



Cape St. Claire Improvement Association, Inc. Community Newsletter

DECEMBER 2024/JANUARY 2025

QUARTERLY MEETING TUESDAY, JANUARY 14TH AT 7:30 PM

President's Perspective

Capers,

Now that election season has come to a close, let's use this moment to support each other and harness our varied perspectives to make our community an even better place to live. By focusing on our common goals, we can work together to build a neighborhood that reflects the best in all of us. While our views may differ, those differences are what make us stronger, bringing together diverse perspectives that enrich our community and help us grow.

As Thanksgiving and Christmas time approaches it offers a beautiful reminder to slow down and appreciate what we often take for granted – our families, friends, neighbors, and the sense of community that binds us all.

This holiday season is an opportunity to spread kindness and help those in need. Here are a few ideas:

- **Donate non-perishable food items to a local food bank.**
- **Volunteer at a shelter or community kitchen.**
- **Reach out to a neighbor who may need company or help.**

Now to the business side of things- Thank you to everyone who joined us for the Quarterly and November community meetings. We've had productive sessions covering several important topics, including the proposed budget for 2026 and sensitive issues that may affect our daily lives. A major portion of the discussion focused on the preliminary budget for 2026 and Fairwinds Marina.

Regarding the budget, key areas of investment include community maintenance, enhancement of amenities, and employment compensation. For those of you who could not attend, we invite you to review the meeting notes (available on our website) and submit your feedback. A final vote on the proposed budget will take place in January.

We have received a ton of inquiries regarding Fairwinds and wanted to remind everyone that at this time are no drawings, permits or textual amendments applied to their zoning at this time. However, as stated, this is a significant change that would impact our neighborhood. We encourage everyone to continue to email our Town Manager (townmanager@cscia.org) so we can have a record of responses to this. Let's also be mindful that this is still a family run business that operates within Cape St. Claire, we need to make sure that our conversations are factual and professional as we work to find common ground.

Your participation, kindness, and willingness to lend a helping hand make our neighborhood a wonderful place to live. I hope everyone has a safe and happy holiday season, let's go into the New Year with new goals and ways that we can improve ourselves in a positive way.

Teamwork makes the dream work!

Jerome Zadera
Jerome Zadera

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Board In Brief *CSCIA Board Of Governors Monthly Meeting*

NOVEMBER 11, 2024

In attendance in person: Pres. Jerome Zadera, Govs. Joe Angel, Beau Breedon, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Kim Pollock and Michele Shipley, Town Manager Frank Tewey, Budget Committee members Charlie Moore, Blake Morris and Charlie Shoul, residents Tyler Allan, Jayson Allan, William Aucoin, Dottie Ballard, Gary Baxter, Becky Benner, Patricia Caputo, Keith Chapman, Diane Chasse, Adam Cowdery, Lucia de la Paz, Joe Dugan, Maureen Dugan, David Einstein, Lindsay Fitzgerald, Jason Haddaway, Chuck Hawley, Bobby Herr, Brad Knopf, Ben Lachance, Lindsey Lantz, Robert Lester, Katie Macindoe, Kari Maltz, Joseph Meeks, Larissa Meeks, Kelly Mitte, Bill Nelson, Phil Ourisson, Collin Poskaitis, Shayla Powers, Neil Pumphrey, Erin Pumphrey, Vicki Sanders, Janice Schmidt, Thomas Schmidt, Joy Tester, Mike & Stephanie Travers, Frank Tuma, GERALYN Valente, and Stacy Wildberger, non-resident guests Jenni Biondi, Todd Gazelle, Steve Gindes, Amy Keish, Christy McDaniel, Melanie Moore, Diane Murphy, Alice Newton, Wayne Newton, Maria O'Shea, and Blair Petersen. In attendance online: Gov. Cheri Fairchild.

Pres. Zadera called the meeting to order at 7:30 pm. He recognized Veterans Day and thanked veterans for providing the freedoms we enjoy. This is the biggest turnout at a meeting he has attended- he thanked all for being involved.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the Oct 14, 2024, Board of Governors (BOG) meeting were reviewed. A motion to accept the minutes was made. Gov. Breedon noted in New Business- Fairwinds Marina is zoned "MB", not "Marina B" and the meeting with Fairwinds owners also included Wayne Newton of Messick & Associates engineering firm. With those changes, the motion passed unanimously.

The financial statements for Sep 2024 were reviewed. A motion was made to approve. Balances of the bank accounts are approximately: Operating funds- \$203,000 Beach restoration grants- \$165,000, piers- \$293,000 and Special Community Benefits District (SCBD)- \$100,000. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following: The water heater in the clubhouse was replaced. The Little Magothy River Association (LMRA) annual meeting is scheduled for Nov. 20. He has received 61 emails regarding Fairwinds development and the majority are opposed to it.

The proposed Fiscal Year 26 (FY26) budget approved by the board was published in the Nov. issue of The Capar. The audit for FY24 was submitted to the county and the FY26 SCBD budget is due by January 31, 2025.

Police officers are covering 16 of 30 dates in Nov. Crime reports included 2 assaults, 3 thefts, 2 mental health issues, 1 weapons violation and 1 found property. It was noted that these reports include some nearby neighborhoods, the shopping center and schools, that there is no noticeable trend or perceived security issues. Please lock your homes, boats and cars and keep valuables out of sight.

Letters were sent to inform homeowners adjacent to the clubhouse field of a new fence to be installed to replace the wooden one. Replies are due by December 1.

A Broadneck High School student was granted permission for a beach cleanup day on Jan 11, 2025, by the Surfrider Club. The combination lock on the Lake Claire boat pier gate was repaired. The piers committee will decide if a different type of lock is needed.

A county administrative board hearing for a variance to allow an addition (approved by CSCIA) with less setback and buffer than required is Nov. 26. A hearing for a deck with less setbacks and buffer is Dec 5. No application was submitted to CSCIA and Mr. Tewey made the homeowners aware of the requirements. One standard building application was approved. One request for a replacement in-kind dock was received and a pier agreement drafted by the attorney and sent to the homeowners. A complaint was received about a shed being built without permits. No county permit is filed, a stop work order posted, and no application received by CSCIA.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Gov. Breedon reported that the BCC meeting in Sep included the State Highway Admin findings on the Route 50 traffic study. Plans for 2025 are expected about April. The Jan quarterly meeting will include state delegates.

Beaches & Parks: Gov. Breedon announced another \$75,000 grant from National Fish & Wildlife Foundation awarded for design of shoreline restoration at sites 3-7. Pres. Zadera, Gov. Breedon and Town Manager Tewey met with Alliance for the Chesapeake to work on the proposal for a Chesapeake Bay Trust grant. LMRA was awarded a grant to dredge the Little Magothy. CSCIA is working to obtain about 6,000 yd³ of sand to add to the main beach and to create an in-water sand dune at Lake Claire. The analysis has cost \$43,000 and the permit application will be submitted soon. The LMRA grant would pay for construction. Mr. Tewey added that regarding grants for construction, success at Lake Claire with previous grant funds, plus having complete designs, makes it appealing for follow-up grants.

Capar: Gov. Lamb said the Nov. issue was in mailboxes last week, articles for the Dec/Jan double issue are due Nov.15.

