

Cape St. Claire Improvement Association, Inc. Community Newsletter

FEBRUARY 2025

President's Perspective

Capers,

I'd like to first start out by stating that I am deeply honored and humbled to serve as your Cape St. Claire Improvement Association President for a second term, and final term. I wanted to thank our Board of Governors for placing their trust in me once again. This opportunity to continue working with such a passionate and supportive community is truly inspiring. Together, we've achieved so much, and I am excited to build on that foundation as we strive for even greater heights. Your confidence motivates me to give my very best in fostering growth, unity, and progress for everyone. Thank you for this incredible privilege—I look forward to making this term even more impactful for us all!

During our Quarterly Meeting, that took place on January 14, 2025, we had our annual casting of votes for BOG Members, Budget Committee, Budget for FY'26 and selected the Executive Officers. I would like formally recognize the Board of Governors that were up for election-George "Beau" Breeden II, Joe Angel, Blake Morris and Mary Lamb. Of these 4 candidates, 3 were current sitting members and likely do not need much of an introduction and are part of our everyday lives here in Cape. However, Blake joins us as the new rookie, and we welcome him with open arms. He will likely get put on every committee and signed up for an entire day of Strawberry Festival activities.....we would have it no other way!

The Budget Committee will continue with Charlie Moore at the helm, taking the 2-year term, and joining him for one year terms will be incumbent Charlie Shoul and new member Trey Meeks. Charlier Moore and his wife Carol continue to sponsor all budget committee meetings at their beautiful home and I wanted to recognize the both of them for their hospitality and positive attitude. It's not the easiest to do budget planning after hours but they make it enjoyable, and we appreciate it.

For all elected positions It's an exciting time when we get new volunteers!

As the winter months continue, we're busy laying the groundwork for an exciting season ahead. Preparations are underway for some of our community's favorite eventsincluding the Strawberry Festival, Easter Bunny festivities, plant sales, Goshen Farm events and musical tunes which promise to bring joy and togetherness to all. We're also focused on ensuring that our summer experiences are well staffed and equipped for another enjoyable season. We're currently planning for an additional beach replenishment project, hiring dedicated beach attendants, and enhancing our outreach efforts to keep everyone informed and engaged. Stay tuned for more updates as we work to make these upcoming activities memorable for everyone!

As we embrace the dawn of another year, enjoy the snow while it lasts, it's what helps break up these dark and cold months. I would also like to wish everyone a Happy New Year- May this new year be filled with boundless opportunities, joyous moments, and meaningful connections.

Let's cherish the memories we've made together and look forward to creating new ones.

Teamwork makes the dream work!

Jerome Zadera



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Board In Brief CSCIA Board Of Governors Monthly Meeting JANUARY 13, 2025

In attendance in person: Pres. Jerome Zadera, Govs. Joe Angel, Beau Breeden, Cheri Fairchild, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, and Michele Shipley, Town Manager Frank Tewey, Budget Committee members Blake Morris and Charlie Shoul, and guests Becky Benner, Charlie Corliss, Joseph Meeks, Tyrone and Isabella Thornton, and Stacy Wildberger.

Pres. Zadera called the meeting to order at 7:30 pm.

VARIANCE REQUEST

Town Manager Tewey introduced a variance request for a fence with the good side in and 72 inches tall beyond the front of the house. He received a complaint and contacted the homeowners who replied immediately with explanation and photos were provided. There is a history of trouble with a neighbor that they feel warrants the fence as installed. A decision would be made in closed session.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the Dec. 9, 2024 BOG meeting were reviewed and passed unanimously.

The financial statements for Nov. 2024 were reviewed. Balances of the bank accounts on Nov 30 were approximately: Operating funds-\$221,000 Beach restoration grants- \$151,000, piers- \$289,000 and Special Community Benefits District (SCBD)- \$61,000. The motion to approve passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following: The next Caper will come out in February.

The comment period for the Chesapeake crossing study ends tonight at midnight.

The proposed Fiscal Year 26 (FY26) budget will be voted on at the annual membership meeting tomorrow. If approved, the FY26 SCBD budget request is ready for signature and is due to the county by Jan, 31, 2025.

