



Cape St. Claire Improvement Association, Inc. Community Newsletter

## SEPTEMBER 2023

**QUARTERLY MEETING TUESDAY, OCTOBER 24TH AT 7:30 PM**

### *President's Perspective*

Capers,

It's September and summer is winding to close on the calendar. First and foremost, I want to thank the Beach Attendants for a superb summer of work. The team this year did a great job, and I am proud that we have so many good teens and young adults in our neighborhood. It's a testament to the great families we have here in my opinion. I also want to thank Frank Tewey, Town Manager, for managing the team for the first time and coordinating the schedule so well. A big thanks to Dottie and Matt our Groundskeepers for keeping up with the trash, keeping on top of the maintenance at the beaches, fishing pier redecking, slip holder requests. Lastly, I appreciate Jen Williams help with all the Pier Admin duties, it's a thankless job along with Leslie's job as Community Administrator. We appreciate all your efforts for a great summer for Cape St. Claire.

Next up for the Association is our business planning season and I want to spend the rest of my message providing very important information regarding upcoming changes, likely larger increases in our Special Community Benefit District Fee & Cap and the reality that as time ticks on, we as an organization need to continue to adapt to keep Cape St Claire the best place for families on the Chesapeake Bay. We are in full planning for FY2025, the budget committee and the board have some tough challenges ahead.

First to tackle the ongoing conversation we have been having since earlier this year in our monthly board meetings and quarterly meetings regarding the Capital Reserve Study Bill required of Homeowners Associations (HOA's), much like Condo Associations have had for years that went into effect October 1st, 2022. During the 2022 General Assembly Session, the House and Senate passed HB 107, find the information about the bill here: <https://mgaleg.maryland.gov/mgaweb/Legislation/Details/HB0107?ys=2022RS>

It requires all HOA's to have a Level I Capital Reserve Study completed by October 1st, 2023, and to be fully funded for 90 to 100 percent replacement costs on nearly all our assets over 15–30-year schedules. This is

an interesting dilemma for us in Cape St Claire and our Association. Typically, we have been able to keep our fees low because we have 2,300 homes and we can all share in small increases to take care of things.

In 1949, our Covenants were established with a \$10 annual maintenance fee. The annual maintenance fee hasn't changed because of HOA laws under Title 11B of the MD Real Property code in Maryland Constitution. It requires a 66% vote of all homeowners on title, and that's a challenge for 2,537 platted lots and more than 2,300 plus tax lots. In 1989, the CSCIA (the Association) started the Special Community Benefit District (SCBD), after years of petitioning, community votes, legal action, passed legislation and acceptance by Anne Arundel County. This allows CSCIA to collect fees from the special benefit district annually, which is included in your annual property tax bill from Anne Arundel County.

Those fees this year, paid annually, are the \$10 Maintenance Fee per platted lot and \$210 for the SCBD Fee per tax account.

The synopsis of the bill, as provided by the State link above is the following: " Requiring the governing body of certain cooperative housing corporations, condominiums, or homeowners associations to have a reserve study conducted of the common elements of the cooperative housing corporation, condominium, or homeowners association and to update the study every 5 years; imposing certain requirements relating to the annual budget of a cooperative housing corporation, condominium, or homeowners association; etc."

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# **Board In Brief** *CSCIA Board Of Governors Monthly Meeting*

## AUGUST 14, 2023

In attendance in person: Pres. Beau Breeden, Govs. Jennifer Connor, Cheri Fairchild, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Town Manager Frank Tewey, Budget Committee members Thor Harris and Charlie Shoul and guest Stacy Wildberger. In attendance online: Govs. Joe Angel and Michele Shipley.

Pres. Breeden called the meeting to order at 7:34 pm, noted that parks have been busy, but school starts soon. He asked everyone to be mindful of pedestrians as kids walk to school and activities. Please watch your speed, obey stop signs, and keep everyone safe.

### **MINUTES AND FINANCIAL STATEMENTS**

Minutes of the July 11, 2023 BOG meeting were reviewed. A motion to approve passed unanimously.

The financial statements for Jun 30, 2023 were reviewed. Pres. Breeden explained accumulated depreciation and will get more detail from the accountant. He pointed out the movement of \$75K earmarked for dredging to savings within the piers account. Cash balances of the CSCIA bank accounts are about \$329K for the maintenance funds of the corporation, \$250K in piers operating/capital improvement funds, and the Special Community Benefits District (SCBD) funds of \$281K. A motion to accept passed unanimously.

### **TOWN MANAGER REPORT**

Town Manager Tewey announced that representatives from Miller+Dodson, the reserve study firm, toured the Cape properties on Jul 17 and a progress report expected by Aug 17. He will follow up.

The State Highway Administration pilot study with closed ramps to eastbound Rt 50 has had a positive impact so far, with eastbound backups on Sunday afternoons and evenings being the biggest issue.

The clubhouse is booked for all Saturdays but one from now through the end of the year.

Security officers are covering 25 of 31 shifts. The 1Marksman Technology proposal to provide cellular service is cost prohibitive. Verizon hotspots are being considered.

A pizza party was held for beach attendants. Some will be going to college, but most shifts remain covered. There have been large crowds for Bluegrass events. English/Spanish signs for beach rules and regulations were posted at Lake Claire and the main beach.

Throw rings and safety ladders were ordered for the piers.

A tree on Hampton Dr was removed by Richard's Tree Service. They will assess two at Little Magothy beach.

Pier censuses were done on July 31 and Aug 14.

The last variance request was denied both by CSCIA and the county. Three standard building requests were processed.

The Chesapeake National Recreation Area (CNRA) has not yet been introduced as a bill by Senator Sarbanes.

### **COMMITTEE REPORTS**

Broadneck Council of Communities (BCC): Pres. Breeden reported said draft legislation available for comment included wording to provide some protections requested by BCC limiting access to Whitehall. A stoplight is to be installed at the intersection of St. Margarets Rd, Pleasant Plains Rd and Old Mill Bottom Rd.

**Beaches & Parks:** Gov. Macindoe announced a local Girl Scout troop will do a beach cleanup on Sep. 26 at the main beach and Lake Claire. There are requests from for-profit businesses to have events at our parks and Mr. Macindoe recommends policies be reviewed.

**Budget:** The next meeting is Aug 17.

**Caper: Gov. Lamb** said that due to rising printing costs, free advertising (for churches, etc.) will continue to be limited to one page.

**Clubhouse:** Gov. Lamb said there have been some minor issues with renters, but overall rentals have been good.

**Events:** Gov. Lamb said she is in communication with the county regarding potential special event fees for Halloween. Even though no streets will be blocked, they ask for notification of events with more than 500 expected. Plans continue for a movie night.