Clubhouse: Gov. Lamb mentioned the water heater replacement and noted that weekend rentals are almost full for 2024.

Events: Gov. Lamb announced a movie night, showing Elf, and sponsored by 'Til Next Time, on Nov. 26. The Tree Lighting is Dec 1 at the guard shack. Breakfast With Santa will be Dec 14.

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A Message from The Town Manager



Capers,

I hope everyone had a great Thanksgiving and you are now enjoying the holiday season with your family, friends and neighbors.

Annual maintenance fee renewal postcards will be mailed out in late December. Be sure to watch your mail for the **YELLOW** postcard! Maintenance fees will be due on March 1st. Please don't lose your card, discard it as junk mail or forget to fill out the vehicle information! Late fees are assessed after March 1st, so please take care of this obligation as soon as possible. Missing, undelivered or forgotten postcards are not an excuse to miss the deadline. We accept payment by mail, dropbox (outside the office front door) or in person. Payment must be by check, money order or cash. (Please do not mail cash!)

As a reminder, parking passes are issued in April to those who paid in full and who included required vehicle information on returned postcards.

Our office hours are changing! Beginning January 2nd, 2025 expanded office hours will be 8:30 a.m. to 3:30 p.m., Monday through Friday except for major holidays.

The next Annual Membership Meeting will be on January 14, 2025 at 7:30 p.m. Ballots for voting on the budget and for the Board Of Governor elections can be dropped off prior to the meeting in the clubhouse drop box. Please feel free to reach out with any questions, suggestions, or if you are in need of assistance.

I wish you all a safe holiday season and a happy new year!

Frank Tewey

Frank Tewey

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



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CAPE ST. CLAIRE IMPROVEMENT ASSOCIATION

Budget, Assessment and Cap

Each year the Cape St. Claire Improvement Association, Inc. (CSCIA) Budget Committee develops a proposed consolidated budget for the community. The Committee is composed of three at-large members elected by the community and two members appointed by the Board of Governors (“the Board”).

The Budget Committee is tasked with preparing the overall budget of the community and presenting it to the Board for review, comment, modification, and recommendation. Once finalized, the proposed budget is presented at the annual January membership meeting. Input from Community members is always welcome and important. Membership can vote to approve, modify, reject, or do nothing with the proposed budget.

The Board has reviewed the draft budget as presented by the Budget Committee and recommends adoption of the enclosed consolidated fiscal year 2026 (FY26) budget by its membership at the January 2025 annual membership meeting. The Budget Committee appreciates the input and insight received from President Zadera, Treasurer Lamb, Board Members, and our Town Manager in formulating the proposed budget.

The budget summary includes three budget components: the Cape Special Community Benefit District (“SCBD”) budget, the CSCIA Maintenance budget and the CSCIA Piers budget. Although not required, the Maintenance and Piers budgets are presented jointly along with the SCBD budget as a best practice and for transparency.

SCBD revenue is collected, appropriated, and remitted to CSCIA from the County through annual property tax bills. The County retains an annual \$2,000 processing fee and ensures annual repayments for any current and outstanding loans owed by CSCIA. SCBD funds are used in strict adherence to applicable statutes, as ratified by the community.

Non-SCBD revenue includes yearly maintenance fees, The Caper advertising, clubhouse rentals, slip rentals, and other miscellaneous sources and fees. Miscellaneous sources may include grants or cash from savings.

The consolidated budget spreadsheet contains SCBD and non-SCBD projected revenues and expenses, and their respective line-item totals. For comparison purposes, separate columns show *actual* FY23 and FY24 figures and the *approved* FY25 budget figures. The FY26 budget includes the scheduled mandatory Capital Reserve Funding requirement. A statutory annual contribution of \$131,359.00 is required to be made in FY26.

The current SCBD assessment cap is \$300 per tax account. Based on the 2,292 assessed Cape St. Claire SCBD tax accounts, the Board and the Budget Committee recommends increasing the annual assessment from \$270 to \$283 for FY26, a \$13 or 4.81% increase. **Note:** The SCBD assessment cap can only be increased by the membership every two years. The last increase was approved in the FY25 budget, so the Board and the Budget Committee recommends maintaining the assessment cap at \$300 for this budget year.

The Budget Committee and Board worked diligently to limit any assessment increase by finding savings, addressing cost increases, and setting priorities, while maintaining service levels and funding the repayment of loans for the Shoreline Restoration Projects. The overall proposed FY26 budget, less mandatory funding for the Capital Reserve Fund, reflects similar budgets of the past. **The Board and the Budget Committee recommend adopting the proposed budget.**

Please plan to attend the January 2025 CSCIA membership meeting to vote on the proposed budget. Your vote for or against the consolidated SCBD and Non-SCBD budget will be by ballot and for your convenience, a ballot will be enclosed in The Caper’s December/January issue.

If the members do not approve the proposed FY26 budget, CSCIA Bylaws and SCBD regulations require the CSCIA to operate under the previous year’s approved budget. This would assuredly result in the underfunding of the CSCIA in FY26 and jeopardize the ability of the CSCIA to purchase goods, provide services, perform maintenance on community assets, and place the CSCIA in violation of the law by not completely funding the required Capital Reserve Fund.

BACKGROUND: A Special Community Benefits District (SCBD) provides revenue through assessment to fund community approved services for the purpose of:

- ☐ **Maintenance of community property**
 - ☐ Beaches, parks, playground equipment, fishing pier, Deep Creek bulkhead, shoreline restoration, and over 30 acres of CSCIA owned parcels
- ☐ **Special security for community property**
 - ☐ Off duty police security patrols and beach attendants
- ☐ **Acquisition, improvement, and construction of real and personal property**
 - ☐ The Clubhouse, sidewalks, main beach walkway/steps, parking lots, fishing pier
- ☐ **Administrative expenses for these purposes**
 - ☐ Wages, benefits, utilities, county sewer fees, insurance, and legal fees