Police officers are covering 10 of 31 dates in January. Fewer days are covered in winter to allow for more coverage in busier seasons. Office Lechowicz will no longer work security but continues to oversee the officers and recommended an officer to replace him. Crime reports for the area included 2 assaults with destruction of property and 2 mental health issues.

Bubblers to prevent freezing at the piers are being monitored and are working well. They are thermostat controlled and when running at low tide can appear to be a large water leak. Please let them run.

Installation of chain link fence behind the clubhouse will be installed later than expected.

Broadneck Surfrider Club will hold a beach cleanup day on Jan, 16, 2025. Heinsohn Contracting was selected for replacement of parts of the Deep Creek piers and bulkhead.

Seven building applications were approved, and another was the variance request heard. The county administrative board denied a variance request for a deck with reduced setback and buffer. A county hearing for a request to allow an addition with less setback than required was held, but no decision announced. One pier agreement is awaiting homeowner action. A pier extension request is in process. There has been no response from homeowners regarding a shed without permits. The county is investigating and pursuing legal action.

County legislation regarding open meetings for SCBD communities is to be withdrawn. The state legislature will be in session from Jan, 8 through Apr. 7, with the budget shortfall being a priority. The Chesapeake National Recreation Area bill was not approved during the last congressional session and will have to go through the process again if reintroduced.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Gov Breeden said the quarterly meeting is being rescheduled for February to accommodate the invited guests. The Chesapeake National Recreational Area bill is likely to be reintroduced by Sarah Elfreth, District 3 representative. A meeting was held with state Representative Bagnall and Senator Gile regarding the Holly Beach Farm that was transferred from the Chesapeake Bay Foundation to the Dept of Natural Resources. It is now a natural resource management area with limited access. There are duck hunting rights on the property. There was no public comment or advisory committee before the decision.

Caper: Gov Lamb has the next issue almost ready to print.

Clubhouse: Gov Lamb said rentals continue to be strong and things are going smoothly.

Events: Gov Lamb announced the next events will be at Easter.

Piers: Gov Breeden announced contracts will be mailed at the end of the month. Payment is due mid-March. There will be a short grace period for late arrivals, with a late fee, then moves will occur. Contact the piers committee if you wish to sublet a slip for any part of the

Continued on page 5

A Message from The Town Manager



Capers,

I'd like to extend congratulations to Blake Morris, Board of Governors and Trey Meeks, Budget Committee on your election to these positions.

New office hours!! We are extending office hours until 3:30pm for you. The CSCIA Office is now open Monday through Friday from 8:30am to 3:30pm (except major holidays) for you.

Keep a lookout for the YELLOW postcard(s) in the mail! Fees are due by March 1st whether the card is received or not. Contact the Office if you have not received your card by February 1st. Maintenance fees can be paid in person at the office, by using our 24-hour drop box, or mailing them to us. Payment must be made by cash, check or money order, but please avoid mailing cash or placing cash in the dropbox. Sorry, we don't accept any credit cards or debit cards! If you wish to receive parking stickers and guest passes, you must provide complete vehicle information on the postcard. These stickers will be mailed out in April.

Pier contracts will be mailed out on or about February 1st. Contract fees are due by March 19th. If you would like to apply to become a slip holder, the link to the application, rules, and waitlist can all be found here: <u>https://cscia.org/</u>cscia-services/boat-slips-information/

As I complete my second year of service to you, I want to extend my deepest thanks to everyone for a wonderful year and look forward to many more with you!

stay happy and healthy, Frank Tewey

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

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Spread Love, Not Viruses!

By Jennifer Barrett RN, BSN

Hi Capers!

Flu, Covid, and RSV infections remain high country-wide! Additionally, Norovirus has reared its ugly head more frequently this season! Viruses are nasty bugs that must run their course; unlike bacterial infections that can be treated with antibiotics. For viral infections, we "support the symptoms" and prescribe rest, fluids, and healthy food. Additionally, antiviral medications such as "Tamiflu" must be taken within 48 hours of symptoms and only help shorten the duration of symptoms. They do not "kill" the virus!

Flu, Covid, and RSV are all respiratory viruses. Norovirus is a gastrointestinal virus commonly known as the "stomach flu" or "stomach bug". All these viruses are miserable and can land folks in the hospital. Viruses are typically spread by touching a contaminated surface and touching your eyes, mouth or nose. Additionally, Norovirus can be caused by ingesting food contaminated by an infected person or eating shellfish harvested from contaminated water.