**Piers:** Pres. Breeden reported letters are being prepared for those not in compliance with the slip contract. Budgeting was discussed at the last piers meeting, but with the uncertainty of the reserve study, no draft has been made yet. Historically

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# A Message from The Town Manager



Capers,

What a great summer in the Cape! It was so wonderful to see everyone enjoying the beaches, the water and the parks. I want to thank our Beach Ambassadors for a great season and our residents for their unending cooperation as they performed their duties. We wish our attendants good luck and much success as they head back to college or school. See you next year!

As we "fall" into autumn, we've begun seeing the trees change colors as they begin to shed their summer coats. And, of course this means YARD WORK! Here are some tips to save yourself a "trip" to the landfill and how to properly handle yard waste for curbside collection by the County:

- For leaves, grass, brush and branches, you can use biodegradable paper yard waste bags or a reusable container made of metal or rigid plastic, equipped with handles, and marked with an "X" on all sides.
- Do not use plastic bags for yard waste!
- Do not place yard waste in a reusable fabric bag or County issued 35, 65, or 95-gallon yellow container.
- Brush and branches must be placed in a container or bundled. Bundles must be tied securely with twine.
- Do not use cardboard boxes. Cardboard boxes are recyclable and should be put out with paper, plastic, metal and glass.
- Bags, containers, or bundles may not weigh more than 40 pounds each. Tree limbs and branches must be less than 4 feet in length, with a maximum branch diameter of 4 inches.

- Bags must be closed securely. Do not use wire or metal ties.
- Christmas trees must be free from all lights, ornamentation and tree bags. Only natural trees will be collected. Tall trees should be cut in half in order to fit into the collection truck.
- Do not mix trash with yard waste.
- To avoid odors, do not bag your yard waste more than a few days in advance of your collection.
- There is no limit to the amount of yard waste you can put out for collection.
- Yard waste is collected at the curb all year round.

The next general membership meeting will be held on Tuesday, October 24, 2023 at 7:30 p.m. at the Cape St. Claire Clubhouse.

Halloween Happenings will be outside the clubhouse Saturday, October 21st from 10 a.m. to 3 p.m. Come out and enjoy the hay rides, pumpkins, face painting, moon bounce, scarecrow making, crafts and more!

Don't forget to visit CSCIA.org! There's so much information for you to "tumble" into!

Stay happy and healthy!

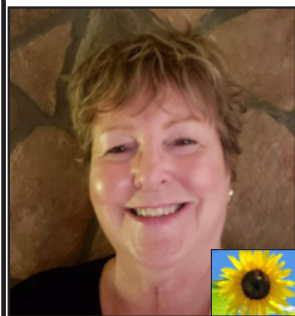
Frank Tewey  
Cape St Claire Town Manager  
TownManager@cscia.org  
410-757-1223

## To Move or Not to Move....

**That is the question! (and it's a big one)**

*Interest rates are higher. Do I move? I have a great interest rate now...why lose it?*

*On the other hand, life goes on and life needs change...need of a larger home...need of a smaller home.* I can help you with this! I have a wonderful resource of professionals to help in decision making. Call me for a confidential meeting. I'm here for you!



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This is not a solicitation for currently listed properties.

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## **Board In Brief** CONTINUED

the piers have been self-sustaining, with the slip rentals covering the expense of the piers. One exception was when a loan was needed to replace the bulkhead and walkway. Those at the meeting expressed concern that they take on an inordinate percentage of the reserve funding for replacement of piers. Discussion followed regarding what is a benefit to the entire community even if not used by everyone. The beaches, playgrounds, shopping center, piers, clubhouse, pool, etc. all help to make the Cape a desirable community and home values reflect that regardless of what amenities any one household uses. Several options were discussed, but with no reserve study report numbers available, it was determined that no concrete plan can be made yet, and budgeting will have to follow the historical process for now. Mr. Tewey will ask Miller+Dodson for preliminary figures in order to move the budgeting process forward. If numbers are not obtained, assumptions will be made to complete draft budgets. Changes to the SCBD assessment may be needed, which will require a bylaw change. It is hoped that the information needed will be provided in time to create a realistic draft budget by the October quarterly membership meeting. If not, then the budget may need to be amended before the Jan vote, which would require a bylaw change as well.

**Strawberry Festival:** Gov. Lamb said planning has begun and vendor bookings are about half full.

### **OLD BUSINESS**

Pres. Breeden presented deeded agreements between CSCIA and the shopping center BLOA, and CSCIA and the Swim Club. Both show that the properties there are not maintained by CSCIA and therefore are not to be part of the reserve study assets.

### **NEW BUSINESS**

Gov. Lamb said the county has received complaints about tall vegetation on the island on Green Holly Drive. It is usually maintained by the Garden Club and the county may take over maintenance if nothing is done to improve visibility. Mr. Tewey will reach out to the Garden Club to inform them. The CSCIA maintenance crew will remove/trim as needed to expose all signs and improve visibility.

A motion was made to make a resolution to allow Town Manager Tewey to speak on behalf of CSCIA at specific court administrative hearings and passed unanimously.

Pres. Breeden announced that the Stakeholders Advisory Committee (SAC) is finishing their activity on the Plan 2040 long range planning recommendations for the county, including capital rezoning. Some CSCIA owned properties have more than one zoning: marina (MA1), open space (OS), and/or residential (R5). The county council would like to go to a "one lot/one zoning" rule, with individual lots being exceptions. Discussion followed and arguments can be made for either zoning choice but could affect future planning for those lots. Split zoning was originally done in the 1980's. The county is accepting public comments. Rezoning is updated every 10 years.

A request was made of the board to discuss policies regarding vehicles allowed to have stickers for parking at CSCIA properties. Discussion included the following: Currently any vehicle that parks in a CSCIA property parking space must display a parking sticker, guest pass, or temporary pass for an event. All roads in the Cape are public, maintained by the county Department of Public Works and rules enforced by county police. Various off-road or low-speed vehicles can have a CSCIA parking sticker per current policy. CSCIA does not check registration of any vehicle, so the stickers are a way to identify owners. The owner is responsible for the legality of a vehicle on the public roads and assumes any risk in driving an unregistered vehicle. No changes will be made to the policy at this time.

### **COMMENTS**

Stacy Wildberger asked about a memorial bench. Discussion about type, location, cost, length of memorial status, etc. was held. It was determined that options will be discussed, but that a policy should be developed to set standards for memorials. One recommendation is a legacy walkway that would allow engraved blocks in the main beach walkway.