Cape St. Claire Improvement Association PROPOSED Fiscal Year Budget, Fiscal Year 2026 (July 1, 2025 thru June 30, 2026)		SCBD	Non-SCBD		SCBD Plus Non-SCBD
Ordinary Income/Expenses	SCBD- Regular Totals	Mmbr-Maint, Beach-Parks, Caper, Club-House, Lake Claire, BLOA/CSCS C (pass thru)	Piers	Mmbr-Maint, Beach-Parks, Caper, Club-House, Lake Claire, BLOA/CSCS C (pass thru) + Piers Totals	FY 26 Proposed Budget
INCOME					
Caper Advertising	\$0.00	\$40,000.00	\$0.00	\$40,000.00	\$40,000.00
BLOA Contribution (Security, Taxes, Ins)	\$0.00	\$13,500.00	\$0.00	\$13,500.00	\$13,500.00
CSCSC Contribution (Taxes, Rent & Security)	\$0.00	\$2,300.00	\$0.00	\$2,300.00	\$2,300.00
Note 1 Maintenance Fees	\$0.00	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00
Note 2 SCBD Revenue	\$648,636.00	\$0.00	\$0.00	\$0.00	\$648,636.00
HOA Packets	\$0.00	\$8,100.00	\$0.00	\$8,100.00	\$8,100.00
Interest Income - SCBD, Maintenance-Piers	\$20.00	\$100.00	\$0.00	\$100.00	\$120.00
Late Fees Income - Maintenance/Piers	\$0.00	\$5,500.00	\$100.00	\$5,600.00	\$5,600.00
Misc. Income - SCBD, Maint/Piers+Signboard	\$0.00	\$3,500.00	\$100.00	\$3,600.00	\$3,600.00
CL Clubhouse - Rental Income	\$0.00	\$65,000.00	\$0.00	\$65,000.00	\$65,000.00
PM Piers - Slip Rental Fees for 237	\$0.00	\$0.00	\$119,560.00	\$119,560.00	\$119,560.00
Piers - Capital Assessment \$100 237 slips	\$0.00	\$0.00	\$23,700.00	\$23,700.00	\$23,700.00
PM Piers Waitlist (One Time \$100 for 1st Slip)	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
From SCBD Prior Two-years or NonSCBD Reserves	\$23,657.00	\$66,400.00	\$0.00	\$66,400.00	\$90,057.00
Additional Parking Sticker Fees	\$0.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00
Total Income	\$672,313.00	\$231,900.00	\$144,960.00	\$376,860.00	\$1,049,173.00
EXPENSES					
General and Administrative					
S Accounting Fees	\$6,000.00	\$2,500.00	\$1,500.00	\$4,000.00	\$10,000.00
S Audit & Reserve Study Expenses	\$6,000.00	\$1,000.00	\$500.00	\$1,500.00	\$7,500.00
Bank Charges	\$150.00	\$50.00	\$0.00	\$50.00	\$200.00
Note 3 Caper Print/Edit/ Contract&Postage	\$32,500.00	\$15,500.00	\$0.00	\$15,500.00	\$48,000.00
Note 4 Collection Fee - AA County,	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
PM Front Foot Assessments Until FY 2029	\$0.00	\$0.00	\$1,170.00	\$1,170.00	\$1,170.00
S Insurance	\$27,500.00	\$9,900.00	\$6,000.00	\$15,900.00	\$43,400.00
S Legal Services	\$10,426.23	\$21,205.01	\$3,336.02	\$24,541.03	\$34,967.26
BP Membership/Conference/Training (Dues & Fees)	\$1,300.00	\$100.00	\$150.00	\$250.00	\$1,550.00
S Misc. (Refreshments, Volunteer Appreciation, CSCIA Mileage, Pen	\$500.00	\$300.00	\$250.00	\$550.00	\$1,050.00
S Events	\$2,000.00	\$1,000.00	\$0.00	\$1,000.00	\$3,000.00
BP Mowing Contract / Bid Out	\$19,200.00	\$0.00	\$0.00	\$0.00	\$19,200.00
CL Clubhouse Custodial Services (Contract) /Bid Out	\$7,000.00	\$18,000.00	\$0.00	\$18,000.00	\$25,000.00
Contract Labor (Special Event Public Security)	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
S Office Supplies/Scanning Files/QuickBooks subscription	\$5,900.00	\$1,500.00	\$100.00	\$1,600.00	\$7,500.00
S Permits	\$800.00	\$500.00	\$520.00	\$1,020.00	\$1,820.00
S Postage	\$4,000.00	\$1,500.00	\$500.00	\$2,000.00	\$6,000.00
S Printing	\$3,500.00	\$1,500.00	\$100.00	\$1,600.00	\$5,100.00
S Property Taxes	\$4,800.00	\$5,000.00	\$1,900.00	\$6,900.00	\$11,700.00
S Repairs/Maintenance	\$28,500.00	\$14,000.00	\$17,500.00	\$31,500.00	\$60,000.00
S Sanitary Services-Port-a-Johns	\$13,800.00	\$1,100.00	\$100.00	\$1,200.00	\$15,000.00
S Sewer	\$500.00	\$0.00	\$100.00	\$100.00	\$600.00
S Signage	\$1,000.00	\$500.00	\$500.00	\$1,000.00	\$2,000.00
S Telecommunication & Internet	\$3,500.00	\$500.00	\$10,000.00	\$10,500.00	\$14,000.00
S Trash Collection	\$6,650.00	\$0.00	\$350.00	\$350.00	\$7,000.00
S Utilities	\$14,000.00	\$1,000.00	\$15,000.00	\$16,000.00	\$30,000.00
S Wages-Town Manager	\$71,383.11	\$17,135.84	\$6,425.42	\$23,561.26	\$94,944.38
S Wages - Administrator	\$48,903.51	\$11,297.84	\$6,308.64	\$17,606.48	\$66,510.00
S Wages - Asst. Administrator	\$3,244.80	\$2,704.00	\$4,326.40	\$7,030.40	\$10,275.20
Wages - Wages - Asst. Administrator (Mtg. Spt.)	\$3,028.48	\$0.00	\$0.00	\$0.00	\$3,028.48
BP Wages - Grounds Keepers/Keeping	\$15,000.00	\$10,000.00	\$0.00	\$10,000.00	\$25,000.00
CL Wages - Custodial Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PM Wages - Handyman for piers	\$0.00	\$0.00	\$4,326.40	\$4,326.40	\$4,326.40
Wages - Security Patrol	\$55,440.00	\$0.00	\$0.00	\$0.00	\$55,440.00
BP Wages - Beach Attendants	\$43,745.00	\$10,400.00	\$0.00	\$10,400.00	\$54,145.00
S Wage/Salary Potential Annual Defined Criteria Bonus	\$10,820.86	\$2,973.03	\$1,437.24	\$4,410.27	\$15,231.13
S Payroll Expenses & Benefits	\$30,053.21	\$6,834.28	\$2,919.31	\$9,753.58	\$39,806.79
Vehicle Fuel & Maintenance	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
Technology/ Website	\$5,500.00	\$0.00	\$150.00	\$150.00	\$5,650.00
Total General and Admin Expenses	\$492,145.20	\$158,000.00	\$85,469.43	\$243,469.43	\$735,614.63
Capital Expenses					
BP Beaches and Parks Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CL Clubhouse Improvements	\$0.00	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00
PM Piers Improvements	\$0.00	\$0.00	\$33,299.37	\$33,299.37	\$33,299.37
Note 5 Mandatory Capital Reserve Funding (per state statute, eff 10/2024)	\$105,167.80	\$0.00	\$26,191.20	\$26,191.20	\$131,359.00
Shoreline Erosion Restoration	\$75,000.00	\$66,400.00	\$0.00	\$66,400.00	\$141,400.00
Total Capital Expenditures	\$180,167.80	\$73,900.00	\$59,490.57	\$133,390.57	\$313,558.37
Total Expenditures	\$672,313.00	\$231,900.00	\$144,960.00	\$376,860.00	\$1,049,173.00
Net Income (Loss)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BP= Beaches, Parks, Fish Pier; CA = Caper; CL = Clubhouse; PM = Piers-Marina; S = Shared; CSCSC=Cape St. Claire Swim Club; BLOA = Business Lot Owners Association

Note 1: Membership Maintenance Fee Revenues up to \$10.00 per platted or fractional lot.

Note 2: SCBD Revenue for 2292 taxed lots in Cape that are assessed at \$283 per lot for FY26 \$ 648,636.00 FY26: 2292 \$ 283.00

Note 3: Contract to Edit/Print/Distribute/Mail Caper.

