Inc. since 1971. I have been a property owner in the Montego Bay Community since 1971 and I provide a wealth of knowledge regarding the Montego Bay Community since it was founded in 1969. As Chairman of the Website Committee, I have organized a committee to update some features, which will be voted on by the Board of Directors. Some of these features include videotaping the Board of Directors Meetings and putting it on our Website and making our website more user friendly to all property owners. I continue to enjoy my hobby of sailing and I am a member of the Atlantic United Methodist Church in Ocean City.

Tony Kendrick – South Ocean Drive

Candidate for Board of Directors

I am running for the Board because Owner's have asked me to run. Examples of my qualifications are my MBCA voting and advocacy record. I advocated that the Association comply with the Fair Housing Act and now stairs are an option for accessing attics. I voted against salaries for officers and advocated that pay raises for employees should never exceed the Social Security cost-of-living increase. I advocated for fiscal responsibility and voted against expenditures that were not budgeted or were paid with Reserve funds. I did not vote to violate state law. I successfully advocated for strategic long-term financial planning to avoid or minimize a future assessment. I succeeded in having significant revisions to the Bylaws document passed, and proposed additional changes (that were rejected) to bring owners into the decision making process. I advocated that the restrictions document the Association provides to owners, which has changes that 51% of owners never approved, comply with the legal document. As a member of the Web Committee, I have proposed we move to a multi-feature website that includes a secure and interactive way to communicate with other owners as well as with our elected representatives. Thank you for your votes.

John Shifflett – Peach Tree Road

Candidate for Board of Directors

My family has owned a residence in Montego Bay since 2001. I am a concerned property owner who is interested in serving on the community association board of directors. I believe my experience with my own property management company and my holding a building inspector's license from the state of Maryland highly qualify me for this position. I have experience with helping community association's function in my capacity as on site property manager for the Castle Harbor Condominium Association in Pasadena, MD. I organize and preside over the monthly board of directors meeting at this condominium association. I pledge to maintain the high standards of living that we have enjoyed for so many years in Montego Bay.

Alin Springer – Harbour Drive

Candidate for Board of Directors

My husband and I have owned in Ocean City for 20 years with 6 of the years in Montego Bay. My career experience includes: Business owner and President of my company in Germantown, MD for 23 years; 8 Years of support to the president of the Germantown Chamber of Commerce; 6 Years of volunteer service to Germantown HOA as President and Treasurer; one year President of my previous community in OC. If elected, I will encourage greater community involvement and work toward keeping MB the safe, clean and desirable community in OC. I always strive to do my best and succeed and truly believe in the satisfaction of all vs. the benefit of few.

Bill Trumpler – Atlantic Blvd.

Candidate for Board of Directors

Part time resident since 1995 and a member of the Board of Directors of Montego Bay Civic Association for the past 4 years. I am currently the chairman of the Advisory Committee and in the past years, along with other committee members, have done a complete review of the association’s insurance policies and this past year reviewed the association’s properties. Along with the finance committee we have prepared both short term and long term plans to update and maintain the properties and amenities. I am a member of the Neighborhood Watch. I graduated from the University of Baltimore and I am retired customer service representative for a leather finishing company. I was a past president of the Freedom District Optimist Club and currently a member of the board of directors. I have enjoyed working with the MBCA for the benefit of our community and would continue to work to keep Montego Bay a safe and attractive community for families.

Al Weber – Assateague Court


Candidate for Board of Directors

A property owner since 1966 and a full time resident. I worked in printing for 48 years as a plant manager for Cavanaugh Press and am presently retired. I am currently serving on the Board of Directors and am Chairman of both the Pond Committee and the Permits/Approval Committee. I am also a member of the Ocean City Elk’s, American Legion, the Moose Club, and a life member of the VFW. I am requesting your vote to elect me again to the Board of Directors to represent you in maintaining Montego Bay as the best community in Ocean City.

ABSENTEE BALLOTS ARE NOW AVAILABLE FROM THE MBCA OFFICE. IF YOU ARE NOT GOING TO ATTEND THE GENERAL MEETING, PLEASE EXERCISE YOUR MEMBERSHIP VOTE. TAKE 5 MINUTES TO GO TO THE MBCA OFFICE AND COMPLETE YOUR ABSENTEE BALLOT. ALL ABSENTEE BALLOTS MUST BE RETURNED TO THE MBCA OFFICE BY FRIDAY, AUGUST 20th.