Mrs. Wildberger spoke for the Cape Conservation Corps (CCC) and said 78 oyster cages were built by about 40 volunteers at their recent event. Wednesday Weed Warriors continue 5-7pm weeding but volunteers are welcome to weed at other times to avoid the heat. CCC is awaiting a decision on the Unity Garden grant request to acquire 75-100 trees and shrubs. Allison Milligan will speak on Sep. 7 about the benefits of native plants available at the plant sale on Sep. 23. CCC would like to hold a plein air art event at Little Magothy beach with a musician performing. Artists would set up along the driveway and people could walk the property, enjoy the scenery and watch art being created. Mrs. Wildberger will submit a beach party application. CCC has asked for corporate sponsorship and is getting a good response from local businesses. They will be featured on the CCC website and at speaker events.

### **ADJOURNMENT**

A motion was made to adjourn to closed session and approved unanimously. The meeting was adjourned to closed session at 9:20 pm. The closed session occurred from 9:26 pm to 9:37 pm. The Aug 14, 2023 CSCIA Board of Govs. meeting was adjourned at 9:37 pm.



# *President's Perspective* CONTINUED

We sent out Request for Proposal's (RFP's) for our Capital Reserve Study and after a few proposals received and Zoom Interviews, the Board chose Miller Dodson, Capital Reserve Consultants, out of Annapolis to complete our study. Find their information here: <https://millerdodson.com/>

We will have our findings in the next 30 or so days and have to begin implementing these requirements almost immediately. These State mandated requirements will make us update our Corporate Charter, By-Laws, and our SCBD scope this fall/ winter in order to adhere to the State mandate. I have served as President of the Association, 7 of the 11 years, and we have updated our Covenants, By-Laws, Building Codes, Policies, etc. either as the law required or in response to our community wants and needs as we grow.

Here is what the Budget Committee and in particular the Board of Governors are waiting to find out. We, the Association, own 30 acres of property like beaches and parks, but they include playgrounds, sheds, garages, paved parking lots, boat ramps, and a fishing and crabbing pier. We own and operate a clubhouse, 227 slip marina at three locations that include piers, bulkheads, wells, wellhouses, pumphouse, sailing and guard shacks. We own the common land at the Cape St Claire Shopping Center, 6 acres of parking lots and rent land to the swim club. We have agreements & leases from the 1950's, 1980's and 1990's as to who is responsible for infrastructure, maintenance, and other upkeep. We even have formulas to manage cost sharing of general liability policies, real estate taxes, wastewater and impervious surface fees assessed by the State and County that we have used since 2014.

We are talking to our State elected officials about maybe some commonsense amendments that could be applied that would extend the time frames to fully funding these plans, like considering the protection insurance coverage we have in place on our buildings as an offset. We have brainstormed some ideas between the Board of Governors, Budget Committee and Town Manager this past year and will hope to move some into legislative process in 2024.

We have had to dive into the past while looking at the future. There are hard decisions to make, we will be presenting them in October and January at our quarterly and annual meetings. We look forward to hearing from Capers, the residents, about how to tackle these matters and will put our Capital Reserve Study on the website

when available, just our Capital Beach Project.

I'll leave you with this to consider, that most property owners in Cape have one tax account and one platted lot and pay \$220 annually for our community amenities. A few Capers own two or three lots, or maybe five, but that means annually they pay \$220-\$260 annually for all amenities and opportunities we enjoy in our community. As you know many condo and town home communities pay twice or even quadruple our fees for a playground and common areas.

We may ask for you and your family to sacrifice up to an additional \$150 annually to Cape St Claire SCBD in the next couple of years, so we can fund these state mandated requirements in House Bill 107-2022. To break it down to some household economics, that additional \$150 annually is equivalent to \$12.50 in your monthly budget. These fees would help solve keeping our community amenities funded by state mandate. Not funding these mandates, will impact future services the Association offers as more of our existing budget would be needed for long term capital reserve savings in the coming years vs annual operations and some tough choices would need to be made as a community.

As I begin to wrap up my 7th term as President for the Association and 11th year on the Board of Governors since being first elected in 2013, this may be the biggest change we have faced in business practices of how the CSCIA operates and plans for future improvements since 1989. As always, the Association stands on the previous Board's work and hope you look at the 12 volunteers on the Board of Governors, 3 Budget Committee Members, and the Association's employees as your fellow residents, looking out for the Cape's future. I am confident this group will find reasonable solutions to our challenges ahead as we look to the future of how to keep Cape St Claire the best place for families on the Chesapeake Bay.

If you have questions, comments, or concerns, feel free to email me at [President@cscia.org](mailto:President@cscia.org), I'd be happy to chat about these matters in the near future. Hope to see y'all around the Cape this Fall!

Best wishes,

Beau Breeden  
President CSCIA



## Beyond Trees and Touching Trucks: Our Cape Fire House

### It's HOT!

#### How do I know how much water to drink?

**Your body needs roughly 1/2 - 2/3 times  
your body weight in ounces.**

For example if one weighed 180 lbs, they would need:  
 $180 \times 1/2 - 2/3 = 90-120$  ounces of water per day!

#### If I am not measuring ounces, how do I know if I am hydrated?

Great question, and easy answer!

If your urine (pee!) is lite yellow to clear, then you are hydrated!

#### I drink Truly's and Bud Lites by the pool. Does that count?

No! Alcohol is a diuretic (increases urine output and dehydrates more). So even if your pee is clear and you're drinking alcohol, it is a false indicator of hydration. And it is DANGEROUS because alcohol has the opposite effect of water!



#### Why is water and hydration important anyway?

Every cell, tissue and organ in your body needs water to work properly. For example, water:

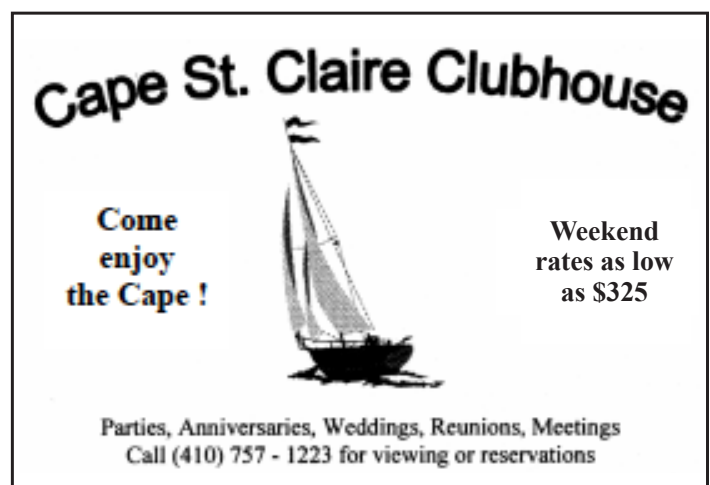
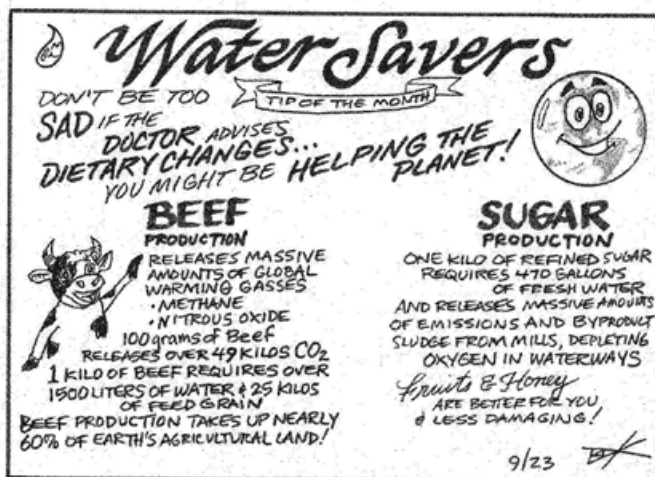
- Gets rid of wastes through urination, perspiration and bowel movements.
- Keeps your temperature normal
- Lubricates and cushions joints
- Protects sensitive tissues