Note 4: AA County Tax Collection Fee. Deducted before moneys remitted to CSCIA.

Note 5: Mandatory Capital Reserve Funding required by state law as of October 1, 2024

Board In Brief *CONTINUED*

Piers: Gov. Breeden announced renewal/warning letters will go out to slip holders and the waitlist updated. Estimates received for replacement of pier sections at Deep Creek range from \$298,000-600,000. Savings for the project are available, and the project might be done in phases. A resident asked if a dredge there could be carried out at the same time. Gov. Breeden said that it could be investigated. The original expected cost was \$70,000 and the remediation project approved. The replacement of the piers will not be delayed for a dredge.

Strawberry Festival: Planning is ongoing. Volunteers are always needed!

NEW BUSINESS

Pres. Zadera gave an overview of what has occurred regarding Fairwinds Marina. CSCIA was made aware that owners were investigating the possibility of creating a new 30–50-unit retirement community of townhomes/condominiums. Several governors met informally with the owners, Larry Goldberg and his daughter Joanna, and with Wayne Newton of Messick & Associates engineers. At this point there are no formal proposals, and several issues such as critical area, density, utilities, and current zoning. It was discussed at the BOG meeting, and at the quarterly CSCIA meeting where a motion was made and passed to not support a change to the MB zoning to allow for residential housing. Gov. Breeden gave more details, reiterating that there is only a concept and no formal plan. With the current zoning, Fairwinds can have a marina, boat sales and repairs, a boatel (multilevel boat storage), hotel, clubhouse, pool or restaurant, but not residential housing. That would require a textual amendment to the zoning, not a change of zoning. It would be a legislative process in which a member of the County Council would present it, research would be done, it would have to pass by at least 4 to 3 in favor, and then be signed by the County Executive. It would be a long process. The BOG will collect information and questions to ask, get feedback, and determine if the community supports the idea. Mr. Tewey asked that everyone please avoid rumors and get the facts.

COMMENTS

Much discussion followed with several residents of Cape St Claire, Atlantis and Bay Head speaking out. Concerns were mainly about traffic, pedestrian safety, city water scarcity, runoff, erosion, and other ecological concerns, access to Cape amenities, affordability, potential for the 55+ restriction to be dropped, overcrowding of schools, etc. Many questions were asked and Governor Breeden answered those he could, and said many others are good questions for the BOG to take back to the county council. Others were not answerable because there is no proposal, textual amendment request, or applications yet. Textual amendments would be county-wide, not just Fairwinds. Zoning designations have permitted uses, conditional uses, and special exceptions, which all go through different processes. It is unknown if similar situations have occurred in the state or county but when that question is asked, it must be for properties with the same zoning designation. If the idea is pursued, traffic studies, environmental impact studies, ownership research, etc., would occur. Traffic studies have typically estimated 10 trips per day per unit. There are still about 200 buildable lots in Cape. Fairwinds is private property, not part of the deeded Cape plats, though they do pay an SCBD fee. Cape St Claire bylaws only allow single family dwellings. Area schools are not at capacity so there is no moratorium on building. Any deed restrictions would have to be written into the contracts. There is a legal process to gain an easement to allow for utility connections and a previous request from the Goldbergs to allow for sewer connection across the entrance to Lake Claire was denied by CSCIA. The Goldbergs would continue to operate the marina and would add something. There will be some change, if not housing then something that the current zoning allows (see New Business above). Gov. Breeden said that the first step is to speak out and he noted that the Goldbergs could have gone further with plans before discussing with CSCIA. How public opinion affects offices such as OPZ, which has laws to follow, is different than how it may affect people such as council members and the executive. There would be several opportunities for public comments because of the various issues involved. One resident who was on the advisory board for the recent rezoning saw issues from all sides, and the ripple effect of decisions. She said public comments go a long way, and the number of people who speak out matters. Town Manager Tewey added that people should speak for themselves instead of counting on others to do so. Several people asked how the communities could work with Goldberg's to find an endeavor that would benefit Fairwinds and be less offensive to neighbors. One resident spoke about the lack of housing in Maryland and how no one wants development in "their backyard" but wants houses available for their children to purchase. Another spoke of the options available to Goldberg's currently, some of them could be worse than housing. It was suggested that a survey be organized to see what the community would support. Public meetings would be necessary for several steps in this type of activity and the board is in conversation with the county to get information to make available to the public. Gov. Breeden suggested that a petition be created to start the process of measuring public opinion in support of or against. He asked that the board be given time to organize feedback. A straw poll was taken with one in support of the development, two abstentions, and the remainder of the attendees were opposed. Wayne Newton, land development consultant for Messick and Associates, thanked the board for explaining the concept and having conversation. He presumed that Mr. Goldberg would continue to live at the property and thought a 55+ community would fit best with Cape St Claire. Mr. Newton will discuss the reaction of the community with Mr. Goldberg.

Becky Benner announced the Garden Club meeting on Nov 12 and the Dec 2 event to make wreaths for the office, guard shack, & library.

Mrs. Benner reported the Critical Area Commission has approved use of Goshen Farm property for mitigation for the construction of the new fire house. Several acres overrun by invasive species will be partially clearcut and planted with native plants. A concerted effort will be made to save native trees and trees must be monitored for 10 years. She commended Roy Benner for his deep research to make the plan happen. Goshen Farm Goodies, items made from produce harvested from the farm, will be available on Nov. 30.

Brad Knopf of Cape Conservation Corps (CCC) reported native species obtained by grant funding were planted by volunteers at Little Magothy Beach. He thanked Brian Smack and Cliff Dean for allowing use of their water. Paths at Little Magothy Beach and the Serene Ravine were mulched. The Nov. 15 meeting will feature speaker George Mauer and a book signing by Ellen Prager and Dave Jones. There will be a silent auction of artwork done by residents of the Cape. An "open house" celebration for The Little Learning Libraries is Nov. 16.

ADJOURNMENT

A motion was made to adjourn to closed session and approved unanimously. The meeting was adjourned to closed session at 8:58 pm. The Nov. 11, 2024 CSCIA Board of Govs. meeting was adjourned at 9:42 pm.

2025 – 26 BALLOT

All property owners may vote, up to two per household.

Ballots cast by mail must be signed and legible, or you must cast a ballot in person at the Clubhouse.

In order to be counted, the ballot must be received no later than Friday, January 9, 2025 in the CSCIA Office, 1223 River Bay Road, Annapolis, MD 21409. Unsigned ballots will be disqualified.

Board of Governors:

Please Vote for up to 4

Biographies on page 8 (*Incumbent)

_____ *Mary Lamb

_____ *Beau Breeden

_____ *Joe Angel

_____ Blake Morris

Board of Governors:

Please Vote for up to 4

Biographies on page 8 (*Incumbent)

_____ *Mary Lamb

_____ *Beau Breeden

_____ *Joe Angel

_____ Blake Morris

Budget Committee:

Please vote for / write-in up to 3

_____ Charlie Moore

Budget Committee:

Please vote for / write-in up to 3

_____ Charlie Moore

Please check one box below each question

\$13.00 increase in SCBD Fee

FOR _____ Against _____

FY 2026 Budget (see page 5)

FOR _____ Against _____

Please check one box below each question

\$13.00 increase in SCBD Fee

FOR _____ Against _____

FY 2026 Budget (see page 5)

FOR _____ Against _____

Signature
Print Name
Print Address

Signature
Print Name
Print Address

ELECTION BIOGRAPHIES

BOARD OF GOVERNORS

George “Beau” Breeden II

My name is Beau Breeden, I have served on the CSCIA BOG for 12 years now. I served 7 of those years as President, but have also chaired Beaches & Parks, Piers, Personnel, Security, and liaison to the BLOA & BCC since 2015. Prior to these chair positions, I chaired the Covenants & Building Committee Chairs from 2013-2015. I have also served on or helped advise our budget committee since 2013.

