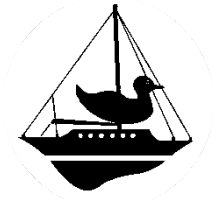


THE ULMSTEAD

Weathervane



Editor: Stephanie Collier
Asst. Editor: Joss Blumberg
410-757-2456

weathervane@ulmstead.org

November 1, 2018
www.ulmstead.org

From the President

The weather is finally beginning to cool down and fall is slowly making its way to Ulmstead. I'm always amazed and awed at the fall colors and the beauty of our community. Your UCI board members continue to put the final touches on the 2019 budget. A lot of hard work is going into this document to ensure Ulmstead allocates for 2019 operating expenses, unforeseen maintenance and repair, and lastly, ensuring that we are prudently budgeting for long term major repair and/or replacement of Ulmstead's most treasured assets. Kevin Paquin and Thora Burkhardt have volunteered innumerable hours in this very important endeavor. Thank you! Please try to carve out some time from your busy schedules to attend the Saturday, November 17th 9:00 – 10:30 am meeting. The Budget and Proxy documents are included in this Weathervane.

More kudos to fellow Ulmsteaders! If you see Pat Shay, Ryan Blades, or Tim Hooper around the neighborhood, please take the time to thank them for helping out following some of the heavy rain and wind events we encountered last month. The beach park was literally covered with branches, leaves, and debris following the recent wind storm, and Pat took it upon himself to clear the entire park. Ryan and Tim were able to replace the washed-out entryway into Dock 2 parking with gravel after one of our rain gushers. Just several examples of neighbors looking after one another. Thank you!

And speaking of the Beach Park, UCI has bid the Shoreline Projection Project, received bids, and selected our contractor. The winning bid was under our latest \$350,000 estimate provided by BayLand. We are finalizing the contract documentation now and awaiting confirmation of a start date, so we don't know yet if we are starting construction this quarter or in 2019. But the bid package had a maximum 90 days from notice-to-proceed to completion. The Board will brief the community at the Budget Meeting, with more in the December Weathervane.

The Nautical Department is rockin' and rolling on their Dock I replacement project. It is now mostly if not fully removed, and pilings have been staged in the parking lot. Bill Zichos is working hard to keep the ramp open and available during the weekends and after hours. Please be very careful when pulling or putting in boats and, yes, they do all need to be stored in your backyards or outside the community. Bill is confident that Dock I will be completed this year, so there will be storage spaces in the Dock I parking lot.

Hunter Dement has received his approval from the Boy Scouts to build the scenic path to connect the Swim Club to the Barn Fields. He has scheduled the work project on November 10-11. The project is in need of wood chips, so please contact me if you have a source. We will also need about a dozen volunteers to work with Hunter on the project. And I think a naming contest may be just the thing for this new Nature Path. Any ideas?

Notes from our last UCI Board Meeting

- Now that summer is over, Blue Line Security is no longer patrolling the neighborhood. Please remain vigilant, look out for your neighbors, lock your doors, and do not leave anything of value in your cars.
- Home Improvement Projects. We've seen lots of proposed projects (home additions, sheds, play houses). Please save yourself and the Board time by ensuring you have all the proper documentation (e.g., neighbor's approval/comments, plans, permits (if required)) prior to presenting to the Board.

Veterans Day is November 11th. On October 12, 1954, President Eisenhower published a proclamation instructing citizens to not only recognize WWI veterans but all veterans by renaming Armistice Day to Veterans Day.

He wrote: "On that day, let us solemnly remember the sacrifices of all those who fought so valiantly, on the seas, in the air, and on foreign shores, to preserve our heritage of freedom, and let us re-consecrate ourselves to the task of promoting an enduring peace so that their efforts shall not have been in vain." There are numerous veterans here in Ulmstead. Please take the time to recognize and thank them for their service.

And my favorite family holiday of all, Thanksgiving. What can be better than trashing your kitchen to create a wonderful meal to spend with family and friends. I know Ulmsteaders are a generous lot, so let's not forget our extended Broadneck neighborhood and donate what you can to the many service organizations in the area. We are truly blessed.

Mike Slavin
UCI President
president@ulmstead.org

Call for Volunteers!!

Scenic Control Constant Contact Coordinator Recreation Room Manager

2019 UCI Budget Meeting – Saturday, November 17th, 9AM

The UCI Budget Meeting will be held at the Barn on Saturday, November 17th at 9:00 AM.

UCI Bylaws require that the budget for each year be approved by the membership by December 1 of the prior year. It is critically important that we have enough voting members at the Annual Budget Meeting to approve a budget for 2019. If you will not be able to attend, please fill out the PROXY below and give it to someone who will be attending to vote on your behalf. Or, drop off your signed proxy to UCI President Mike Slavin (675 White Swan Drive) authorizing him to vote on your behalf, or leave it with any Board Member. Or you can mail a signed copy in advance of the meeting to UCI at PO Box 9754, Arnold, MD 21012.