Lack of water leads to dehydration -- a condition that occurs when you don't have enough water in your body to carry out normal functions. Even mild dehydration can drain your energy, make you tired, and tax your kidneys and heart-- all negative things!

So, drink water this summer, especially in these "dog days" of summer. Drink more if you are exercising, gardening and/or sweating outdoors.

### Your body will thank you for it!







# NEWS FROM HISTORIC GOSHEN FARM AND EDUCATIONAL CENTER

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## Goshen Farm Preservation Society

### MARYLAND CAPITAL GRANT UPDATE

If you didn't know, the Goshen Farm Preservation Society secured a \$60,000 state grant through the Maryland Capital Grants Program. This grant is aimed at stabilizing the foundation of the historic Goshen Farm House.

The grant operates as a matching fund, necessitating the Society to raise an equivalent \$60,000. To maximize the grant's impact, the funds have been utilized for detailed engineering work by McCon Engineering, including comprehensive drawings and project planning.

However, before we can start on the critical foundation stabilization project, the Society must secure the \$60,000 matching funds. Your support is vital in achieving this milestone. Your contributions directly aid the preservation of the Goshen Farm House. Join us in safeguarding this historic gem by donating today. Every contribution, small or large, significantly contributes to this endeavor.

You can donate through the PayPal button on our website and select "Matching Grant" or send a check to 1223 River Bay Road, Annapolis, MD 21409 with "Matching Grant" in the memo line. Your involvement becomes part of the legacy that sustains the history of Goshen Farm. Thank you for your support!

### UPCOMING EVENTS

Two more events left this year! Don't miss out. Make sure to follow us on Facebook for updates.

#### FALL OPEN HOUSE

Saturday, September 23, 2023  
10 am – 4 pm at Goshen Farm

Enjoy family activities, entertainment, history, and food. Explore the farm to learn about the history of Goshen Farm, the last Colonial-era farm on the Broadneck Peninsula.

### HARVEST PASTA DINNER

Saturday, October 14, 2023  
5 pm – 8 pm at Gloria Dei

Do you love spaghetti? If so, we have the perfect event for you. Our annual harvest pasta dinner is delicious and perfect for fall. Ingredients come from our Sharing Garden!

### THANK YOU TO OUR SPONSORS

We'd like to take this opportunity to thank two sponsors that have made many of our events possible. Without their continued support, we wouldn't be able to do Member's Appreciation Night and the Wine Down at the Farm. Big thank you to:

**CAPE ACE HARDWARE**  
**BELLAS LIQUORS**

And the many local businesses that contribute to our efforts. Thank you!

### NEIGHBORHOOD SUN PARTNERSHIP

Goshen Farm Preservation Society has partnered with Neighborhood Sun as part of our commitment to spreading awareness about ways we can all be more sustainable.

Please visit this website for more information:  
<https://info.neighborhoodsun.solar/goshen-farm>

### BECOME A GOSHEN FARM MEMBER

Your membership helps us continue to restore, preserve, and educate about the history of Goshen Farm. It also has other benefits:

- Tax-deductible Membership Fee
- Behind-the-Scenes Progress Updates
- Discounts on Event Tickets & Merchandise
- Garden Plot Rental Access
- Volunteer Opportunities and More!

Have any questions? Contact our Communications Chair at [Communications@goshenfarm.org](mailto:Communications@goshenfarm.org).

The dog days of summer are upon us! We hope you all are staying cool while enjoying giant zucchinis, abundant tomatoes & figs, good company, & Cape community beaches on our beloved Chesapeake Bay.

The Club had the summer off from regular Membership meetings; however, our Yard of the Month judges and Beautification Teams were out in force every month! Thanks to all our Members who are out there judging and digging to help keep Cape beautiful – we couldn't do it without you! Members, you really do make such a difference for our community, as this Yard of the Month winner wrote to us: "You have no idea what this award meant to me, after I was too ill to garden for months, and finally got back to it – your award truly lifted my spirits in a way you can't imagine – thank you!" Thanks for all that you do, Member Volunteers!

This month's featured beautification bed is the Segree Memorial Park. Installed in 2014 in honor of Allan & Edie Segree, this lovely garden lies between the Broadneck Library and the bike path along College Parkway. Big thanks to Member teammates Rose Mary S, Bill R, Diana C, & Chair Jeanne Klingler (pictured), also Cathy H & Karen H (not pictured), for mulching in spring, and watering & weeding all summer.

If you'd like to contribute to a community Beautification Team, we also maintain the Clubhouse front

beds & 2 island gardens on Cape St. Claire Rd and Green Holly Drive. Volunteering is a great way to learn new gardening skills and make some new friends – please email us at [capegardenclub@gmail.com](mailto:capegardenclub@gmail.com) if you'd like to learn more, ask questions, or participate – we'd love to have you!

Tuesday, September 5<sup>th</sup> at 7pm, you're invited to join us for our annual **Members' Sharing Slideshow**, where Members share photos about what's new in their gardens. Wildlife sightings, bumper harvests, new plants, abysmal garden fails – we dish all, laugh together, & get inspired for the following season. Guests are welcome!

In September it's time to sow seeds for fall crops like kale, chard, spinach, carrots, & radishes, and also to start scheming about planting spring-blooming bulbs. In case you'd like to expand your gardening palate beyond our stalwart daffodils and tulips, you're invited to join us on **Tuesday, October 3<sup>rd</sup>** for Speaker Charles Cresson of Hedgeleigh Gardens (co-hosted with the Annapolis Horticultural Society) on **Minor Bulbs**, like scilla, squill, grape hyacinth, and aconite. Never heard of these bulbs? No problem, you're in luck – this talk is for you! These and all spring-blooming bulbs are planted in October or November, and we the gardening-zany have even planted them in December and January and still had blooms in spring! Come learn & chit-chat with us! And visit the LEARN tab at [capegardenclub.wordpress.com](http://capegardenclub.wordpress.com) for more month-by-month gardening tips.