Primarily, my interests are working to restore, improve and create coastal resilience for our, Beaches, Parks & Shorelines. In the past we have secured \$1.078M in matching/ grant funds towards our Beach projects. We have recent applications submitted and we look to make more progress in the coming year.

I feel as though there is still work to be done to continue to make Cape St Claire a great place to live and play for all our Capers.

Blake Morris

My first introduction to Cape St Claire was when my uncle moved into the Cape back in the 90s. He would often mention how great it was, how down to earth the neighborhood was, and how convenient it was to not have to leave to run your errands. He loved it so much that he raised his family here and continues to live in the Cape sharing the neighborhood with his grandchildren. When I graduated from University of Maryland with a Finance degree in 2003, there was only one place that I was interested in buying, the Cape. I worked for a year while living at home and saved enough money for the down payment to buy my first and current house off Little Magothy View. Looking back, it was one of the best decisions that I could have made at the time.

My life has changed a lot since buying our house in 2004. I work as a Financial Advisor at Merrill Lynch off West Street in Annapolis and am fortunate to say that I can help families achieve their financial dreams daily. Since starting at Merrill, I met the love of my life and partner in crime Keri. We have been connected at the hip since meeting almost 14 years ago and she has grown to love Cape the way I do. We have two boys, Blake Jr., 8 and John, 6 who both attend Cape St. Claire Elementary. Keri works as a realtor and part time as a Preschool teacher at SABB. During the summer you will normally find us out on the boat with our family, fishing off the Cape Pier, grilling for friends and family at Lake Claire, or at the Cape Pool with our family.

Back in 2020 we saw a need in the community for an event to bring everyone together for the holidays and created the Annual Holiday 5k through Cape. This will be the fourth year for this event, and we look forward to expanding the event this year to help raise money for charity. This event is free for the whole neighborhood and charitable donations will be optional.

I previously served on the board of a charter school in Baltimore City as a finance chair for 3 years. I helped the school to fill their annual budget gap that is indicative of charter schools by reviewing their financials and helped with fundraisers throughout the year. Over the last year I have had the privilege to give back to the community as part of the Cape budget committee. We just submitted our budget proposal to the board with slight increase in SCBD which was a big accomplishment given the inflationary pressures that we have seen since COVID. If elected to the board, I will continue working to improve the place that I call home.

Joe Angel

Joe Angel is seeking re-election to the Cape St. Claire Board of Governors. He is a current resident of nearly 5 years and has been engaged and on the board for nearly the entire time. Joe work includes leadership in telecommunication and cybersecurity in Washington DC serving the federal government. His personal experience is that he has served previously on home owner association in each of the communities where he has owned property. Joe brings a pragmatic approach and mindset to serving the community. He is often involve in making and seconding motions on his current role as governor on the board. Joe has previously served on the budget committee and is looking to expand his involvement with the building committee and the budget committee.

Mary Lamb

My name is Mary Elizabeth Lamb, my family and I have been residents of Cape St. Claire for 39 years. I hold a Bachelor of Science Degree in Social Science, a Masters of Business Administration, and a Masters of Science in Management from the University of Maryland. I have been employed by Anne Arundel County Traffic Engineering for 39 years in various positions and now hold the title of Urban Roads Superintendent, Traffic Engineering. With the support of my husband Jimmy and my daughter Shelby I have chaired the Strawberry Festival Committee for the past 23+ years. In addition to the Strawberry Festival, my devoted committee and I organize the Easter Egg Hunt, Halloween Happenings, Trick or Treating at the Shopping Center, The Christmas Tree Lighting, Movies on The Beach and Breakfast with Santa. I have proudly served on the Board for the past 21 years holding the titles of Vice President, Treasurer and Secretary. I have chaired Membership, Clubhouse, Personnel, Events and the Capers during my terms. During my time on the Board I have successfully reorganized the community cleanup, initiated cosmetic and essential repairs to the clubhouse, reorganized the Capers, orchestrated the planting of the community Christmas Tree and led the project to replace the Community Signboard. If I am re-elected to the board I hope to remain as chair of the Clubhouse and the Capers in order to continue to improve our community assets.

Thank you for considering me as your representative on the board.

BUDGET COMMITTEE

Charlie Moore

Carol and I moved into the community in Sept. 2016. I have enjoyed serving on The Budget Committee for the past seven years and as the Budget Committee Chair for the past four years. My professional career included positions as VP-Finance and CFO of multiple business units of Bell Atlantic (now Verizon) including Bell Atlantic International Bell Atlantic Directory Services, Bell Atlantic Network Services and Controller of Bell Atlantic-Maryland. After retiring from Bell Atlantic, I engaged in multiple entrepreneurial activities including the cofounding of several companies including TelAtlantic Communications, Inc. (acquisition of multiple rural telephone companies in Kansas, Missouri, West Virginia and Florida) and Caspian International (a drywall production company in Honduras). In my continuing retirement, I am serving on the Board of Directors of McDaniel College (Westminster, MD), Wesley Theological Seminary (Washington, DC), Africa University in Zimbabwe, The General Board of Global Ministries of The United Methodist Church (Atlanta, GA),



NEWS FROM HISTORIC GOSHEN FARM AND EDUCATIONAL CENTER

2025 MEMBERSHIP MEETING

The Annual Membership Meeting will be held on **Wednesday, January 15, 2025**, at **7:30 PM** at the Cape St. Claire Clubhouse and online. During this meeting, elections for several Board of Directors' positions will take place.

To be eligible to vote, you must be a current member as of **January 10, 2025**. Members can vote either online or in person during the meeting.

Membership is annual (January 1 – December 31), so be sure to renew before the deadline! If you're unsure of your membership status, please email membership@goshenfarm.org.

Keep an eye on your inbox for more details in the coming weeks.

END OF YEAR GIVING

As the year comes to a close, please consider supporting the Goshen Farm Preservation Society with an end-of-year charitable donation. As a registered 501(c)(3) organization, your contributions are tax-deductible and directly support our efforts to protect, preserve, and restore this historic treasure.

Donations can be made conveniently online at www.goshenfarm.org or by mailing a check payable to GFPS at:

1223 River Bay Road, Annapolis, MD 21409

Thank you for your generosity and continued support!

HAPPY HOLIDAYS FROM GFPS!

The Goshen Farm Preservation Society Board of Directors would like to express our heartfelt gratitude to our members, neighbors, and community and business partners for your unwavering support. Thanks to your dedication, we've been able to continue our mission to protect, preserve, and restore the historic buildings and land that make Goshen Farm such a cherished part of our community.

Wishing you and your family a joyous holiday season and all the best in the New Year!

START 2025 WITH JAVA & JAZZ!

