

North Shore on the Magothy's The Barnacle September 2007

North Shore's Website
www.northshoreaa.com
Check it out!

North Shore Board of Governors

| | | | |
|------------------|--------------------|----------|--|
| President | *Sarah Ann Parsons | 437-6992 | charsar@comcast.net |
| Vice President | *Brian Siwinski | 255-9472 | bdriller@comcast.net |
| Secretary | *Fran Kuhne | 255-0609 | Fran.Kuhne@ssa.gov or Fekuhne@aol.com |
| Treasurer | *Joe Brzuchalski | 255-0075 | jbrzuchalski@comcast.net |
| Barnacle | Amy Bartholomee | 255-0264 | adbart65@comcast.net |
| Beach | *Rick Scruggs | 437-9862 | richardscruggs75@msn.com |
| Entertainment | *Lisa Schell | 255-3439 | schell424@comcast.net |
| Garden Club | Kristin Krycia | 360-2242 | |
| GPC | Carolyn Wisthoff | 255-7777 | cwisthoff@msn.com |
| Membership | *Jon Williams | 255-1090 | jon.williams@premiumfinance.com |
| Park | *Bud Jenkins | 255-8220 | |
| Pier | *Bill Morris | 360-9704 | WILLIAM_M_21122@yahoo.com |
| Road & Zoning | *Brian Siwinski | 255-9472 | bdriller@comcast.net |
| Welcome | Denise Larbig | 360-4994 | NEICEEL@aol.com |
| * Voting Members | | | |

Useful Numbers

| | |
|--|--------------|
| Animal Control | 410 222-7045 |
| AAC Constituent Line | 410 222-2222 |
| AAC Departmental Phone Directory Switchboard | 410 222-7000 |
| Board of Elections | 410 222-6600 |
| Bulk Item Pickup | 410 222-6108 |
| County Councilman Ron Dillon (Chairman) | 410 222-1401 |
| County Executive John R. Leopold | 410 222-1821 |
| Delegate Don Dwyer | 410-419-3870 |
| Delegate Nic Kipke | 410 841-3421 |
| Delegate Steven R. Schuh | 410 841-3206 |
| Health Department | 410 222-7364 |
| Magothy River Water Quality Hot Line | 410 222-7999 |
| Maryland State Senator Brian Simonaire | 410 841-3658 |
| Road Repair | 410 222-6120 |
| Zoning Enforcement | 410 222-7446 |

Community Calendar

- Tuesday, Sept. 4** North Shore Board Meeting, Lisa Schell's home, 7pm
- Tuesday, Sept. 18** Brooklyn Park Library, Del. Nic Kipke Open Door Office Hours 7-8:30pm
- Monday, Sept. 24** Garden Club Meeting, Kristin's home, 7pm, bring flowers and a vase

North Shore Board Special Meeting

Thursday July 19

Board Members: Sarah Ann Parsons, Jon Williams, Rick Scruggs, Brian Siwinski, Bud Jenkins, Fran Kuhne

Guests Present: Nancy Anello, Norbert Zieman, Charlene Wroten, Bart Arconti, Charlie Parsons

The meeting was called to order at 7:10PM at the home of Sarah Ann Parsons.

This meeting was called to vote on the Wroten/Arconti application to take down 8 trees on their property.

Norbert Zieman also was present for a vote on his application to convert existing garage to storage and add a garage.

Bart Arconti spoke and stated as a result of property line survey he had done, 2 of the trees cited on application will not be taken down. Mr. Arconti stated they have adhered to the county requirements by having a county approved Vegetation Management Plan which allows for removal of 17 trees and they are now requesting removal of 6 trees and planting of one tree.

Mr. Arconti stated they have adhered to the restrictive covenants in all of their property improvements.

A letter from Rob Eckardt's attorney states Rob objects to removal of three of the trees. A letter presented to the North Shore Board by the Arconti/Wroten's cites 2 covenant violations by Rob Eckardt. The Board is delaying voting on the tree removal application and dealing with alleged covenant violations until the attorney engaged by NSB can review the data and advise NSB.

Mr. Zieman, prior to the meeting, had given Roads & Zoning Chair & the NSB President the county permit indicating all requirements have been met to proceed with building the garage

The interior wall that will separate the old garage making it storage area will be put up when the new garage is under roof. The Roads and Zoning Chair or President will inspect after the wall goes up to assure the original garage is only used for storage not for automobiles.