-- Submitted by Audrey Lengbeyer

## **UPCOMING EVENTS**

**Tuesday, Sept 5, 7pm: *Members Sharing Slideshow*** moderated by Member Sandy Ives

**Tuesday, Oct 3, 7pm: *Minor Bulbs*** by Speaker Charles Cresson of Hedgeleigh Gardens

## **Congratulations to our July & August Yard of the Month Winners!**

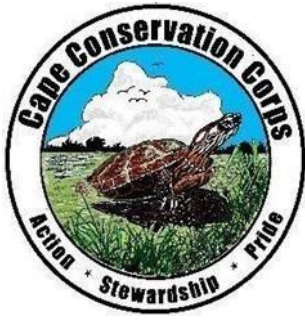
### **JULY**

Area 1: The Braun Family, 1142 Riverview  
Area 2: The Stotz Family, 1102 Skyway  
Area 3: Bernard Quiblian, 1198 Hampton  
Area 4: Pandra Cooke, 1253 Hilltop  
Area 5 Christine & Doug O'Connor, 1386 Greenway

### **AUGUST**

Area 1: Keven & Melissa Watts, 1281 Cape St. Claire Rd  
Area 2: Fernando Deguia, 1073 Sun Valley  
Area 3: Fran Bents, 1191 Southview  
Area 4: Bruce & Barbara Ann Dowling, 1017 Westway  
Area 5: The Wilhelm Family, 1394 Greenway





I highly encourage you to visit our website and click on the plant sale list and start your planning! Mark your calendar for Alison Milligan's talk on plant combinations. September 7<sup>th</sup> 7pm (doors open @ 6:30pm)

<https://capeconservationcorps.org/ccc-events/fall-native-plant-fest-sale/>

Did you know we offer a 1-hour garden consultation for a suggested donation?

Contact us at [gardenadvisor@capeconservationcorps.org](mailto:gardenadvisor@capeconservationcorps.org) to find out more.

## Upcoming Events 2023

- Every Wednesday through October we will meet at one of three areas to remove invasive plants and plant natives
- Email me at [president@capeconservationcorps.org](mailto:president@capeconservationcorps.org) to volunteer.
- September 7<sup>th</sup> 7:00 pm (doors open 6:30) Alison Milligan discusses Tallamy's Home Grown NP using native plant that can be found at CCC's plant sale.
- September 10<sup>th</sup> 4-8 pm Main Beach join us for a free musical event with Cape Vibes with optional raffles for Plant Sale Gift Certificate, Garden Advisory Consultation, 2-hour private music performance and several more prizes.
- September 23<sup>rd</sup> **Fall Native Plant Fest and Sale** in the field behind the clubhouse 9am to noon many experts on hand and LOW prices. Find the Plant List here: <https://capeconservationcorps.org/ccc-events/fall-native-plant-fest-sale/>

## Native Plant Fest & Sale 2023

The sale you have waited for all year is back. Bigger and Better with the same LOW, LOW prices and experts on hand to help select the right plant for the right place. It is a good idea to come prepared, so you know what you are looking to add or get started with, so we have the list available online on our website (no pre-orders or early birds though). We will also have Master Gardener and Watershed Steward Alison Milligan not only on hand the day of the sale, but she will give a presentation on native's plants that work well together in different conditions. Her focus will be on the plants we will be selling at the sale. Join us September 7<sup>th</sup> 7-8 pm (doors open 6:30pm) at the Clubhouse 1223 River Bay Road Annapolis

We are offering 5 ferns that will work in many Cape yards. Shady, dry? We have the ferns for you. We will have at least four *Carex* species including the most popular species, again the dry, shade standout *Carex pensylvanica*. Shadier spot that you'd like to add some grasses to? How about *Panicum virgatum* "Shenandoah" for its amazing fall red color? Or *Muhlenbergia capillaris* with its feathery clods of pink?

One of the most overlooked areas of the garden is the groundcover layer. "Green mulch", technique of using plants as mulch. Cover the ground with plants and reduce your weeding and mulching chores to near zero. My favorite for the front sunny area I have is *Antennaria plantaginifolia* plantain pussytoes. The semi evergreen leaves hold and cover the ground year-round and then produces a 5" stalk with the sweetest little bloom on early spring and it hosts the butterfly larvae of the American Painted Lady butterfly. Or use *Chrysogonum virginianum* green and gold for a shadier area with his golden bloom. No sale would be complete without *Packera aurea* golden ragwort.

In the perennial herbaceous group, we will have selections of the much sought after asters, milkweed, Joe-Pye weed, coneflowers, coreopsis, cardinal flower, goldenrod, phlox (creeping, moss and garden) as well as some under used selections you may want to try, culver's root, rattlesnake master, *Monarda punctata*, golden alexander, NY Ironweed, turtle head and the small headed blazing star.



“The best time to plant a tree was 20 years ago, the next best time is today.” We love our trees in the Cape. We need to plant more trees to replace those continually lost and removed, to save the Bay and to improve our mental and physical wellbeing. Our beautiful tree canopy is one of the reasons Cape St. Claire is such a livable community! When preparing to plant a new tree please consider the crucial practice of *the Right Tree in the Right Place*.

Following the Right Tree Right Place when considering what to plant in your landscape ensures that the tree selected is suitable for your specific site conditions and any site limitations you might have. You don’t want your new tree to become a nuisance in the future because of poor selection or lack of site planning. There is nothing worse than finding your tree is in the wrong spot *after* it has reached maturity. Careful tree selection and consideration of the planting location will help you enjoy the tree’s benefits to their fullest. When trying to determine the best selection for your yard, nothing beats seeing trees growing in the landscape. Our fantastic local arboreta are the places to experience a variety of trees that are appropriate for our growing conditions. The National Arboretum in Washington, D.C., Adkins Arboretum (*a Chesapeake Native Garden*) in Ridgely, MD and the Helen Avalynne Tawes Garden in Annapolis (MD DNR headquarters across from Navy Stadium) are great places to start. Below is a list of resources to help select the *Right Tree* for your property and what to consider in determining the *Right Place* for your new specimen:

Anne Arundel County Watershed Stewards: Resilient Tree Species List

<http://aawsa.org/resilient-species>

Maryland Department of Natural Resources: Recommended Tree List

<https://dnr.maryland.gov/forests/pages/marylandersplanttrees/recommended-tree-list.aspx>

The Arbor Day Foundation: Tree Guide

<https://shop.arborday.org/treeguide>

The Arbor Day Foundation also has a great list of considerations when practicing *Right Tree Right Place*:

