



November 30, 2009

Dear Cove Point Neighbors:

I am Tom Kearney, the new President of the CPBA. I was elected by the Board of Directors after the fall meeting.

For the past year I have acted as the Vice President and worked closely on numerous projects with Frank Leland, our President for the past two years. I have observed his exceptional work ethic and dedication to this community. Frank and his wife Marty have spent countless hours working for this community in an attempt to make it a better place for all of us. I believe the community owes Frank and Marty a big thank-you for all their efforts.

I would also like to extend a special thank you to Barbara Mason for her dedicated service to the community. Barbara served on the Board for six years. Her duties included, among many other things, two very important positions for the Association -- Corresponding and Corporate Secretary. Many thanks Barbara.

Welcome to our new neighbor Diane Falcone on Beach Drive.

Our thoughts and prayers go out to the friends and loved ones of Virginia Adams (Lighthouse Boulevard) who died this month.

This letter provides minutes from the 2009 fall meeting, the 2010 Association dues invoice, and other items of interest.

Your Board of Directors for the current year (August 2009-August 2010) is as follows:

Tom Kearney, President  
Frank Leland, Vice President  
Mary K. ("Nip") Ritter, Treasurer  
Valerie Stewart, Corporate Secretary  
Johnny Heinbuch, Corresponding Secretary  
Bill Wright, Director  
June Sevilla, Director  
Mike Greenwald, Director  
Kathy Duncan, Director

Please complete the membership section of the enclosed invoice and return it with your Association dues prior to January 1, 2010. Your dues are needed to support road maintenance, snow removal, insurance, security and other necessities.

For those of you who wish to have trash pick-up service for 2010, please indicate this on the invoice and send a check in the amount of \$474 which includes trash service of \$324 and \$150 annual dues. The dues have remained the same as 2009. Trash service has increased due to a higher environmental fee. I will remain the contact person for trash collections and may be contacted at 410-326-2470 or [tk Kearney@comcast.net](mailto:tk Kearney@comcast.net). -over-

I would sincerely appreciate your consideration regarding the following statement. The community needs your support.

To the non-dues-paying members of our community, I would encourage you to join the Association at this time. The Board is considering what can be done regarding non-paying residents. It is time that all residents step up and pay their share of the costs to support their community. The residents who continue to support the community should not be responsible for your share of the costs of maintaining the roads, liability insurance fees, SMECO bills for our street lights, the many security/beach signs that protect you, weekend security costs to help our PRIVATE beach remain just that, the costs for printing and mailing information to you, and many other miscellaneous items that require our attention. The costs for these services continue to increase and we are using carryover funds from previous years to keep us afloat and funds will soon be depleted. Is there any reason why your neighbor should be paying your share? What would our community be without funds to maintain it? Surely you do not want the value of your property to decline? All residents are affected by those not paying. To preserve the character of the community we encourage all residents to participate by paying the annual dues each January and becoming an active member of your community. Please return the enclosed invoice along with your check. The dues are only \$150 for homeowners and \$35 for lots only. This is the only thing that has not increased in price and we are trying hard to keep it that way. Your participation is greatly needed and would be deeply appreciated.

I wish you all a wonderful holiday season and a happy, healthy new year.

Tom Kearney, President  
Cove Point Beach Association