Mark your calendars for our first event of the year—**Java & Jazz, Tea & Tunes**—on **Sunday, January 9th, from 3 to 5 PM**. This beloved annual tradition brings the community together for an afternoon of smooth jazz, warm coffee, and great company, all in the cozy atmosphere of Goshen Farm. Don't miss it!

We're also seeking sponsors to make this event a success. Sponsorships help us keep events like Java and Jazz accessible to all while supporting the preservation and restoration of Goshen Farm. If you or your business would like to sponsor this event, please email us at events@goshenfarm.org.

Be a part of this fantastic event and support a local treasure!

Want to learn more about Goshen Farm? Check out our website at www.goshenfarm.org or email communications@goshenfarm.org with ques

Happiest holidays to our Cape neighbors, from the Garden Club!

In November, the Garden Club enjoyed some community time getting acquainted and reflecting on gardening fun and fellowship moving forward. Then we enjoyed rousing rounds of garden bingo with fabulous prizes like garden tools, plants, bird feeders, and bulbs for fall planting. Everyone went home with at least one prize and a fun time was had by all.

Congratulations to our t-shirt contest winners Vicki Kuntz and Cassia Lengbeyer, whose original art designs were chosen by the Members in October. (And an honorable mention to Morgan Reed.) These shirts will be printed just in time to commemorate the 50th anniversary of our Club in 2025! As one who's been active in this Club for 24 years, I am amazed and gratified to see how this Garden Club, after all these years, continues to thrive, grow, & evolve. Just since October we've added 3 new gardeners to our group of 61 Members! Together, we share, and empower, all kinds of gardening fun. We swap plants & seeds. We garden together each year for our annual plant sale, which has grown in leaps and bounds to bring the finest varieties of plants to our neighbors, still at bargain prices. We learn together from speakers from all over the world and in workshops where we create wildlife habitat, mushroom logs, and beautiful wreaths and arrangements. We spend each summer tending and beautifying our neighborhood gardens at the entrances to the Cape, the Clubhouse, and the Segree Memorial Park behind the Broadneck Library. Our teams of judges carry on the enduring Cape tradition of awarding Yard of the Month from April through September. We host Cape's very own Secret Garden Tours, and bus trips to see the area's finest gardens; in 2024 we visited Chanticleer, Stoneleigh, & Longwood Gardens. We award scholarships for Members who'd like to train to become a Master Gardener or Watershed Steward. We donate hundreds of plants to community projects at Goshen Farm, Broadneck High School, Magothy Middle School, and many more. So, a big Thank You to all our Members for sharing your ideas, talent, and hard work with our Club – your contributions are what make the Garden Club the flourishing community that it is!

If participating in all of this sounds fun to you, please do join us – we so enjoy learning together and making new friends. RSVP to capegardenclub@gmail.com or just come! More details at capegardenclub.wordpress.com.

We'll ring in 2025 on **Tuesday January 7th** with a workshop, ***Winter Seed-Sowing & Rock-painting***. Did you know that some seeds, if planted and placed outdoors, will germinate in February and March? We'll have many of them on hand and you can see for yourself. Bring translucent containers like milk jugs, spinach and lettuce boxes, etc., and we'll provide everything else. After you sow your seeds, you can try your hand at painting a special message or a plant name onto a rock for your garden. You're welcome to join us for this fun and social meeting! Then on **Tuesday February 4th**, we'll enjoy a talk titled ***A Cutting Garden's Bounty: Planning for Succession***, creating a series of blooms throughout the season.

If you'd like to make some new friends and work with us to contribute to the beauty of our community, please join us anytime. We have so much fun learning together! Reach us at capegardenclub@gmail.com.

-- Submitted by Audrey Lengbeyer



UPCOMING EVENTS

Tuesday, January 7th, 7pm: Winter Seed-Sowing & Rock-painting Workshops

Tuesday, February 4th, 7pm: Drew Asbury of Hillwood Estate on *A Cutting Garden's Bounty: Planning for Succession*

Tuesday, March 4th: 50th Anniversary Dinner celebrating 50 years of gardening fellowship and fun!

Water Savers
TIP OF THE MONTH

HAVE YOU HEARD?
AFTER NEARLY 200 YEARS
TRUMPETER SWANS
ARE RETURNING TO THE CHESAPEAKE!

NEARLY EXTINCT,
THEY WERE
INTENTIONALLY
RE-INTRODUCED
IN THE LATE '90S
AND ARE NOW
REPRODUCING!

ONCE NATIVE HERE,
THE WORLD'S LARGEST
FLIGHTED WATERFOWL
WEIGH UP TO 20 LBS!
WITH A WINGSPAN OVER 5'!

TIP OF THE
PEN TO... TOM HORTON 12/24

Water Savers
TIP OF THE MONTH

THE CHESAPEAKE
POPULATION OF
**ATLANTIC
MENHADEN**
IS BEING DEVASTATED by CANADA'S OMEGA PROTEIN

VIRGINIA NOW ALLOWS
OVER 112 MILLION POUNDS
HARVEST IN THE BAY/AT
THEY ARE GROUND UP
FOR FISH OIL PILLS,
FERTILIZER & FEED
FOR ASIAN FISH FARMS

MENHADEN ARE THE
PRIMARY FOOD SOURCE
FOR OSPREYS, EAGLES
ROCK FISH & OTHERS

THE BAY SHORTAGE
IS CAUSING FAILED
OSPREY REPRODUCTION
WORSE THAN THE
DDT ERA!!

MD ROCK RECREATIONAL CATCH PLUMMETED
FROM 11 MILLION LBS in 2016 TO 3 MILLION IN 2022

MENHADEN ARE FILTER FEEDERS, LIVING OFF PLANKTON! CLEANSING THE WATER,
7 GALLONS PER MINUTE! (THAT'S 420 GALLONS PER HOUR!) THIS BRIDGE THE GAP -
BIG FISH & BIRDS CAN'T LIVE OFF THAT, SO MENHADEN ARE A KEYSTONE LINK!

TIP OF THE PEN TO JIMMY DECK! 1/25

Vicki Sanders Wins 2025 CSC Community Calendar Photo Contest

Congratulations to Vicki Sanders for winning the grand prize in the 2025 Cape St. Claire Community Calendar Photo Contest with her photograph titled "Picnic Perfect". You'll find Vicki's photo printed on the front of the 2025 Cape Calendar. She received a \$100.00 cash prize.

Thank you to all who submitted photos for the contest.

Many thanks to Cape Ace Hardware who graciously offered their store as the photo contest drop off point.

Expect copies of the 2025 Community Calendar to arrive in mailboxes in December. Extra copies will be available at the Cape St. Claire Improvement Association office. Take special note of the last two inside calendar pages that contain important telephone numbers for community organizations, government agencies, schools, Cape St. Claire Shopping Center merchants, The Caper, calendar advertisers, and more!

Amy Podd

Advertising Director

2025 CSC Community Calendar

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FREE TREES for Capers

The CCC is so passionate about trees that we are starting a new initiative, a free tree planting program. Applicants will be given free native trees to plant on their property. We will help you choose what's best for your particular space and even help you plant it!

We are working out the details, so stay tuned as we continue our Cape Loves Trees efforts.

So...Leave the Leaves and Plant More Trees!