<https://www.arborday.org/trees/righttreeandplace/>

There are multiple local and state initiatives to help with tree planting. These programs may offer free trees and technical assistance to participants:

AACo Watershed Stewards – REPLANT Initiatives

<http://aawsa.org/replant-2>

5 Million Trees for Maryland Initiative

<https://five-million-tree-tracking-tool-maryland.hub.arcgis.com/pages/get-involved>

So, consider planting trees in the Cape this Fall. As always, if you have any questions, contact us:

[trees@capeconservationcorps.org](mailto:trees@capeconservationcorps.org)



# Enter the Cape St. Claire 2024 CALENDAR PHOTO CONTEST

Recently taken a great photo of Cape St. Claire or the Chesapeake Bay? The 2024 *Cape St. Claire Community Calendar* is sponsoring a photo contest. The winning photo will be published on the front page of the 2023 calendar. **Photo submission deadline is Thursday October 5, 2023. A \$100.00 cash prize will also be awarded.**

**DIGITAL PHOTO SUBMISSION NOW AVAILABLE!** Photos must be submitted in a horizontal 8" x 10" format in black & white. The subject matter must pertain to the Cape St. Claire area or the Chesapeake Bay. Photos submitted will not be returned to you. The winner will be announced in an issue of *The Caper*. Submissions are limited to 3 entries per person. **For Digital Submissions:** \*Email to [apsolutions757@gmail.com](mailto:apsolutions757@gmail.com) \*Files can be no larger than 2MB \*Must have name of photographer, address, phone & title of the photo (By submitting digitally you are giving permission to the 2024 Cape Calendar to publish your photo on the cover of the calendar). **For Hard Copy Submissions:** \*Attach a completed entry form to the back of each photo (available in *The Caper* or at Cape Ace Hardware) \* Must provide a high quality digital copy of the photo is selected \* Drop them off at Cape Ace Hardware.

The photo contest is limited to Cape St. Claire residents, lot owners, and Cape St. Claire Shopping Center business employees or owners. There is no age limitation. The winning photo will become property of the CSC Improvement Association.

## 2024 CAPE ST. CLAIRE CALENDAR PHOTO CONTEST

***Please tape this coupon to the back of each photo submitted. You may submit as many as 3 entries.***

Name of Photo \_\_\_\_\_

Your Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Telephone (\_\_\_\_) \_\_\_\_\_

*I give permission to the 2024 CSC Community Calendar to publish my photo on the front page of the calendar if it is chosen as the winning photograph. The winning photo will become property of the CSC Improvement Association. I acknowledge that the CSCIA, A.P. Business Solutions, the 2024 CSC Community Calendar or Cape Ace Hardware will not be held liable for any damage, theft or loss of any photos I enter in the contest.*

Signature: \_\_\_\_\_

All are welcome at

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PRESBYTERIAN CHURCH  
Annapolis, MD

## Worship Services

10:00am Worship (Traditional/Contemporary)  
Virtual service available on Facebook Live

**WE LOVE KIDS AT COA:** Monthly playgroups open to all on our playground, Tuesday 9/5; Monday 10/2; Monday 11/6; Monday 12/4 (3:30-5:00 p.m.)



### S'MORES AND MORE!

Fall Firepit Night!  
Chevy's Food Truck!  
Friday 10/27 4:00-7:00 p.m.



A full list of all our **Worship and Fellowship Opportunities** can be found on the church Website at <http://www.christouranchorpc.org>, as well as on our Facebook page at <https://www.facebook.com/ChristOurAnchorPC>



Megan Ostwind, Director  
Office: 410.757.6556  
Fax: 410.349.2240  
[aawpreschool@christouranchorpc.org](mailto:aawpreschool@christouranchorpc.org)  
[www.aawpreschool.com](http://www.aawpreschool.com)

### Mark Your Calendars



Classes on 2nd and 4th Sundays


Follow us on Facebook to watch  
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Sundays at 10:00 a.m.  
(including the Children's Message)

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PRESBYTERIAN CHURCH  
Annapolis, MD

Pastor Jessie Lowry  
1281 Green Holly Dr.  
Annapolis, MD 21409  
Phone: 410-974-1713



Website: [www.christouranchorpc.org](http://www.christouranchorpc.org)  
Email: [coa\\_office@christouranchorpc.org](mailto:coa_office@christouranchorpc.org)

Find us on 





## Cape St. Claire

Choosing the right agent is critical to your success and  
in Cape St. Claire it is not different.

You owe it to yourself to have every advantage in getting your home sold. It's important to work with an agent with the local market knowledge and experience to position your home effectively. There is no agent who knows the Cape St. Claire market better and my respect for our community runs deep. I've been a Cape St. Claire resident for over 30 years. My sons attended the Broadneck schools, played ball on the ball fields, and sailed with the youth sailing camp. Perhaps you've seen me each year at the Strawberry Festival, and now, I'm a proud sponsor of the Cape Conservation Corps. I imagine you chose the Cape for many of the same reasons I did – for its beautiful beaches, water privileges, top notch schools, and its convenient shopping and commuting. When it comes to selling your Cape St. Claire home, you deserve an agent who knows the market and can get it sold for the best value in the timeframe you need.

Selling or have a real estate question? Let's Talk!

Give me a call - 443-223-1570



**YOUR AGENT** You owe it to yourself to get your house sold for the best value within your timeframe. A highly skilled agent is what makes it a reality.

**YOUR ADVOCATE** An agent whose top priority is looking out for your best interests is essential. Allow me to help you make the most strategic decisions.

**YOUR FRIEND** Because your agent must be someone who you are comfortable confiding in, someone who truly understands your unique situation, and someone who cares that your needs are met.

"Cathy really helped us feel at ease throughout the entire process. She was able to get our home sold quickly and also helped us navigate the purchase of the most amazing condo that meets all our needs. She reminded us that a great real estate agent is worth every cent in commission. I've already recommended Cathy to several friends and will continue to do so. She's a true professional and really understands this area, the neighborhoods and community."