So, this month of Valentine's Day love (and beyond), give flowers not viruses! Here's how to prevent the spread:

#1 of all time ways to prevent the spread of bacteria and viruses:



When to wash (not an exhaustive list!):

- · After using the bathroom or changing a diaper
- · Before, during and after preparing food
- · Before and after eating
- · After coughing, sneezing or blowing your nose
- After touching garbage or dirty laundry
- · Before and after treating a wound or cut
- After playing outside
- · Any time you are in contact with a sick person or pet
- After pumping gas, using a shopping cart, or interacting with other "high touch" surfaces.

And! Guess what? Norovirus is NOT KILLED BY HAND SANITIZER!!! Good ol' soap and water is the answer and still the best method for preventing the spread of germs!

Spread love not germs, Capers! Be well,

> Jen, BSN, RN Cape Nurse





Hand Washing!

Board In Brief CONTINUED

season. He will meet with Heinsohn Contracting to start the permit process for Deep Creek. Hopefully work can be done before boating season but will be pushed to the fall if necessary.

Strawberry Festival: The festival is 4 1/2 months away and lots to do. Volunteers are always needed!

OLD BUSINESS

Gov Lamb reminded everyone to submit their maintenance fee payments and the yellow card with car info for stickers.

Gov Harris asked for any Fairwinds Marina updates and there are none. Fairwinds has a new general manager.

Gov Breeden reported that Alliance for the Chesapeake received two responses to the Request for Proposal regarding planning for Sites 3-7. For receiving sand from the Little Magothy dredge, BioHabitats has been working closely with regulators in preparing permit requests to reduce concerns after submission. With a minimum 240-day review time, the application should be submitted by February 1 to coordinate with Little Magothy River Association permitting for a winter 2025/26 dredge.

Gov Macindoe reported that Youth Sailing will send letters to all kayak rack renters notifying them to remove kayaks for rack maintenance and cleaning. Any open racks will be offered to the waitlist. Town Manager Tewey will reach out to Richard's Tree Care regarding a proposal for clearing an area by the upper parking lot at Deep Creek for storage of Youth Sailing boats.

Repairs to curbing on Blue Ridge Place were made by the county. Cape Conservation Corps is looking into grants to help fund restoration and erosion control to the wooded area behind the shopping center.

NEW BUSINESS

Town Manager Tewey read a letter from the county regarding sewer pipe replacements along Hampton Dr. in February. Road closures can be expected after school bus pickup. There should be no interruption to sewer service. Contact the county with questions.

Property tax assessment letters were sent by the county to homeowners. If you feel yours is wrong, see the back of your letter for instructions on how to contest it.

COMMENTS

Charlie Corliss of Cape Vibes music would like to partner with Cape Recognized Organizations to provide music featuring local musicians. They will submit applications requesting main beach events on May 11, Jun. 21, Jul. 13, and Sep. 14, and for acoustic events on 1st Sundays at Lake Claire. Events will be added to the calendar on the CSCIA website.

Becky Benner reported Goshen Farm will hold its annual membership meeting Jan. 15. The annual thank you to all supporters, Java & Jazz/Tea & Tunes, will be open to the public at the clubhouse on Mar 9. Food and non-alcoholic drinks will be free, alcohol served for a fee. Music provided by The Jazz Perpetrators.

Becky Benner also announced the Garden Club workshop moved to Jan, 29, at 7 pm at the clubhouse. Guest Speaker Drew Andrews will be featured at the Feb. 4 meeting.

Stacey Wildberger of Cape Conservation Corps (CCC) announced that Cape residents Ellen Prager and Dave Jones will speak at the Mar. 6 meeting. The second \$1000 scholarship to be awarded to a Broadneck High School senior planning to study environmental science at college will be advertised at the school and the CCC website soon. CCC was contacted by a student regarding a capstone project for the Environmental Literacy program. She would like to use a FishPRO camera to show what is occurring at the oyster balls at Lake Claire and spread awareness of oyster restoration efforts. CCC is searching for grants for the shopping center wooded area. Gov Breeden shared an email he received about AARP Livable Communities Challenge grant.