Cape Loves Trees More trees please and leave the leaves.

As we enjoy this incredible fall weather I am reminded of the gift that is the perfect autumn day. We are so fortunate in the Cape. A short walk invites us to marvel at the season's splendor. The brilliant transition of our local trees as they give way to an ever-changing palette. Among the first are the black gums with bright reds deepening to purple, then the maples flaming bright - reds, oranges and yellow, tulip trees are next - grand and stately yellow and finally the oaks – muted reds and spent brown. We wait in frustration to finish our raking chores as some of the oaks in their marcescence hold their leaves, some stingily clinging till spring, just as we hold onto the last warm days as they slip away towards winter.

One landscape maintenance practice that we can add to our stewardship efforts is to leave the leaves from our trees. In our natural forested ecosystems the forest floor is covered in leaves. They act as a mulch, insulating the soil and preventing erosion. As they decompose they add nutrients to the soil. Finally, they provide much needed habitat to smaller critters like amphibians and beneficial insects. We may not all have a forested yard where we can leave the leaves for their natural purpose, but we can try to keep as many on site as possible. Shredding leaves and adding them to existing garden beds or composting them with other organics such as our garden scraps for use as a soil amendment in the future. All of these practices can help our environment and reduce the carbon used to transport and process them off-site.

We hope you had the opportunity to get out and enjoy this fall, spending time outdoors with your family and friends, amongst the trees in all their glory. Perhaps, one last outing on the water. Paddling the wooded edges of a cove on the Little Magothy, the osprey have moved on, replaced by the sound of geese overhead. The reflection of autumn leaves on the water reminds me that our beloved Chesapeake evolved amongst a forested watershed. Let's not take what we have for granted. We need our trees for a livable community, our health and the health of the Bay.

Continue to celebrate the trees we love by visiting some of the Cape's remarkable specimens. The Cape Loves Trees initiative of the CCC was started by documenting many trees that our community considered special. You can find that list on our website:

<https://capeconservationcorps.org/the-champion-trees-of-cape-st-claire-update-december-2023/>

If you have any trees that you would like to add to the list, please share them with us at:

trees@capeconservationcorps.org

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FOR PROM OR
WEDDING

HOUCK'S MENSWEAR
WITH COUPON. EXPIRE 1/31/2025

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You owe it to yourself to have every advantage in getting your home sold. It's important to work with an agent who has the local market knowledge and experience to position your home effectively.

There is no agent who knows the Cape St. Claire market better. My respect for our community runs deep. 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. I imagine you chose the Cape for many of the same reasons I did – for its beautiful beaches, water privileges, top notch schools, and 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 highest price in the timeframe you need.

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

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.

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- Jeanne & Peter Nardi, Arnold MD



Cathy Gazzo
Cell: 443-223-1570
Office: 888-860-7369
cathy@cathygazzo.com
www.CathyGazzo.com



Cape St. Claire Sales

Status	Address	Beds/ Baths	List Price	List Date	Days on Market
Coming Soon	1159 Pine Tree Dr	4/3	\$500,000	11/15/2024	--
Active	987 St Johns Dr	4/2/1	\$779,990	11/6/2024	13
Active	1270 Swan Dr	5/4/1	\$2,097,000	10/19/2024	31
Active	1177 Southview Dr	4/2/1	\$498,000	10/18/2024	32
Active	1347 Poplar Hill Dr	4/2	\$500,000	8/22/24	89
A/C	953 Woodland Cir	3/3/1	\$435,000	8/11/24	64
Pending	806 Chestnut Tree	3/2/1	\$630,000	11/14/2024	2
Pending	989 St Johns Dr	4/2/1	\$819,990	11/14/2024	1
Pending	1285 Cape St Claire Rd	2/2	\$475,000	9/18/24	48
Pending	1219 Hampton Rd	3/2/1	\$550,000	10/28/2024	0
Pending	989 Hillendale	3/3	\$875,000	9/14/2024	3
Pending	1012 Mount Holly Dr	4/2/1	\$800,000	5/21/24	0

Market Snapshot

Scan to see up to date
Cape St. Claire Listings



Sold	10/15/24 - 11/15/24 Address	Beds/ Baths	Sold Price	Days on Market	Seller Subsidy	Close Date
	1251 Pine Hill Dr	3/3	\$377,250	51	0	11/14/2024
	1033 Mountain Top Dr	4/2/1	\$599,000	47	0	11/14/2024
	1292 Swan Dr	4/2/1	\$730,000	3	0	11/6/2024
	1273 Pine Hill Dr	4/2	\$539,000	8	0	10/30/2024
	1199 Southview Dr	4/2/1	\$545,000	5	0	11/4/2024
	1151 Locust Tree Dr	4/3/1	\$670,000	2	0	10/28/2024
	1269 Pine Hille Dr	4/1/1	\$509,000	37	0	10/18/2024

* All information, taken from the Multiple List Service, is believed to 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.



Cathy Gazzo
Cell: 443-223-1570
Office: 888-860-7369
cathy@cathygazzo.com
www.CathyGazzo.com



\$1000 College Scholarship Available

Broadneck Class of 2025 applications will be available on January 17, 2025

For years Ravens Roost 66 has provided scholarships to a Broadneck High School graduating senior. Founded in 2001 and a 503 (C) 3 charity, we have strived to give back to the Cape St Claire community.

Congrats to our previous recipient's of

The Erin Leigh Sullivan Memorial Scholarship:

2009 – Stephanie Riffle

2010 – Emily Tempestilli

2011 – Katie Early

2012 – Zach Dowling

2013 – Brandi Johnson

2014 – Justin Maggard

2015 – Julia Hamilos

2016 – Olivia Murrar

2017 – Will Morgan

2021 – Tommy Jenkins

2022 – Quintin Yaw

2024 – Trent Whittington

Ravens Roost 66 of Cape St. Claire

EIN: 27-0624150

For more info or to become a member email:

cscravensroost66@gmail.com

Or call Dan Early 410-320-3720





Our mission is to be the hands and heart of Jesus for one another, for our community, and for the world

Join us for Christmas Services

Sunday, December 15 – 10:00 am – Children's Christmas Pageant

Tuesday, December 24

4:00 pm – Family Worship Service with Holy Communion

8:00 pm – Candlelight Worship Service with Holy Communion

Sunday, December 29 – 10:00 am – Lessons and Carols



Pastor Robin Simpson Litton
461 College Parkway, Arnold, MD 21012

Worship Services: Sundays, 10:00 am, In-person or Live-stream @ Gloriadei.org

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Email: office@gloriadei.org

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A Service of Advent Lessons and Carols
Sunday, December 8, 2024 at 5:00 p.m.

ADVENT
LESSONS
& CAROLS



A Quiet Christmas Service and Tea

Wednesday, December 11, 2024 at 12:00 p.m.

Reservations required for the Tea at info@st-margarets.org

Winter Solstice Concert Ensemble Galilei

Friday, December 20, 2024 at 7:00 p.m.

Ticket purchase required at www.egmusic.com



Christmas at St. Margaret's



Christmas Eve

Tuesday, December 24, 2024

1:00 p.m. Family Service with Communion

4:00 p.m. Christmas Lessons and Carols and Communion

7:00 p.m. Traditional Service with Communion

Christmas Day

Wednesday, December 25, 2024

10:00 a.m. Holy Eucharist Rite II

Epiphany

Sunday, January 5, 2025

9:00 a.m. Children's Epiphany Pageant

(Pageant rehearsal Saturday, January 4 9:00 a.m.)

