



HPCA Newsletter

May 2024

Membership/Community Time: It's time to renew your annual membership or join us for the first time if you are a new resident. Becoming a member entitles you to have your voice heard during our election time when deciding on new officers and board members or on important matters that affect our community. It also allows you a discounted price for renting our community building. The timeframe for joining ends July 15. Please download the membership form included with this newsletter or go online to our website: www.hollandpoint.org. Payments can be made online via PayPal or by check, payable to HPCA. A membership table will be set up at our June 8 meeting for those wishing to join at that time. Contact Nancy Young at vinylrabbit1@gmail.com if you have questions.

Communities are places where people who share common values can meet to realize the fullest expression of their talents. The people, who gather around a great idea and contribute to it, create a community where members nourish each other and build what sociologists call social capital. Community is less about being in the same geographic space as other people and more about looking out to nourish others and finding that in doing so, we are nourished ourselves. At its best, a community nourishes its members and makes room for others to join. A community can withstand anything except neglect. We can disagree, we can struggle over methods and processes, and we can propose ideas and develop programs. What we can't do is neglect our community because the minute we do so we will no longer be a community." (Paraphrased from an article by Dr. Daniel McMahon on "Community".)

Saturday, June 8 – General Membership Meeting & Springfest – Please join us for our monthly membership meeting starting at **10:30 am**, followed by our Springfest. We will have a special **coffee hour** that morning so come early. **WE HAVE NEW HPCA MUGS for sale.** They will be washed and ready for some hot coffee!!! Cost of each mug is \$10.00. Following our meeting, the Association will provide hot dogs/hamburgers, chips and water/lemonade. Please feel free to bring any side dishes or desserts to share and BYOB, if you like. We will have plants for sale from Betty Knapp and live music by the Hyland Brothers. HPCA apparel will also be available for sale. **Hope to see everyone there!!**



New Holland Point Mug for Sale

Our new sign – Hope everyone has driven past the Community Building and noticed our new sign. Thank you to Doug and Terri Sisk for coordinating this project. Ricky Quigley has volunteered to landscape around the sign—can't wait to see the finished project. Thank you Ricky for adding your “green thumb” to the area.

Help Wanted - We are looking for someone or two “someones” who can do some minimal landscaping around our signs at the north and south ends of our community and who will also add some decorations for the holidays throughout the year. Any decorations purchased will be refunded. Please contact Gayle if you are interested in helping. Thank you.

Community Clean Up – I am anxious to get this underway. As soon as I find a contractor to pick up the debris that we pull from the Bayfront, I will schedule an all-around cleanup for the entire community. A separate email will go out with date and time for volunteers to meet. Gayle

A REMINDER ABOUT HPCA COMMON PROPERTY RULES AND REGULATIONS

Summer projects and new residents are two good reasons for a quick reminder about what can and cannot be done on HPCA common property: access roads and the grassy continuation of them (aka paper roads); lawn-space adjacent to privately owned property and the Bay; alleys; and the Loveless Building and its grounds. HPCA is the owner of the common property.

The HPCA Board of Directors (BoD) manages the HPCA-owned common areas using the BoD -ratified Rules and Regulations, which can be found on the Holland Point website (<https://hollandpoint.org/>). The BoD serves as the Rules Committee referenced in the Rules and Regulations. If a homeowner appeals a BoD decision regarding a variance or exception to the Rules and Regulations, that appeal must be approved by a 2/3 majority of the Voting members of the HPCA.

HPCA asks that property owners maintain the common property adjacent to their own property to benefit the Holland Point Community as a whole: care for lawns and trees; remove dead or diseased trees in compliance with HPCA Rules and Regulations and Anne Arundel County ordinances; and keep common property free of trash, debris and obstructions. Maintenance does not include any changes to common property, including changes to roads and alleys.

Changes to or building permanent structures on common property are prohibited without the prior approval of the HPCA Board of Directors. As a property owner, you may seek an

exception to this prohibition. The process for doing that is explained in the Rules and Regulations (see Articles IV and V). Some existing structures were grandfathered in years ago. Others were deemed beneficial to the community and approved through a process that included the property owner signing a document waiving certain potential claims, holding HPCA harmless and/or agreeing that the structure would be removed at the request of HPCA. Exceptions are reviewed on a case-by-case basis, evaluating the conditions and facts of each particular case.