ADJOURNMENT

A motion was made to adjourn to closed session and approved unanimously. The meeting was adjourned to closed session at 8:29 pm. The closed session occurred from 8:38 pm to 8:54 pm. The Jan, 13, 2025 CSCIA Board of Govs. meeting was adjourned at 8:54 pm.





NEWS FROM HISTORIC GOSHEN FARM AND EDUCATIONAL CENTER

2025 LINE-UP OF GOSHEN EVENTS

Goshen is gearing up for an exciting lineup of events this year!

- ★ Java & Jazz, Tea & Tunes: Sun., March 9th
- ★ Spring Open House: Sat., April 12th
- ★ BHS Family Day: Sat., May 3rd
- ★ Maryland Day Weekend: March 21st 23rd
- ★ Strawberry Festival: Sat., June 7th
- **Summer Friday Concerts:** June Sept.
- ★ Wine Down at the Farm: Sun., August 17th
- ★ Fall Open House: Sat., September 20th
- ★ Harvest Pasta Dinner: Sat., October 18th

Be sure to note these dates on your calendar to ensure you don't miss out.

SPONSOR A GOSHEN EVENT

Bring your support to life and help us make every Goshen Farm event unforgettable! Sponsorships not only ensure our events remain accessible to the community but also play a crucial role in preserving and restoring the rich history of Goshen Farm.

If you or your business are interested in sponsoring an event, please reach out to our Events Chair at events@goshenfarm.org.

MEMBERSHIP MEETING UPDATE

On behalf of the entire GFPS Board, thank you to everyone who braved the cold evening in January to attend in person and to those who joined us on Zoom. We deeply value your participation and dedication, both at this meeting and throughout the year.

PRESERVE GOSHEN FARM - JOIN!

Are you passionate about protecting history and fostering meaningful connections within your community? Become a member of the Goshen Farm Preservation Society (GFPS) and play a vital role in preserving this historic treasure!

With Individual and Household memberships available, you can join for an affordable yearly fee and make a meaningful impact. As a member, you'll be part of the effort to restore and protect Goshen Farm while enjoying exclusive perks.

Tax-Deductible Membership Fee – Support preservation efforts while enjoying a tax benefit.

Exclusive Updates – Get behind-the-scenes insights and stay informed about our latest projects.

Discounts – Save on event tickets and merchandise.

Garden Plot Access – Rent a plot in our beautiful Sharing Garden (if available).

Volunteer Opportunities – Get involved and make a difference in your community.

Let's work together to protect and cherish this historic gem. Your support truly makes a difference! Visit our website to learn more and join the GFPS community today!

Facebook: @goshenfarm.org Website: www.goshenfarm.org Contact: communications@goshenfarm.org

6 THE CAPER



Well, snow and ice finally came this winter, but the plants and seeds won't mind! This month, you may see the yellow blooms of winter jasmine (not forsythia!) already in bloom, especially on a sunny stone wall.

Other winter bloomers include bulbs like aconite, snowdrops, crocus, and rock garden iris, trees like witch hazel, fragrant flowering apricot, and camellias, fragrant shrubs like winter honeysuckle, paperbush, and daphne, and perennials like lenten roses, which look lovely floating in a bowl on my kitchen table. Keep your eyes peeled as you walk around Cape for these winter beauties – not only do they cheer up us humans, they also provide vital nectar for the earliest pollinators when they awake!

In January, the Garden Club enjoyed a relaxing evening chasing away the winter blues with our Winter Seed-Sowing and Rock Painting workshops. Afterward, Members took home their mini-greenhouses full of soil & cold-hardy seeds to place outside, in the snow. Cold temperatures are actually necessary for many seeds to germinate, and many years we see germination in our



boxes as early as March or even late February. The amazing flash of green in winter is as cheery as any flower! Thanks to Members Sandy I, Vicki M, and Vicki K for sourcing materials for these workshops!

On **Tuesday February 4th**, we'll enjoy a talk titled *A Cutting Garden's Bounty: Planning for Succession*, for creating a series of blooms throughout the season, by garden designer Drew Asbury of Hillwood Estate Garden. If you've always wished for cut flowers from spring to autumn, come learn how with this talk! Then on **Tuesday, March** 4th, we'll celebrate our **50th Anniversary Dinner** of our founding in 1975. We're so pleased to reach this important milestone, and excited about the next 50 years of gardening fun and fellowship!