**Reminders from the
MBCA Office**

Ownership Notification You 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. Also, addresses and phone numbers are ***required*** in case of emergencies and are kept confidential.

 **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.**

MBCA By-Laws and Restrictions are important to maintaining our community.

Please be sure to review them any time you contemplate any change to your property. Copies are available free at the MBCA office or on our website at

www.montegobaycivicassoc.com

Get Involved in Our Community!

Join a Committee!

You don't have to be an elected member of the Board to help our community. The MBCA is 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. The date, time and meeting location of committee meetings are announced to the community via e-mail and posted on the MBCA website. Most meetings are conducted in the MBCA office in order that members of the community that wish to sit in on discussions may attend. Meetings held outside of the office must be able to accommodate community residents that wish to attend.

Below is a list of the committees and chairperson for each committee. If you are interested in joining one of our committees, please respond to the MBCA office (montegobayoc@comcast.net) with your request for interest in a specific committee and include any special experience or related expertise.

Advisory: Bill Trumpler	City Hall: John McDermott	Permit Approvals: Al Weber
Beautification: Linda Herzberg	Finance/Audit: Linda Herzberg	Pools: Sue Frankowski
Budget: Andrea Albrecht	Newsletter: Sandy Kvech	Pond: Al Weber
By-Laws: Paul Svoboda	Neighborhood Watch: Bill Neimiller	Restrictions: Charlie Herbert
Contracts: Barbara Reniak	Nominating – Paul Svoboda	Website: Larry Holdren, Sr.

MBCA Board Meetings are held the first 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. Minutes from the monthly Board meetings are available on the MBCA office bulletin board and on the website. If you would like a copy of the minutes mailed to you, please send a self-addressed, stamped envelope to the MBCA office with your request. *All members are invited to participate in your Association meetings.*



KEEP IN TOUCH WITH THE MONTEGO BAY COMMUNITY VIA E-MAIL!

If you want to receive emergency notifications, information about upcoming community activities *and now, the bi-annual newsletters*, add your

e-mail address to our database. All e-mail addresses will be kept confidential and will not be disclosed when e-mailed. To join the e-mail database contact the MCBA office by telephone (410-250-3080) or e-mail us at montegobayoc@comcast.net.

MBCA Newsletter

Newsletter Committee:

Sandy Kvech, Chairperson

Louise Fox, Member

Newsletter Committee Volunteers:

Dale Cassedy, Monica Cofield, Lu Colabucci,

Carol Hemp, Ann and John McDermott

Joan Revis, Elsie Joy

MONTEGO BAY COMMUNITY SURVEY RESULTS: ATTIC HABITATION/LIVING SPACE

In May, a community survey was sent out to all property owners soliciting input on the issue of Attic Habitation/Living Space. Of the 1523 property owners, over 1100 survey responses were received: 63% of the responses were favorable to changing city code to allow attic habitation; 37% were opposed. Public hearings will be conducted by the Planning and Zoning Commission on Attic Habitation at City Hall in Ocean City Council Chambers, on Tuesday, August 3, 2010 at 7:00 PM. Blaine Smith, Community Development, will present a power point on the history of housing in Montego Bay, and will show graphics on 1½-story structures. You are invited to attend and are encouraged to share your thoughts. If Planning and Zoning members favor the concept of attic habitation, they will recommend that City Council put it on their agenda for discussion.



Boating Safety Education Requirements

In Maryland, the law states that anyone born on or after July 1, 1972, must possess a certificate of boating safety education in order to operate any motorized vessel. (*For more information on certifications, visit www.my.boat-ed.com*). This certificate is non-renewable and must be carried by the student at all times while operating a vessel. Officers may or may not ask to see the certificate during a vessel check and, if not provided, you can be charged with a minimum of \$25 for the first offense and up to \$500 for each offense thereafter.

Boating Safety Guidelines:

The Coastal Bays of Ocean City are a very popular area for boating, especially during the summer months and are often congested, requiring cautious and responsible boating. The bays have very unpredictable boating conditions since they are shallow with strong currents and tides in some areas.

- Speed limits of 6 knots have been established in residential waterway areas, wharfs, piers and bridge abatements and areas within 100 feet of the shoreline. **YOU ARE RESPONSIBLE FOR YOUR WAKE!**
- All vessels must be equipped with USCG approved life jackets for **all** passengers.
- Water skiing **is not** permitted between the hours of sunset and sunrise.

Personal Watercraft Vessels PWC (i.e. jet ski's, wave runners, etc.)