Finally, our Rules and Regulations promote stewardship of the Chesapeake Bay and our Community. HPCA common property lies within the State of Maryland - designated Critical Area, which includes all land within 1,000 feet of Maryland's tidal waters and tidal wetlands, including the waters of the Chesapeake Bay. Additionally, most of our land is within the Critical Area Buffer; that includes the land area immediately adjacent to the Chesapeake Bay. The minimum Buffer width is 100-feet. Here is a guide to the Critical Buffer. <https://dnr.maryland.gov/criticalarea/pages/faqs.aspx#19>. Anne Arundel County also has a guide for waterfront homeowners that is very useful <https://www.aacounty.org/public-works/bwpr/education-outreach/take-action/waterfront-homeowners-guide>.

In the coming months, the BoD will undertake a review of the current Rules and Regulations for updating. The BoD will publish amended Rules & Regulations in the Newsletter and on the HPCA website.

PRESIDENT'S CORNER

Hello Neighbors, it is Wednesday, May 29 and a beautiful morning here in Holland Point. I hope everyone was able to enjoy the Memorial Day weekend. I saw lots of activity with friends and families—many who are part-time residents. It was nice to see neighbors down for the holiday that I don't see on a daily basis.

On a more serious note. I would like to comment on the article in this month's newsletter entitled: REMINDER ABOUT HPCA COMMON PROPERTY RULES AND REGULATIONS.

On a more serious note. I would like to comment on the article in this month's newsletter entitled: REMINDER ABOUT HPCA COMMON PROPERTY RULES AND REGULATIONS. For good or bad, there are no hard and fast covenants that dictate what we can or cannot do with our own properties. But for the common property, HPCA requests that lawns be mowed, trees cared for and debris be removed. The HPCA Rules and Regulations about maintaining HPCA-owned common property adjacent to privately held properties are guidelines. The prohibitions on changes to and building on common property are not guidelines, but enforceable obligations. But whether a guideline or a regulation, adherence relies largely on the goodwill of the members of the community. In a sense, we are all neighbors with the common property. Whether or not it was foresight, the founders of our Community, many decades ago, created an atmosphere and structure that fostered and continues to foster the spirit of community that is Holland Point today.

Hope to see everyone at our Springfest June 8.

See you around the block - Gayle

Dates to Remember – 2024 **UPDATED**

June 8, 2024 (Saturday): **NEW TIME** 10:30 AM General Membership Meeting; **11:30 AM Springfest to follow**

June 28 – June 30 (noon): DUMPSTER AT COMMUNITY PARKING LOT

July 11, 2024 (Thursday): 6:00PM General Membership Meeting and Officer/Director nominations. **Pizza party to follow.**

August 17, 2024 (Saturday): 8:30 AM Board of Directors Meeting;
9:30AM General Membership Meeting and Officer/Director voting

Sept 12, 2024 (Thursday): 6:30 PM General Membership Meeting

Oct 10, 2024 (Thursday): 5:30PM Board of Directors Meeting; 6:30 PM General Membership Meeting

Oct 19, 2024 (Saturday): 1:00PM Oyster and Bull Roast

Nov 21, 2024 (Thursday): 6:30 PM Board of Directors Meeting

Dec 7, 2024 (Saturday): HPCA Holiday Party

Officers and Board Members

President – Gayle Shumate	gpshumate9@gmail.com
Vice President – Rob San Martin	robsanmartin@yahoo.com
Recording Secretary (acting) – Lannie Elderkin	
Corresponding Secretary – Lannie Elderkin	hgelderkin@gmail.com
Treasurer – Gregg Borchelt	gborchelt@yahoo.com
Membership – Nancy Young	vinylrabbit1@gmail.com
Director – Rich Erickson	comaloco@gmail.com
Director – Larry Brown	larrybrownesq@cs.com
Director – Craig Ryan	cmrdes@comcast.net
Director – Laurie Bryan	laurie.bryan10@gmail.com
Director – Woody Young	woodyeyoung@gmail.com
Building Manager/Rentals – Meredith Page	mereleigh2579@gmail.com
Welcome Committee – Suzie Galler	suziegaller@gmail.com
Webmaster – Vu Nguyen	haphivu@gmail.com