On **Tuesday, April 1**st, we'll host our popular Dividing Perennials Workshop. Have you always wondered how to divide a hosta, iris, or hellebore? Then this is the workshop for you! Bring your gloves and together we'll use drywall saws and soil knives and explore the methods for cutting and then repotting the divisions, to grow in preparation for our **annual Plant Sale** on **Saturday, May 17**th, 8am-2pm at the Clubhouse field – mark your calendars! At our sale, we'll have many of the previously mentioned winter-blooming beauties available for sale both online (trees, shrubs, & hanging basket presales) and at the field (perennials, annuals, veggies, and tropicals) – more details in the spring Capers, we hope to see you there!

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

-- Submitted by Audrey Lengbeyer

UPCOMING EVENTS

 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 & fun!
 Tuesday April 1st, 7pm: Dividing Perennials Workshop
 Saturday May 17th, 8am-2pm: ANNUAL PLANT SALE "We are not your typical Baptist Church— We're <u>Broadnecky</u>!"



us02web.zoom.us/j/4206093840 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 <u>ones</u> downstairs throughout the service. Join us in person or via Zoom (login info above)!

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

www.broadneckbaptistchurch.org

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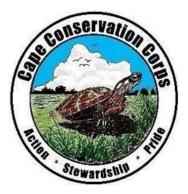
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Upcoming Events 2025

- March 5th Local authors, Ellan Pragar and Dave jones Doors open 6:30
- March 20-22nd First Flowers Spring order pick up location and time TBD
- First Flowers Planting Days
- April 1st Project Cleam Stream 9am Graul's Field
- April 9th CCC Open House time and place TMD**Habitat Hero 2024**

Email president@capeconservationcorps.org

Habitat Hero 2024 Broadneck High School

Cape Conservation Corps wishes to honor the hard work of the students at Broadneck High School for their hard work and dedication to the environment by awarding them the Habitat Hero Award. Students participate in several ways to promote good stewardship of our land and community. The ELIT program (described below), the Honors Science Society, and NHS to name a few. We asked ELIT Coordinator Allison Davis to describe the programs and projects the students have been involved in.

The Broadneck High School Environmental Literacy Program is one of Anne Arundel County's 13 "Signature Programs," which are "21st century workforce-relevant themed programs chosen by a school and its surrounding community, to connect classroom instruction with real-world situations and workforce-relevant skills." It's clear why Broadneck High School's theme is Environmental Literacy when you start to get out into the surrounding community, because so many residents on the Broadneck Peninsula, and specifically in Cape St. Claire, work in Environmental or Environmental-adjacent fields. We are perfectly aligned to work with these community stakeholders.

The Environmental Literacy Program is two-pronged. On the one hand, we provide Environmental Education to all students through Environmental overlays to the curriculum as well as "whole school" involvement. Secondly, we offer specific classes for students who would like to dive deeper into the subject. We offer a single semester "Explorations" class for students in 9th and 10th grade. This gives students a taste of all of the different subjects in Environmental Literacy. If they decide to move forward with classes, we offer an Honors Signature Capstone class. This class is a full year and the major focus is an action-based Capstone project. If students continue to follow the pathway, they will also take classes in conjunction with the community college, some taught by AACC professors here at BHS, and some at AACC, which they would travel to during senior year. Some of these courses include GIS coursework, learning to fly Drones, and Restoration Ecology.

Past projects include our award-winning People's Garden, modeled after the one at the USDA in Washington DC. We have been able to donate produce to My Brother's Pantry and the Broadneck Community Pantry here at BHS. Last year's Honor's Capstone students installed a native pollinator garden on-campus as well. This year, our capstone students renovated two garden spaces. One was turned into a Monarch waystation (we used a lot of milkweeds purchased at the Native Plant Sale). Additionally, another area was renovated into a Native Bird Garden solely with plants from the Cape Conservation Native Plant Fest and Sale. Students also revitalized a demonstration urban community garden and a "grateful garden" with cut flowers.

Additionally, our students have been able to volunteer with Brad Knopf, Vice President of CCC in the Oyster Nursery last spring and he was able to come to our school and bring Oyster Spat for the students to see first-hand.