Andy & Nancy Bassler and Bob Lane did not approve the garage. Sarah Ann read the comments from each of these neighbors as to why they objected.

A motion was made to approve the garage at 457 Edgewater Rd contingent on Mr. Zieman signing the following agreement:

Agreement regarding garage addition:

This Agreement is made the 19th day of July, 2007, between Norbert Ziemann and the North Shore Association, Inc. (the "Parties").

Whereas Mr. Ziemann wishes to make improvements to his property at 457 Edgewater Road;
and

Whereas the North Shore Association Inc. ("Association") is entrusted to preserve, administer
and enforce the Restrictive Covenants, as stated in the By-Laws of the Association: and

Whereas the Parties want to assure compliance with the By-Laws of the Restrictive Covenants of
all residents:

It is hereby agreed by the Parties:

The North Shore Association, Inc. hereby approves the building plans submitted on July 18,
2007, by Mr. Ziemann for improvements to 457 Edgewater Road provided that the following
numerated conditions are met.

1. Mr. Ziemann agrees that he is in compliance with all County, State and federal rules,
regulations and laws concerning his building plans and has no outstanding violations.
2. Mr. Ziemann agrees to make the improvements as described in the plans submitted to the
Board of Governors.
3. Mr. Ziemann agrees to convert his existing garage to a storage room with a wall and door
that replaces the current garage door, effectively making this a separate room, prior to
completion of the new garage.
4. The proposed garage shall not be used by more than three automobiles at any one time
and shall not be used for trade of any kind as stated in the Restrictive Covenants.

Norbert Ziemann _____ Date _____

North Shore Association

By _____ Date _____

Mr. Ziemann signed the agreement as well as NSB members.

5 yes and 1 opposed the motion carried.

The NSB stated if at any time this agreement is breached NSB can take legal action.

The NSB members discussed the Hearing for the Writ of Mandamus which is to be held Friday
July 20. We reviewed the timeline of events and the NSB position.

The meeting was adjourned at 8:30PM

North Shore Board Meeting

August 7, 2007

Board Members Present: Sarah Ann Parsons, Brian Siwinski, Rick Scruggs, Bill Morris,
Joe Brzuchalski, Fran Kuhne

Guests: Joan Scruggs

The meeting was called to order at 7:05PM at the home of Rick Scruggs

The motion was made to accept meeting notes for the July 3, 2007 meeting as reported in the Barnacle, seconded and carried.

Treasurer:

No Report. Joe will have a report for the next meeting.

Bonnie Howatt, with a committee, has agreed to audit the North Shore Books.

Joe will get with her ASAP to give her the materials to perform the audit.

Membership:

Jon Williams submitted this report:

The membership chair would like to report that we have 137 paid members going into tonight.

Last week I sent out reminder notices to members who typically participate. This is the last notice the Board sends out. I would like to say thank you to all who are members of the organization and realize it takes resources to maintain and improve all the common areas and ensure all financial obligations are completed. We will send out the paid roster in the next Barnacle in appreciation of their contribution to maintain NORTH SHORE.

Park:

No report.

Pier:

The Marina Committee will verify with the membership chair that all people using the Marina have paid their Association Dues for this year. Marina facility is for the use of North Shore Association Members only. Bill will cut up the tree that was towed to the end of Gray's Creek.

Bill has been asking marina repair companies for estimates on fixing the boat ramp and the bulkhead on the left side of the boat ramp. The companies he contacted have not returned his calls. He will make more contacts to get estimates on a long term solution for the ramp.

Entertainment:

No report

The Crab Feast is scheduled for August 25, 2007.

Beach:

Old business: The area for the CR-6 stone is measured and is just over 5,200 sq. ft. Rick priced it

At approx. \$2,800.00. Of the original \$3000.00 approved for the Beach \$672.00 has been spent. A motion was made to allocate additional \$700.00 for the purchase of stone to be spread on the parking area at the Beach, seconded and carried.

Expenses: Two grass cuttings one @\$65.00 plus the 50% \$32.50 (beach flooded) rate from last month outstanding as Joe was on vacation.