A PWC is not a toy. Most PWCs have no brakes. When you have no propulsion, you have no steering.

RIDE RESPONSIBLY!

- All persons on board a PWC are required to wear USCG life jackets **at all times**.
- A PWC **may not** be operated in excess of 6 knots, within 100 feet of another vessel. Maintain a proper lookout at all times. All PWC vessels must give way to boaters in the bay.
- A PWC **may not** be operated between the hours of sunset and sunrise.



Swimming Pool Information

Pool Hours:

Pool #1: 10 a.m. to 6:00 p.m.

Pool #2: 11 a.m. to 7:00 p.m.

Membership Card: Your pool pass must be picked up at the MBCA office or request that it be sent to you by calling 410-250-3080. There is a \$50 fee for the replacement of any membership card -- for any reason. Pool rules are issued with each pool pass. Pool rules are also available from the MBCA office and website.

Pool Rules: You must show your pool pass to the attendant on duty to enter the pool. There are no soda machines at the pools. Guests may bring their own soda and water as long as they are not in glass containers. **Please be considerate and share the available tables and chairs with other pool guests.** You may also bring your own personal chairs and lounges into the pool areas.

**All children under the age of 14
must be accompanied by an adult (18 or older).**

Pool#1 closes Monday, September 6th, 2010 at 6 p.m.

Pool #2 closes Monday, September 6th, 2010 at 7 p.m.



A Message from Bill Neimiller, Citizen's Patrol/Emergency Disaster Coordinator

We have completed another successful year in the Neighborhood Watch Citizen's Patrol. The volunteers that contribute their time and expense for the welfare of the community is greatly appreciated. Although you may not hear from your neighbor, I know they appreciate your efforts in protecting their property.

In May of 2010, OC Police Officer, Ryan Flanagan and Captain Robert Bokinsky presented certificates of appreciation honoring Neighborhood Watch Volunteers for their years of service.

5-Year Service Awards: Matthew Fraunhoffer, Suzanne Fraunhoffer, Robert Chapman, Helen Snyder, Thomas Ingram and Linda Ingram. **10-Year Service Awards:** John McDermott, Ann McDermott, Howard Edwards, Anna Neimiller and Bill Neimiller. **15-Year Awards:** Gertrude Apple, Roger Bellarin, Betty Bellarin, Edward Fritz, Myriam Fritz, Bernard Hartline, Gen Hartline, Kitty Maitha and Clinton (Bud) Worsham. Congratulation and many thanks to all of you!

If anyone is interested in joining the Citizen's Patrol, please contact the office at (410) 250-3080 or Bill Neimiller at (410) 250-4447.

Emergency Evacuation Procedures: In the event the Mayor declares a state of emergency, all residents of Montego Bay are to evacuate to inland areas. Evacuation routes for Montego Bay residents are the Route 90 Bridge, Route 54, or Route 1 north into Delaware. Remember to secure outside areas before you leave, turn off the gas line to your home, and turn off the water.

BE READY! EMERGENCY CHECKLIST

The following items should be kept in a sturdy, easy-to-carry duffle bag or plastic container.

- **Water:** One gallon per person per day for drinking, food preparation and sanitation for three days.
- **Food:** Ready to eat canned meat, fruits, vegetables, juices, milk and soup. (*Don't forget a non-electric can opener*); high energy snacks (*crackers, trail mix, granola bars, peanut butter, etc.*); comfort foods (*cookies, candy, tea bags, coffee, etc.*).
- **Prescription Medicines:** In original bottle with re-fill information.
- **First Aid Kit:** Including non-prescription drugs such as pain relievers.
- **Flashlight and extra batteries**
- **Portable radio and extra batteries**
- **Cash:** Bills and coins.
- **Important Family Documents**
- **Sturdy Clothing:** Including a change of clothing.
- **Rain Gear and Bedding:** Blankets and sleeping bags.
- **Small Tool Kit.**
- **Bathroom Supplies:** Toilet paper, soap, personal hygiene items.

Some other useful hints:

- Keep your car fuel tank at least $\frac{3}{4}$ full at all times. Power outages can affect gasoline-pumping stations.
- Be prepared for gas appliances to be inoperable. Some appliances require electricity for ignition or valve operation.
- Shut off the power circuit to your water heater.
- Have a contingency plan for relocating those with life support equipment. Decide upon an alternate power source for all devices.