Our students also participate in the Weed Warriors, tree-planting, and other activities the CCC shares with us. Many National Honors Society Members value these opportunities to earn their service hours each quarter. Several Students as well as our Facilitator, Ms. Roth, just became Watershed Stewards in the past year as well.

Right now, our students are gearing up for their individual Capstone Projects and hope to reach out about doing some work in Cape St. Claire, soon. They have many ideas about removing invasives, creating living shorelines, planting SAVs, and doing more Oyster restoration. We all value the wonderful connections we have made with so many people in Cape and hope to continue working together as much as possible!

We look forward to continued partnership with the students and staff of Broadneck High School as we strive for a healthier environment, cleaner waterways, and habitat for all of the local fauna. We thank them for dedication to our mission.

Last year, Cape Conservation Corps awarded our first ever scholarship to a graduating senior from BHS that planned on studying environmental studies in college. We will be awarding another for the 2024-25 school year. The \$1,000.00 scholarship will be announced in early May. Please see the application on our website for complete guidelines and application.



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 @capaeumc.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.



If you are looking for a church home, we would enjoy having you visit our community of faith and share God within our church family. As we move into Lent it is hoped that everyone's heart will prepare room for Christ to enter in.

We invite all to join our Sunday services for worship and fellowship where you can feel the Presence of God!

Blessings to All!

Pastor Dale



Ash Wednesday Service

The following events are offered to bless you And bring your family closer together

Shrove Tuesday Pancake Supper

March 4th, 5:00-7:00 PM Fellowship Hall \$5.00 per person

Ash Wednesday Service

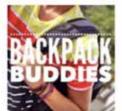
March 5th, 7:00 PM

We invite you to join us in this worship service as we enter into the Lenten season



My Brother's Pantry has been serving Broadneck families since 1986 and as now made the transition to a healthy family choice pantry. Families coming to the Pantry now come in to select what the need right from our shelves!

We gladly accept both monetary and food donations – please check out our website to find out how to donate, www.mybrotherspantry.org or call the Pantry at 410-757-5190.



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!



Serving Families in Cape St. Claire Since 2003

2024 Cape St Claire Real Estate Market Statistics are here!

2024 was marked by continued low housing inventory conditions and a strong seller's market. More Cape St Claire homes were listed and sold in 2024 compared to 2023, with 63 sales in 2024 vs 43 in 2003.

See the complete list of Cape St Claire homes listed and sold in 2024 on the reverse side of this page. The average sales price was \$563,200 and the median sales price was \$539,900. The average number of days on market rose from 15 in 2023 to 25 in 2024. The median number of days on market remains at 6 in both 2023 and 2024.

2025 real estate is moving toward a more balanced market with modest price appreciation, but still has a way to go. Look for the spring market to pick up strong.

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.

Let me know if there is anything at all I can do for you. 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 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 <u>cathy@cathygazzo.com</u> <u>www.CathyGazzo.com</u>