Brian hired a day laborer to cut once for \$50.00

Total Rick \$97.50

Total Brian \$50.00

Other Expenses:

Zip ties for the nettle net \$13.64

Drinks for the beach work day \$22.01

Rick is refunding The North Shore Association \$224.67 which is the difference from the volley ball expense allowance of \$500.00 less \$239.68 direct V-ball expenses plus the \$22.01 Drinks for beach work day and \$13.64 zip ties.

Total expenses \$275.33 from \$500.00 allowance = Refund \$224.67

One Beach Rental reservation for September 1. Use of the beach is for North Shore Association members only. Rick will verify that association dues are paid by anyone renting the beach.

New Business: One of the two North Shore Volleyballs has been misplaced since the night of the Luau, if anybody knows where it is let me know (blue and yellow).

Bud asked Rick to keep an eye on the park while he is on vacation, if something comes up let Rick know.

Roads and Zoning:

Jon Williams applied to build a 24' x 15' deck on the side of his house. The deck is more than 10' from the property line and he is getting a permit. The neighbors have been notified.

Motion to approve, seconded and carried.

Welcome:

No Report

Greater Pasadena Council:

No Report

Garden Club:

The Luau was a great success and \$289.00 was collected.

Old Business:

Application for removal of 6 trees and no root systems by homeowners at 430 Park Creek Rd. The Arcontis have agreed not to remove two trees that are very close to the property line following a survey they had done. Sarah Ann read the letter received from Rob Eckardt's attorney stating his opposition to removal of several of the trees.

Considering Rob's concerns, Sarah Ann contacted Doug Musser, the County Forester who drew up the Vegetation Management Plan, and approved it, asking for an explanation regarding the removal of the trees and the possible erosion problem.

*"From: "Doug Musser" <DLMUSSER@aacounty.org>
To: <charsar@comcast.net>
Cc: "Robert Winchester" <Rwinches@aacounty.org>
Subject: Re: Wroten property on Park Creek Road ASAP please
Date: Tue, 7 Aug 2007 14:05:15 +0000*

Hi Sara, It is my belief that there will be no significant increase in erosion that would be detrimental to a tidal waterway or habitat protection area, i.e., the 100-foot buffer. You are correct in that we do not allow the "extraction" of root systems as that could potentially create an erosive condition. Please keep in mind that, what we have allowed the property owner to do is remove non-native vegetation that is listed on the U.S. Fish and Wildlife Service - Invasive Plant List. Excepting the holly tree near the tidal limit which is suppressed under the canopy of, I believe a black Walnut, there were no replacements required. The over story canopy on the site remains intact and the existing, immature, native vegetation will have less competition and better chance for survival. Along with being the County Forester (Municipal Tree Expert License 697), I hold an Erosion and Sediment Control certification (#16958).

You are correct that I walked the property with Mr. Eckardt. If there is any erosion problem on the site it would be associated with the construction of the new home. There was evidence of some erosion around the new structure. It is expected that the grading inspector would have any of those issues resolved prior to the completion of the grading permit and release of any bonds. You may check in with the grading and inspections division at 410 222-7780 with any other questions regarding erosion on the site.

Please let me know if you have any further questions."

Discussion followed reviewing all the information including what was observed by the Board members who walked the property at 430 Park Creek as well as a Board member who observed the property from Park Creek.

A motion was made to approve the removal of 6 trees, not to include the two trees that are on the property line, and no root systems at 430 Park Creek Rd. as approved by the County. This motion was seconded and carried.

A report of the results of the hearing that was held regarding the Complaint by Bob Lane regarding a Writ of Mandamus and the sequence of events and a brief update was given by Sarah Ann.:

We went to court on July 20. Thanks to all who could make it. It was really appreciated. On the morning of the hearing, Andy Bassler called me to get an update about what had occurred at the meeting the previous night (the Thursday night meeting whose minutes appear in this

issue of the Barnacle). I told him we had a signed agreement with Norbert Ziemann that effectively put him in compliance with the Restrictive Covenants at this time regarding his garage and Andy said he just wondered whether or not we needed to go to court. I said it was up to Bob Lane but we would be there. Bob then called and asked for a copy of the agreement we signed with Norbert, and then came over and got it. We left for court but in the meantime Bob called the court and said it had been settled and there was no need for a hearing. They said it was too late to cancel. We all met at court. Those in attendance were Fran Kuhne, Brian Siwinski, Bud Jenkins, Charlie Parsons, Bob Lane, Andy and Nancy Bassler, Rob Eckardt and friend and me. The original judge did not show up and we had to wait an hour and a half. The new judge knew nothing about the case but stated that he understood it had been settled. After some discussion about it Bob and I agreed it had been settled. The judge asked me to draw up the dismissal papers and submit them. I agreed. When we left the courthouse it seemed the case was settled.