- Jeanne & Peter Nardi, Arnold MD



Cathy Gazzo  
Cell: 443-223-1570  
Office: 888-860-7369  
[cathy@cathygazzo.com](mailto:cathy@cathygazzo.com)  
[www.CathyGazzo.com](http://www.CathyGazzo.com)





## Cape St. Claire Sales

### Market Snapshot 8/23/2023

Status	Address	Beds/ Baths	List Price	List Date	Days on Market
Active	1283 Cape St Claire Rd	5/3	\$525,000	8/17/2023	7
Active	953 Woodland Circle	3/3/1	\$530,000	8/11/2023	13
Active	765 Windgate Dr	3/3	\$625,000	7/22/2023	33
Contingent	1230 Mount Pleasant Dr	4/2/1	\$525,000	8/4/2023	6
Contingent	966 Saint Margarets Dr	4/1/1	\$413,500	7/27/2023	3
Pending	988 Saint Margarets Dr	4/2	\$575,000	8/17/2023	2
Pending	1096 Linden Tree Dr	3/1/1	\$529,000	7/07/2023	43
Pending	803 Windgate Dr	3/2/1	\$600,000	8/11/2023	3
Pending	1010 Mount Holly Dr	4/4	\$ 799,000	5/30/2023	40
Pending	1161 Summit Dr	4/2	\$500,000	7/02/2023	13
Pending	1300 Cape St Claire Rd	2/2	\$ 377,000	5/17/2023	49

Scan to see up to date  
Cape St. Claire Listings



<b>SOLD</b>	Address	Beds/ Baths	Sold Price	Days on Market	Seller Subsidy	Close Date
	1011 Westway	4/3	\$460,000	17	0	8/16/2023
	1270 Swan Dr	4/1/1	\$ 900,000	26	0	8/15/2023
	996 Saint Johns Dr	4/3	\$ 515,000	14	\$25,000	8/3/2023
	1039 Sun Valley Dr	3/2/1	\$ 585,000	11	0	7/31/2023
	1192 River Bay RD	5/5/1	\$ 2,750,000	35	0	7/31/2023
	1022 St Charles Dr	4/2	\$ 489,900	3	\$ 5,000	7/24/2023

\* All information, taken from the Multiple List Ser be accurate but should not be relied upon without verification. This list consists of listings from various brokers, and is not intended to make the representation that all the listings belong to eXp Realty.

It is more important than ever to work with a highly skilled agent who understands local market dynamics and has your back. An agent who can get your home sold for the best value in the timeframe you need.

Selling or have a real estate question? Let's Talk! 443-223-1570



Cathy Gazzo  
Cell: 443-223-1570  
Office: 888-860-7369  
[cathy@cathygazzo.com](mailto:cathy@cathygazzo.com)  
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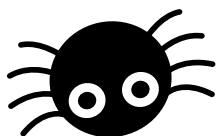
2023

## Halloween Happenings



### TRICK OR TREAT AT THE CAPE ST. CLAIRE SHOPPING CENTER

ON THURSDAY, OCTOBER 26, 2023, JOIN YOUR FRIENDS AND NEIGHBORS AS THEY DRESS UP AND TRICK-OR-TREAT AT THE CAPE ST. CLAIRE SHOPPING CENTER. TRICK-OR-TREATING WILL BEGIN AT 5:30 PM AND LAST UNTIL 6:30 PM OR UNTIL THE CANDY IS GONE!!! LOOK FOR THE SIGNS IN THE WINDOWS OF THE LOCAL MERCHANTS TO IDENTIFY THOSE PARTICIPATING. AS ALWAYS DO NOT FORGET TO SAY THANK YOU!!!!



## Halloween Happenings



HAY RIDES, PUMPKINS, FACE PAINTING, MOON BOUNCE, SCARECROW MAKING, CRAFTS AND MORE.....

**SATURDAY, OCTOBER 21st**

JOIN YOUR FRIENDS AND NEIGHBORS FOR A HALLOWEEN EVENT  
IN THE CLUBHOUSE CORRAL (next to the clubhouse)

**FROM 10 AM UNTIL 3 PM.**

THIS EVENT HOSTED BY THE STRAWBERRY FESTIVAL COMMITTEE WILL BENEFIT "The SPCA of Annapolis" via Pet Food / Bedding/ Collars/ Leashes/ Toys etc. Donations Admission to the event requires \$5.00 per child & a Donation to the SPCA.

*Donations will be collected at the event.*

**ADVANCED REGISTRATION IS REQUIRED**

FAMILY NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

ADDRESS \_\_\_\_\_

CHILDS NAME \_\_\_\_\_ AGE \_\_\_\_\_

CHILDS NAME \_\_\_\_\_ AGE \_\_\_\_\_

CHILDS NAME \_\_\_\_\_ AGE \_\_\_\_\_

# OF CHILDREN ATTENDING \_\_\_\_\_ X \$5.00 = \_\_\_\_\_ (Adults are free)

# OF SCARECROWS TO BE MADE \_\_\_\_\_ (see necessary supplies)

**SUPPLIES NEEDED FOR EACH SCARECROW-1 PAIR OF PANTS WITH BELT LOOPS, 1 LONG SLEEVED SHIRT, PANTY HOSE (1 pr) AND A STRAW HAT OR A BALL CAP**

**REGISTRATION SHOULD BE MAILED ASAP AS SPACE IS LIMITED!!**

PLEASE COMPLETE THE ABOVE REGISTRATION FORM AND RETURN to

Strawberry Festival C/O Mary Lamb-

1180 SUMMIT DRIVE – ANNAPOLIS, MD 21409 (410-757-0593)





## Cape St. Claire United Methodist Church

855 Chestnut Tree Drive  
Annapolis, Maryland 21409

**Phone:** 410-757-4896

**Website:** capeumc.org

**Facebook:** facebook.com/cscumc

**Email:** office@capeumc.org

**Pastor:** Dale Thomas



**Worship Service:** 9:00 AM on Sundays in the Sanctuary and on Zoom. If you would like to receive a Zoom invite for the service, please email: office@capeumc.org

**Children's Sunday School:** 9:00 AM Sundays. Kindergarten through 5th grade.

**Office Hours:** Tuesday, Wednesday, and Thursday 9:00am to 12pm.

**If you need immediate assistance, please contact Pastor Dale (240) 682-6395 or dale@capeumc.org.**



Worship is at the center of who we are as Christians - we stand in awe of God's grace and are shaped by that grace to go and love the world around us. Our service follows the traditional order of worship with music, prayer, community, and the hearing and teaching of God's word.

Together we seek God's presence and place ourselves in the position to receive the gift of His Spirit. Come worship with us and be a part of our church family.

May the grace of the Lord Jesus Christ, the love of God, and the fellowship of the Holy Spirit be with you.

Blessings to All! -**Pastor Dale**



### SAVE THE DATE: TRUNK OR TREAT

Tuesday, October 31st  
Church parking lot



Children's Formation & Middle/High  
School Sunday School

After breaking for the summer,  
Children's Formation (elementary  
school) and middle & high school

Sunday School will be resuming on Sunday, September 10, 2023.

After the Blessing of the Children in our worship service, the  
children will go with their teachers to their Sunday School classes.



School is starting and Cape Methodist Church will be starting Backpack Buddies distributions again soon! This ministry provides weekend food to children in need at elementary schools on the Broadneck Peninsula.