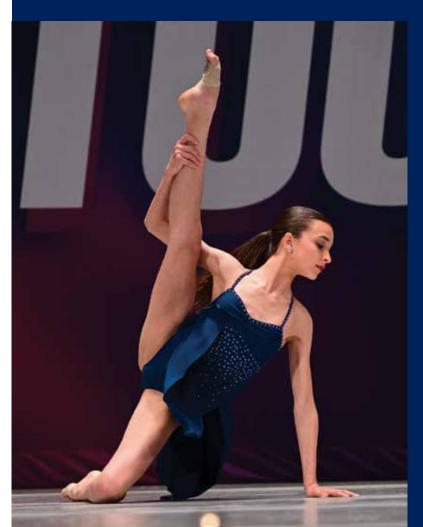
Cape St. Claire 2024 Sales

Address	Beds/ <u>Baths</u>	Sold <u>Price</u>	Seller <u>Subsidy</u>	Days on <u>Market</u>	Address	Beds/ <u>Baths</u>	Sold <u>Price</u>	Seller <u>Subsidy</u>	Days on <u>Market</u>
1347 Poplar Hill Dr	4/2	\$500,000	\$10,000	91	1219 Ramblewood Dr	5/2	\$450,000		6
953 Woodland Cir	3/3/1	\$424,600		280	1080 Broadview Dr	5/4	\$600,000		6
806 Chestnut Tree Dr	3/2/1	\$630,000		2	1020 St Charles Dr	4/2	\$535,000		5
1219 Hampton Rd	3/2/1	\$535,000		0	1170 Ramblewood Dr	2/1	\$378,000		6
1285 Cape St Claire Rd	2/2	\$465,000	\$5,000	48	1157 Hampton Rd	4/3	\$800,000		3
989 Hillendale Dr	3/3	\$1,015,000		3	1165 Green Holly Dr	3/2	\$700,000		0
1251 Pine Hill Dr	3/3	\$377,250		51	1302 Cape St Claire Rd	3/2/1	\$630,000	\$3,000	10
1033 Mountain Top Dr	4/2/1	\$599,000	\$17,975	47	1107 Little Magothy Vw	3/2	\$319,000		1
1292 Swan Dr	4/2/1	\$730,000		3	1392 Greenway Dr	4/2	\$535,000		3
1273 Pine Hill Dr	4/2	\$539,900		8	1010 Mount Holly Dr	4/4	\$700,000	\$7,500	31
1199 Southview Dr	4/2/1	\$545,000	\$13,625	5	1317 Swan Dr	4/1/1	\$535,000	\$7,500	3
1151 Locust Tree Dr	4/3/1	\$670,000		2	1154 Bayview Vis	4/3/1	\$780,000		4
1269 Pine Hill Dr	4/1/1	\$509,000		37	1040 Lake Claire Dr	5/3	\$650,000		5
1186 Ramblewood Dr	4/2	\$445,000	\$11,890	61	890 Chestnut Tree Dr	4/3/1	\$615,000	\$7,685	4
1302 Swan Dr	3/2/1	\$565,000	\$5,000	34	770 Windgate Dr	4/3	\$623,500		11
1143 Riverview Dr	3/3	\$540,000		7	1152 Latrobe Dr	2/1	\$371,000		51
1152 Pine Tree Dr	5/2/1	\$319,000		25	774 Windgate Dr	4/3	\$590,000	\$7,750	17
984 Woodland Cir	3/3	\$605,000		51	1213 Hampton Rd	3/2/2	\$630,000	\$12,000	3
1031 Saint Margarets Dr	4/2	\$535,000	\$5,350	26	823 Chestnut Tree Dr	4/3/1	\$735,000		2
1014 Mountain Top Dr	4/3	\$600,000		10	1030 Skyview Dr	4/3	\$575,000		1
1219 Hilltop Dr	4/2/1	\$475,000		31	1199 Hampton Rd	3/1	\$405,000		61
1192 Hampton Rd	4/2/1	\$525,000		14	1037 Lake Claire Dr	4/2/1	\$800,000		0
1178 Hampton Rd	3/1	\$475,000	\$10,000	4	712 Fairway Dr	4/2/1	\$750,000	\$15,000	19
1104 Crestview Dr	4/2/1	\$525,000	\$10,165	4	1277 Swan Dr	4/3/1	\$625,000		4
1225 Mount Pleasant Dr	3/3	\$510,000	\$3,080	5	986 Round Top Dr	3/2/1	\$410,000		169
903 Forest Ter	4/2	\$470,000		1	1095 Crestview Dr	4/2	\$519,000		44
1012 Mount Holly Dr	5/3/1	\$879,240	\$15,000	0	795 Windgate Dr	4/2/1	\$495,000	\$14,850	73
1132 Skyway Dr	4/3	\$527,000		6	1177 Saint George Dr	4/2/1	\$595,000	\$10,000	4
1008 Mountain Top Dr	4/2	\$555,000	\$500	24	1159 Hampton Rd	4/2	\$472,500	\$14,175	40
1149 Skyway Dr	5/2/1	\$776,000		4	1228 Ramblewood Dr	4/2/1	\$430,000		3
1117 Little Magothy Vw	4/2	\$545,000		33	989 Dogwood Tree Dr	3/2	\$433,000	\$2,500	7
1347 Poplar Hill Dr	4/2	\$500,000	\$10,000	91	784 Rolling View Dr	2/1	\$385,000		58

* 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.