11:15 a.m. Epiphany Lessons and Carols





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

Sunday School: 9:00 AM on Sundays - Children's Formation and Middle/High School. After the Blessing of the Children in our worship service, the children will go with their teachers to their Sunday School classes.

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.

.....



Merry Christmas And Happy New Year

As we make our way into the New Year, we'd like to warmly invite you to worship with us on Sundays to praise God for our many blessings and to fellowship in His Name. Join us as we discover God's presence in our lives.

We wish you love, hope, joy, and peace for the Holiday Season and the upcoming New Year.

May your holidays be blessed and may you be a blessing to others.

Pastor Dale



Winter Relief

On December 9th thru December 16th and also on January 6th thru January 13th, CSCUMC will again participate in Winter Relief by hosting homeless guests in our church. We could use help, from doing laundry loads in your own home to making a meal to serve and eat with our guests.

Helping in this way makes for a good Girl/Boy Scout Troop Service Project or for service hours for BHS National Honor Society student.

Consider getting your book club, or other group together to host a meal.

Please contact Mia Riser if you would be willing to assist at: mlriser_serves@aol.com or by calling 410-693-5120.



Advent

The Advent season runs through Christmas Eve. We would love to have you worship with us during this season of anticipating the coming of Christ. We will be celebrating hope, faith, joy, and peace all through the month of December.



We invite all to join with us for our Christmas Eve services.

The times will be listed on our website: capeumc.org and also on our Facebook link: facebook.com/cscumc



Cape Methodist Church is distributing food for Backpack Buddies. 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 Noon Tuesday, Wednesday or Thursday. We appreciate your support for children in Broadneck communities!

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Zoom ID 4206093840 Passcode: BBCWorship



Located at **1257 Hilltop Drive (right across from Rita's!)**, Broadneck is an inclusive, intergenerational, intentional community that affiliates with American Baptist Churches USA, Alliance of Baptists, and Anne Arundel Connecting Together (ACT). Children are more than welcome in worship **each Sunday at 10AM**. Nursery care is also available for our youngest ones downstairs throughout the service. Join us in person or via Zoom (login info above)!

December/January Events:

Worship Sundays 10am

(Choir Practice at 8:30am—all are welcome!)

AA Meetings Wednesday nights at 6pm

Prayer & Meditation on Zoom Wednesdays at 6:30pm

jollynjoann@gmail.com for login info)

Hosting Davey Dance Academy during rebuild



December 1: Advent begins! Join us as we explore how we are hungry for hope, peace, joy, love and good news in this season. Also, keep your eyes peeled for us that night **at 6pm at the CSC Tree Lighting**--we will be stationed outside the guard house with free hot chocolate for everyone waiting to see Santa!

December 15: NO 10AM Worship—instead, we will gather for **worship at 4pm** followed by a meal and celebration of 14 years of shared ministry before Pastor Abby and her family move to Florida.

December 24 5pm: Christmas Eve Worship

December 29 10am: Service of Lessons and Carols followed by monthly Potluck Lunch



Monday, January 6-Monday, January 13: Co-Hosting Winter Relief with Cape St. Claire United Methodist Church—we need volunteers to help prepare meals, do laundry, take hosting shifts, and act as on-call drivers for a group of unhoused neighbors. Contact Tina Wilkins at tcrutchley@hotmail.com if you would like to volunteer!

www.broadneckbaptistchurch.org



UNITY BY THE BAY CHURCH

4 Pointless Forest Trail
Annapolis, MD 21409
410-544-7990

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

In person or livestream at
Unitybythebay.org



Sunday Morning Growth Group
Every Sunday ~ 9:00 am
in the library at UBB



Upcoming Events and Workshops

Monday, December 2 ~ Singing with Drumming Circle 6:30-8:30 pm

Monday, December 9 ~ Reiki Share 6:15-8:00 pm

Tuesday, December 10 ~ The Annapolis Blend Chorus Concert 7:00 pm

Thursday, December 12 ~ The Dark Night of the Soul with Dr. Gwen MacGregor 6:30-8:30 pm

Monday, December 16 ~ Crystal Bowl Healing Sound Bath with Kimberley Lutz Madden 6:15-8:30 pm

Tuesday, December 17 ~ Bay Winds Band Christmas Concert 7:00 pm

Friday, December 20 ~ Winter Solstice Event 7:00 pm

Monday, December 23 ~ Unity Drum Circle 6:30-8:30 pm

Tuesday, December 24 ~ Christmas Eve Candlelight Service 6:00 pm



Friday, December 27 ~ Adult Isadora Duncan Dance with Kristen Kissik 6:00-8:00 pm

Sunday, December 29 ~ Burning Bowl Ritual with Rev. Sarah Phillips 10:30 am

Sunday, January 5 ~ White Stone Ritual with Rev. Sarah Phillips 10:30 am

Monday, January 6 ~ Singing with Drumming Circle 6:30-8:30 pm

Monday, January 13 ~ Reiki Share 6:15-8:00 pm

Thursday, January 9 ~ Ascension Class with Dr. Gwen MacGregor 6:30-8:30 pm

Sunday, January 12 ~ Letters from God Service with Rev. Sarah Phillips 10:30 am

Sunday, January 19 ~ Woman's Singing Circle 1:00-3:00 pm

Monday, January 20 ~ Crystal Bowl Healing Sound Bath with Kimberley Lutz Madden 6:15-8:30 pm

Tuesdays January 23 - April 17 ~ The 12 Powers workshop with Rev. Sarah Phillips 6:30-8:30 pm

Friday, January 24 ~ Adult Isadora Duncan Dance with Kristen Kissik 6:00-8:00 pm

Monday, January 27 ~ Unity Drum Circle 6:30-8:30 pm

Register for all workshops and events at Unitybythebay.org



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Cape **COMMUNITY SWAP**

thanks our many volunteers who made this event possible!

- × Special thanks to Event Chairs Terri, Audrey, Tula, & Melissa
- × Special thanks to Matthew's Hauling for helping with cleanup & hauling
- × Special thanks to Dunkin' Donuts & Blue Rooster for feeding our volunteers

\$350 raised for the Chesapeake Bay Foundation

Thanks for participating, neighbors – see you again in April 2025!

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THIS SEASON AT COA:



December 2: **Advent Prayer Stations**

Join Pastor Jessie in the sanctuary for interactive prayer stations to welcome in this season of hope, peace, joy and love.

7:00-8:00 PM

Throughout Dec: **"Happy Birthday Jesus" Diaper Drive:**

*COA is collecting supplies for AACPL's community pantry
Drop your donations in the box in the narthex. Find more information on AACPL's initiative at aacpl.net/pantry*

Christmas Eve Services:

- **4:00 PM** DIY Christmas Pageant
- **8:00 PM** Candlelight and Carols

christouranchorpc.org

Worship in-person and online 10:00 AM



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(410) 757-1223 CSCIA Office / (410) 757-1697 FAX / Office@cscia.org

Caper Manager:

Mary Lamb / 410-757-0593 / capermanager@cscia.org

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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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