Sunday Andy called me and said that Bob was still very upset and was not going to sign the dismissal. I said I was going to proceed since he had agreed in court to the dismissal and I did have the attorney draw up the dismissal papers. The attorney told me to go ahead and file it even if Bob did not sign it. I met with Bob on Wednesday for a long time and he would not sign it. So I filed it without his signature. I then got a request he had sent to the court for another hearing.

Fran and I met with the attorney regarding where we go from here. I got a copy of the transcript of the hearing for him to review. A second hearing has been scheduled for Friday August 31 at 9 am and we will be attending. At this hearing the attorney will be attending with us and I informed Bob Lane, at the time we met and he would not sign the motion to dismiss, that if we had to go back to court we would be taking our attorney. We would like for this matter to be settled as it has been going on for a very long time and we feel as long as the Restrictive Covenants are not being violated at this time we need to move forward. We also must continue to remain vigilant in enforcing these covenants should a violation occur in the future.

New Business:

The Treasurer proposed drawing up a long range plan for North Shore. Joe with a committee including Rick Scruggs and Bud Jenkins will go over the last five years of Annual Treasurer's reports and analyze the income and expenditures. They will draw up a long range budget so the Board can better plan for improvements. This plan will include maintenance, repairs and improvements we would like to see in the future for North Shore. The Secretary will provide the Annual Treasurer's Reports as published in the Barnacle. The President proposed that the Board draw up standards for enforcing the Restrictive Covenants. A motion was made for the Board to draw up standards, practices and procedures as guidelines to enhance and define the enforcement of the Restrictive Covenants, seconded and carried.

Motion to adjourn, seconded and carried. Meeting adjourned at 9PM. The next meeting will be at the home of Lisa Schell on September 4 at 7PM.

Respectfully submitted, Fran Kuhne Secretary.

Message from the President

It is a beautiful day today and I hope everyone is enjoying the last few weeks of summer. It is supposed to be a wonderful weekend and hopefully it will be the same next Saturday when we have our Crab Feast. By the time you read this, we will know how it was and I know we all had a great time at the Crab Feast. It is always one of our best attended and most fun events. However, the Luau is turning out to be a really fun evening and we must thank the Garden Club for a super party. We do have good parties.

This month's focus from the Restrictive Covenants zeros in on the Fourth and Sixth and Seventh Covenant. The Fifth covenant was deleted many, many years ago. These Covenants are certainly self-explanatory.

FOURTH: That no privy of any kind at all shall be allowed on said property, but each house shall have a septic tank or other arrangement approved by the said Company.

SIXTH: That at no time shall any part of the said lot be used or occupied for the manufacture, brewing, distilling or the sale of spirituous or malt liquors, nor shall the said lot or any part thereof, or any building erected thereon at any time hereafter, be used or occupied as a drinking saloon. That no swine shall be kept on said lot nor shall any noxious, dangerous, offensive, unhealthful thing, trade, or business whatsoever be permitted or maintained on said property, but said land shall be used and occupied for residence purposes only and not otherwise, as herein set forth.

SEVENTH: That in order to preserve or improve the views of land and water, hills and valleys, obtainable on and from the various lots shown on the said Plat, and to promote the free movement of breezes and prevent the harboring places for flies, mosquitoes and other insects, the Company reserves the right to trim any trees or shrubbery now or hereafter standing in said tract which may, in its opinion, destroy or interfere with such views or the free movement of breezes, or furnish harboring places for flies, mosquitoes or other insects.