Patrolling Montego Bay

Vandalism is the main crime occurring within our community – damage to our lampposts; and some unoccupied homes and storage sheds have been entered and vandalized, so keep your doors locked when you are not at home. Do not leave your keys in your car or your car unlocked. If you see vandalism occurring or it looks like it may occur or if you have been victimized by vandalism, don't wait, immediately call the police on 410-723-6610. If your property has been vandalized, the perpetrators may still be in your home or the immediate area – protect yourself by leaving and going to a safer location and wait for the police to arrive. Calling the MBCA Office is to keep the community informed and it is not to report a crime.

Report criminal activity to the Police at 410-723-6610 or call 911.

Maryland's Free "Watch Your Car Program"

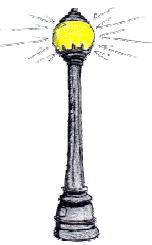
The State of Maryland's "Watch Your Car Program" is administered by the Maryland State Police, Vehicle Theft Prevention Council. It is a FREE and voluntary national vehicle registration and theft prevention program that uses reflective decals placed on a vehicle's front and back windows to alert the police that the vehicle is not normally operated between the hours of 1am and 5am. If a police officer observes the vehicle being operated during these hours, s/he may stop the vehicle and determine if it has been stolen. For more information, call 1-800-96 THEFT or visit www.mdautothrft.org.

Maryland Division of Parole and Probation

Offenders on Parole and Probation, living in our neighborhoods and working in our local businesses, require supervision and guidance to keep focused on the ultimate goal of overcoming the "revolving door" of the criminal justice system. The Division of Parole and Probation (DPP) ensures these offenders are meeting this goal and upholding individual requirements set forth by courts and the Parole Commission.

A website has been established (www.socem.info) to locate registered sex offenders living near you, track sex offenders' movements, provide law enforcement with tips to help find offenders, get assistance if your child is the victim of sexual abuse, and help find abducted children through the use of an enhanced cell phone AMBER Alert system.

By calling Maryland's toll-free Sex Offender Alert Line at 1-866-559-8017, you can sign up for telephone notification any time a registered sex offender moves in your area. The Alert Line is designed to contact individual homes, schools, daycare centers, recreational centers and churches registered by zip code when a sex offender moves into the neighborhood or if there is a change in the offender's compliance status.



Lighting our Community

Lampposts. Now is a perfect time to spruce up your lamppost and help brighten our community. Please avoid plantings, landscaping, shrubbery, etc. in the area around your lamppost. If it becomes necessary to repair the lamppost wiring, the MBCA **will not be responsible** for any damage to, or replacement of any landscaping materials. Also, **owners are responsible for painting their lamppost black and cleaning the glass.** Remember to keep the property identification numbers visible so emergency personnel can find you if needed. **During our annual Fall Spruce Up, August 14th to September 6th, replacement numbers and black spray paint are free at the MBCA office.**

MBCA Trivia: *Did you know that ...*

- MBCA assessment dues have only increased at an average of \$4.50 per year since 1968.
- Other than the state of Maryland, Pennsylvania represents the largest number of property owners in Montego Bay.
- This year marks our 10th annual community yard sale. For more information, please contact Debi McCluskey, Chairman at 410-250-0980 or Sandy Kvech, Co-Chairman at 240-476-7423. If you have items that don't sell, the following Charities will accept donations of useable items.
 - Atlantic United Methodist Church - 3rd Street and Baltimore Avenue, 410-289-4458
 - Diakonia – Old Ocean City Road, 410-213-0923

Did you know ?



Ocean City Trolleys: Ocean City Trolleys are running from the convention Center to the Inlet. You can park free at the center' south lot at 39th and 40th streets.

Cash for Appliances: Maryland will give you rebates for qualified energy efficient appliances. Maryland has rebates for specific clothes washers, refrigerators, and heat pump water heaters. See:

<http://www.energy.maryland.gov/appliancerebateprogram.asp> for more details.

Free Computer Classes: Does using a computer intimidate you or do you just need to learn basic skills? There are free computer classes at the OC library and at the Ocean Pines library. The classes show you how to use email, do online searching, web browsing, and other online activities. Call Lisa at 410-632-3970 for details.

Free Health Magazine: The National Institute of Health, *Medicine Plus* is a bi-monthly magazine that gives expert, unbiased information on the latest news and research on wide-ranging topics such as PAD, heart disease, senior citizen abuse, diabetes and many other issues and is delivered to your door **absolutely free!** You can subscribe online at <http://www.nlm.nih.gov/medlineplus/magazine/>.