We welcome food or monetary donations to support this important ministry to our community. Please consider helping us! The food items we need are single serve cereal and instant oatmeal, single serve applesauce and fruit, granola bars, peanut butter crackers, single serve pudding, family sized mac & cheese, canned chicken or tuna and snack items.

Donations can be dropped off at the church office at 855 Chestnut Tree Dr. between 9 AM and 2 PM Tuesday, Wednesday or Thursday. We appreciate your support for children in Broadneck communities!



## UNITY BY THE BAY CHURCH

4 Pointless Forest Trail  
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410-544-7990

Sunday Morning Service ~ 10:30 am  
Wednesday Meditation ~ 12:00 pm

In person or livestream at  
[Unitybythebay.org](http://Unitybythebay.org)

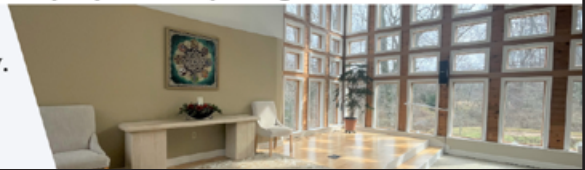
### Upcoming Events and Workshops

- |                         |  |
|-------------------------|--|
| Monday, September 11    | ~ Reiki Share 6:15 - 8:00 pm   |
| Tuesday, September 12   | ~ Unity Drum Circle - Drumming and Dancing through the Chakra's 7:00 - 9:00 pm |
| Thursday, September 14  | ~ World Day of Prayer Celebration 6:30 - 8:30 pm                               |
| Monday, September 18    | ~ Crystal Bowl Healing Sound Bath with Kimberley Lutz Madden 6:15 - 8:15 pm    |
| Monday, September 25    | ~ Bringing Mindfulness into Everyday Life with Monica Jordan 6:30 - 8:15 pm    |
| Wednesday, September 27 | ~ Full Moon Ceremony and Sound Bath with Mia Proctor 6:00 - 8:00 pm            |
| Saturday, September 30  | ~ Community Shred-it and Cork Recycling 10:00 am - 12:00 pm                    |
| Sunday, October 8       | ~ Yoga Ballet Performance 6:30 - 8:30 pm                                       |
| Monday, October 9       | ~ Reiki Share 6:15 - 8:00 pm   |
| Thursday, October 12    | ~ Ascension Class with Dr. Gwen MacGregor 6:30 - 8:30 pm                       |
| Saturday, October 14    | ~ Chili Cookoff Time TBD   |
| Monday, October 16      | ~ Crystal Bowl Healing Sound Bath with Kimberley Lutz Madden 6:15 - 8:15 pm    |
| Monday, October 23      | ~ Bringing Mindfulness into Everyday Life with Monica Jordan 6:30 - 8:15 pm    |

Find more information at [Unitybythebay.org](http://Unitybythebay.org)



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# HALLOWEEN

## Word Search



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DECORATIONS

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GOBLINS  
GRAVEYARD  
HAUNTED  
MASKS

MONSTER  
OCTOBER  
PUMPKINS  
SKELETON  
SPIDER  
SPOOKY

TREATS  
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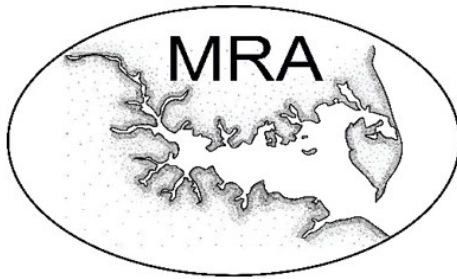
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There were once enough oysters to clean & filter the entire Chesapeake Bay and its Rivers every 3 or 4 days. Although oysters are now at historically low populations, we have seen some progress.

MAGOTHY RIVER ASSOCIATION has long been committed to restoring their population, through monitoring, reef ball planting, oyster nurseries, Marylanders Grow Oysters and large-scale oyster spat deliveries.

## **YOUR HELP IS BADLY NEEDED!**

If you have access to a pier on the Magothy, you can participate in growing oysters at home. This rewarding, no cost program is available each year. All materials are provided, but this year's deadline for signing up is June 30<sup>th</sup>. Email Brad Knopf at [bdknopf@gmail.com](mailto:bdknopf@gmail.com)

Now through next year, we are planning to add a HUGE amount of oyster to the river through DNR, Oyster Recovery Partnership and fellow river organizations.

We are now budgeting & fund raising for a SHIP LOAD of 15 to 30 million oyster spat! It will take \$40 to \$80 thousand dollars to do this, depending on whether we can afford a half or the full boat.

As you may know, MRA is an all-volunteer organization, and so we rarely fundraise or ask for donations, but this is extremely urgent!

**WE NEED HEROES TO STEP UP AND MAKE DONATIONS FOR THE RIVER!**

Any amount will help, and your donation will be placed in a dedicated fund to be used ONLY for this purpose. We are also hoping to enlist benefactors of means to enhance this program by providing the option of matching funds.

**TO DONATE, CONTACT [PRESIDENT@MAGOTHYRIVER.ORG](mailto:PRESIDENT@MAGOTHYRIVER.ORG) or [bdknopf@gmail.com](mailto:bdknopf@gmail.com)**








# HOLIDAY BAZAAR

Saturday November 4, 2023

9:00AM – 2:00PM

  
**St. Margaret's Church**  
1601 Pleasant Plains Road  
Annapolis, MD 21409

For more information PH  
judy.hall0404@gmail.com

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# Cape COMMUNITY SWAP

Sunday, Oct 8 10am-2pm

Cape Clubhouse field at Cape St. Claire Rd. & Broadview Dr.  
(Rain date Sunday Oct 22)

 Invite Your Friends!

- × Toys, games, puzzles, books, DVDs
- × Household goods & tools
- × Clothing & Shoes: Women, Men, Children, Babies
- × Small appliances & electronics in working condition
- × DROP your goods anytime before 11am, no junk please

 Now with Distancing!

*You are not required to bring goods to participate. All leftovers will be donated to charity.*  
*Questions? Want to volunteer? zerowastecapers@gmail.com*

**\$2 entrance per family will be collected for the Chesapeake Bay Foundation.**





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**POLICY FOR ARTICLE SUBMISSIONS**

All submissions for The Caper must be received by the editor on the 12th of the month prior. Text ads should be submitted in Microsoft Word format (PC only), and image ads should be submitted in Jpeg or TIFF format with a resolution of 300 dpi or greater. All articles/ads must be submitted electronically to capermanager@cscia.org. DO NOT submit as inline text of email. All articles should be clearly labeled with the 1) submitter's name, 2) phone number and 3) article filename (s). Please keep a backup copy of each file. The Caper Staff and the Cape St. Claire Improvement Association reserve the right to refuse any article, letter or advertising that it deems inflammatory, in poor taste or inappropriate.

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www.cscia.org

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