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Summer Class Schedule: July 7-Aug 1, 2025

TUESDAY



PRE-BALLET/TAP AGES 3-4

4:30-5:15pm \$68



ACRO BEG/INT AGES 6-9

5:30-6:30pm \$70



ACRO INT/ADV AGES 9-16 6:30-7:30pm \$70



HIP HOP BEG AGES 6-10

5:00-5:45pm \$70



BALLET INT OPEN AGES 10+ W/BALLET EXP

6:00-7:00pm \$80



MUSICAL THEATRE JAZZ INT 10+

6:00-6:45pm \$75



LEAPS AND TURNS AGES 10+

7:00-8:00pm \$75



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Sunday Morning Service ~ 10:30 am Wednesday Meditation ~ 12:00 pm In person or livestream at Unitybythebay.org



1000

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



Upcoming Events and Workshops

Monday, February 3 ~ Unity Singing and Drumming Circle 6:30-8:30 pm

Monday, February 10 ~ Reiki Share 6:15-8:00 pm

Monday, February 17 ~ Crystal Bowl Healing Sound Bath with Kimberley Lutz Madden 5:30-8:30 pm

Monday, February 24 ~ Unity Drum Circle 6:30-8:30 pm

Friday, February 28 ~ Adult Isadora Duncan Dance with Kristen Kissik 6:30-7:45 pm

Saturday, March 1 ~ Mardi Gras Party 7:00 pm

Monday, March 3 ~ Unity Singing and Drumming Circle 6:30-8:30 pm

Monday, March 10 ~ Reiki Share 6:15-8:00 pm

Friday, March 14 ~ Adult Isadora Duncan Dance with Kristen Kissik 6:00-:00 pm

Monday, March 17 - Crystal Bowl Healing Sound Bath with Kimberley Lutz Madden 6:15-8:30 pm

Monday, March 24 ~ Unity Drum Circle 6:30-8:30 pm



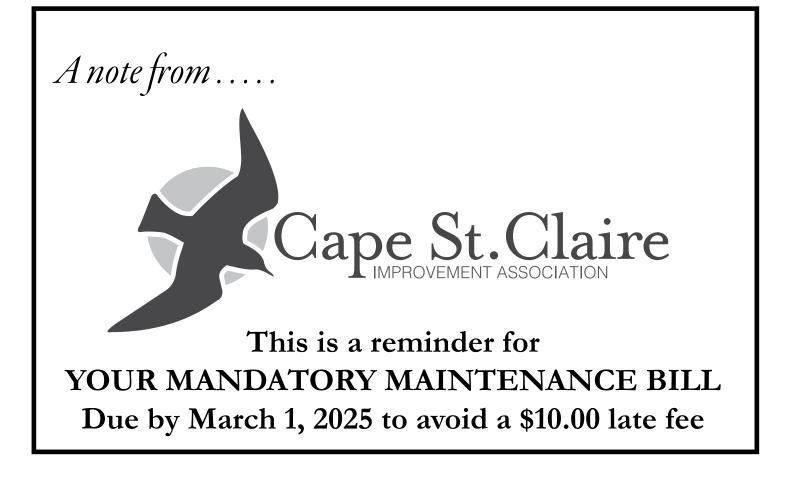
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February 2025







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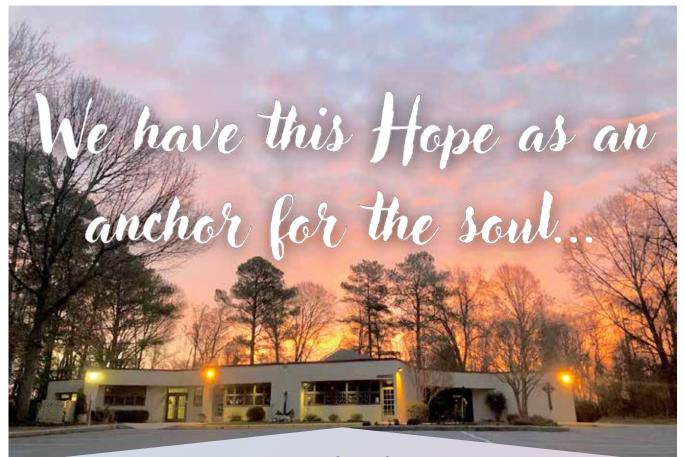


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Caper Manager:

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

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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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