As we have reviewed these Restrictive Covenants and By-Laws, it has become clear that they were written many years ago and certainly need some clarification. We are now working with our attorney on this clarification of these existing Covenants and By-Laws and also, as noted in the minutes, we are developing some standards, procedures, customary practices and definitions to use as guidelines for preserving, administering and enforcing our Restrictive Covenants and also, for following our By-Laws. Since our Board of Governors changes, to some extent, each year it is important that we have Guidelines to follow as we go forward in our duties to the North Shore Community. If anyone has any questions or suggestions or information that might be helpful as we develop this document, please let me know. We need input from the community to make sure we can have appropriate guidelines for the future.

And speaking of the future, you will also note in the minutes that we have set up a committee for long-range planning for North Shore. This committee will address our financial future

with respect to required maintenance needed for the community and it's amenities as well as our hopes and dreams for improvements and enhancements. Just like each of us individually, we need to plan for our future as an association and community. Let us know your dreams for North Shore as well as areas of the community you think need work.

One last thing—at the annual meeting there was a request to look into the possibility of a traffic light at North Shore Road and Mountain Road. Please read the letter I received from Delegate Nic Kipke that he received from the State Highway Administration. Unfortunately, it doesn't look like we will be getting a light anytime soon. I guess we will just have to continue being patient at those peak times of the day. I do believe they are going to put a light at South Carolina Avenue in the near future so maybe that will help some.

Once again, as I say each month, please don't hesitate to call me with any suggestions, concerns, questions or comments. I want to hear from you. My numbers are 410-437-6992, home and 410-491-9311, cell. Thanks.

Have a great remainder of the summer!

Sarah Ann

From The Dirt Zone...

We have already begun planning our Holiday Open House on Friday, December 7th. If anyone is interested in hosting for the dessert portion, please contact Kristin at 410-360-2242 or KKrycia@aacps.org.

We are planning on making and selling wreaths this winter. We will take pre-orders and pre-payments. Details coming soon!

The next Garden Club Meeting will be held on September 24th at 7pm at Kristin's home (1208 Villa Isle Ct.) Please bring flowers and a vase. We will practice our arranging techniques in Kristin's garage. Please bring a sweater.

Did you know that adding 4-5 drops of bleach and ½ tsp sugar to any medium sized floral arrangement will prolong its life? Change the water in your vase as soon as it gets cloudy, and always use cold or cool water.

Chesapeake High School Class of 1982

25 Year Class Reunion
Saturday, September 22, 2007
8:00 pm - Midnight
Windows on the Bay (1402 Colony Road, Pasadena, MD)
Tickets purchased by Aug 1 - \$50.00 each
After Aug 1, ticket price increases to \$60.00
Advance sales only through Sep 1
Contact Karen Mortimer White
410-787-9721
chsclassof1982@verizon.net
www.chesapeakehighalumni.com

Neighborly Notes

- Thank you to Ted & Jackie Tepper for delivering *The Barnacle*.
- Congratulations to our very own "Iron Lady" Meg Ferguson! You may have noticed Meg training the last few months, running and biking through the neighborhood. Meg completed the Iron Lady Triathlon in Columbia on August 19th. She swam .6 miles, rode a bike 15 miles, and ran 3.1 miles to the finish line in 2 hours and 16 minutes. Her family, Brian, Wyatt, and Davis are very proud of her!

North Shore Youngsters Working for Spending Money

If you would like to be added to this list, please e-mail me at adbart65@comcast.net. We will run this list in each issue.

Childcare

Austin Murdock 410-360-8668

Sara King 410-437-9993

Megan Hammer 410-437-1485

Kate Morris (certified babysitter) h 410-360-9704 or c 410-868-6073

Pet Sitting

Kendall Parrott 410-255-5211

James Dougan 410-255-2040

Sara King 410-437-9993

Megan and Kaitlyn Hammer 410-437-1485

Yard Work

James Dougan 410-255-2040

The Barnacle is a monthly publication pertaining to the community of North Shore. Please feel free to send birth announcements, death notices, recipes, items for sale, workers for hire, thank you notes to neighbors for being especially neighborly, North Shore history, and upcoming events. If you have any submissions for the Barnacle, please e-mail them to me at adbart65@comcast.net. The deadline for submissions is always the Sunday following the

Board Meeting. To advertise a business in *The Barnacle*, please send your camera-ready artwork or a business card to me. The cost is \$50 per year, checks made payable to the North Shore Association. We also have rates available for one-time-only ads. Please call me for details, 410-255-0264.

--Amy Bartholomee, Editor