Alternative Cancer Treatments: There is a web site devoted to alternative treatments for cancer. A breast cancer survivor started the project and the web site is <http://www.annieappleseedproject.org>.

ADA Ocean City Citizens: The MEDTRN program continues in 2010. This program provides door-to-door transportation for medical appointments from Ocean City to the city limits of Berlin and stops at all medical, dental, visual or related facilities on Route 50, Route 346, and Berlin proper. You may schedule appointments on Monday, Wednesday, and Friday from 8 am to 4:30 pm by calling the dispatcher by 11 am on the day prior to the appointment (410-723-1606). Have your ADA certification pass with you. The fare is normally \$5 one-way and \$10 round-trip, but a voucher is available for those who cannot pay. Simply inform the bus driver upon entry.

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

Community Calendar

July 5th: Water Aerobics – Water aerobics classes will be held July 5th – September 5^{3rd}, Monday, Wednesday, and Friday, 10am to 11am at Pool #1.

July 31st: Meet the Candidates

Join us at the Blue Ox on 127th Street from 11am to 1pm to meet the candidates in this year's election of MBCA board members, Vice President & Treasurer.

August 3rd: Public Hearings – MB Attic Habitation
OC Planning and Zoning Commission will conduct a public hearing on MB Attic Habitation at City Hall Council Chambers, 7pm.

August 14th & 15th: Community Yard Sale

August 14th thru September 6th: Fall Spruce-Up
Free replacement house numbers & black spray paint are available from MBCA office.

August 21st: General Membership Meeting & Board Elections

Meeting to be held at **Northside Park Meeting Room, 10 am**. Members will vote to elect MBCA Vice President, Treasurer and seven board positions.

September 6th: Pools Close

December 4th: MBCA Annual Holiday Party
MBCA's 2nd annual holiday party will be held at the Association Office from 1pm to 3pm. Lite fare and beverages will be served. Join us to meet new friends and extend holiday wishes to friends and neighbors.

We Want To Hear From You!

To ensure that the board is truly representing your interests, we want to know what you think about how things are going. Please take a minute of your time to write to us or e-mail us (montegobayoc@comcast.net) with your feedback.

Pools: This year, we contracted with a new pool service. Let us know how you feel about the condition of the pools, the quality of the lifeguards, the hours of operation and/or anything else you think might benefit next year's operation.

Grass Cutting: We consolidated the number of grass cutting contractors this year and would like to know what you think about the condition and appearance of the common areas within the community.

Tennis Courts/Putt-Putt/Pond: The cracks in the tennis courts were re-surfaced this year; the fencing by the Putt-Putt was repaired; and, new diffusers were installed in the pond. Two new Purple Martin birdhouses were also added to the pond area.

Complaints: Complaints sent or called into the MBCA office will be addressed providing your name and phone number have been included. MBCA will not respond to anonymous complaints.

Community Yard Sale, 2011: For 2011, we are considering having the yard sale earlier in the year. We are thinking about sometime in May. Let us know if you think having it earlier would result in greater participation or if you think there is a better time to schedule the community yard sale. Any and all suggestions are welcomed! www.montegobayoc@comcast.net

Presidents Report Vera McCullough

This has been a very active and productive year since you elected me as President of Montego Bay Civic Association. If I told you the job was easy I would be lying and I would never lie to you. The pleasure I get from this job is seeing the community needs being met efficiently and seeing most people happy with the results.

I was overwhelmed by the Habitability Survey this only proves that when the people in this community really wants something they speak up. I hope we have this same outpouring for this coming election. When you vote you are making a choice if you don't vote someone makes the choice for you.

I am sorry to say that the community experienced vandalism to many of the lights in front of our homes. This should not be a rite of passage for our young people, yet it happens every year. As in the past it was decided to not replace the light heads until after the 4th of July. The police have been notified and patrol the area frequently.

Garbage bins left on the sidewalk all week long after trash pickup is another give away that no one is living in that house. Be a good neighbor and put away the bin if the owner is gone for the week. This is protection for your home as well as your neighbors.

Remember I am at your service 24/7, just be kind and only call me after 10PM for an emergency only.



**MONTEGO BAY
CIVIC ASSOCIATION**

**GENERAL MEMBERSHIP MEETING
And
BOARD ELECTIONS**

**SATURDAY AUGUST 21, 2010
10 A.M. (registration begins at 9:30 A.M.)**

**Northside Park Meeting Room
127th Street & the Bay**

**PLEASE BE THERE
YOUR VOTE COUNTS!**