UCI Budget Meeting Proxy for November 17th, 2018

I, _____,

live at _____

and I am a member in good standing of Ulmstead Club Inc. (“UCI”). I am unable to attend the UCI Budget Meeting on November 17th, 2018 and I authorize (check one)

_____ to vote on my behalf regarding the matters at this meeting.

Mike Slavin, UCI President, to vote on my behalf according to the recommendation of the UCI Board regarding the all matters at this meeting.

Signature of UCI Member in Good Standing

**ULMSTEAD CLUB INC.
2019
BUDGET PRESENTATION**

November 17, 2018

UCI GENERAL OPERATING BUDGET

		2017	2018	2018	2019
		ACTUAL	BUDGET	PROJECTED	PROPOSED
				ACTUAL	BUDGET
RESERVE					
	Prior Year Operating Reserve Rollover		\$ 33,653		\$ 5,327
INCOME					
Note 1	Dues - Current	\$ 250,475	\$ 246,500	\$ 248,868	\$ 212,500
	Dues - Prior Years	\$ 300	\$ -		
Note 2	Initiation Fees	\$ 2,400	\$ 2,000	\$ 1,800	\$ 2,000
Note 3	Late Fees	\$ 900	\$ 500	\$ 800	\$ 375
	Special Assessment - Dock II	\$ -	\$ -	\$ -	
Note 4	Recreation Room Rentals	\$ 5,297	\$ 4,200	\$ 5,900	\$ 6,000
	Money Market Interest	\$ 268	\$ 100	\$ 283	\$ 350
TOTAL INCOME and CASH AVAILABLE		\$ 259,640	\$ 253,300	\$ 257,651	\$ 221,225
EXPENSES					
<i>Administrative</i>					
	Membership Dept.				
	Bereavements	\$ -	\$ 200	\$ 325	\$ 350
	Membership Directory	\$ 1,475	\$ 1,500	\$ 1,511	\$ 1,700
	Weathervane	\$ 2,016	\$ 3,000	\$ 2,110	\$ 2,000
	Web Support	\$ 396	\$ 500	\$ 320	\$ 500
	Welcoming/Admin Supplies	\$ 451	\$ 500	\$ 300	\$ 500
Note 5	Accounting & Tax Services	\$ 2,400	\$ 8,700	\$ 3,750	\$ 5,000
Note 6	Accounting Software & Hosting	\$ 540	\$ 480	\$ 660	\$ 780
	Bank Fees (New)	\$ 522	\$ -	\$ 1,174	\$ 1,200
Note 7	Professional Fees	\$ 760	\$ 7,000	\$ 4,950	\$ 4,000
	Legal Fees	\$ 637	\$ 2,000	\$ 784	\$ 2,000
	Postage, Supplies, Other	\$ 664	\$ 750	\$ 312	\$ 750
Note 8	Insurance Liability/Umbrella	\$ 8,101	\$ 10,000	\$ 6,768	\$ 8,000
Note 9	Property Taxes	\$ 3,741	\$ 4,000	\$ 2,652	\$ 4,000
Note 10	UCI Record Management		\$ 1,000	\$ -	\$ 1,000
	Total	\$ 21,704	\$ 39,630	\$ 25,616	\$ 31,780
<i>Repairs & Maintenance</i>					
Note 11	Ballfield	\$ 275	\$ 4,000	\$ 3,475	\$ 4,000
Note 12	Barn Recreation Rooms	\$ 1,028	\$ 3,000	\$ 5,474	\$ 4,000
Note 13	Beach	\$ 1,437	\$ 7,500	\$ 8,082	\$ 5,000
Note 14	Scenic/Mowing	\$ 4,270	\$ 9,000	\$ 9,280	\$ 10,000
Note 15	R&M - Contingency	\$ 8,306	\$ 5,000	\$ 3,000	\$ 5,000
Note 16	Barn Sprinkler Maintenance	\$ 1,459	\$ 1,700	\$ 1,459	\$ 1,700
	Total	\$ 16,774	\$ 30,200	\$ 30,770	\$ 29,700
<i>Security Department</i>					
Note 17	Security Patrol	\$ 6,067	\$ 12,442	\$ 5,713	\$ 10,000
Note 18	Security Surveillance	\$ 1,167	\$ 4,800	\$ 4,968	\$ 4,800
	Security Rewards		\$ 1,000	\$ -	\$ 1,000
	Total	\$ 7,234	\$ 18,242	\$ 10,681	\$ 15,800

UCI GENERAL OPERATING BUDGET

	2017	2018	2018	2019
	ACTUAL	BUDGET	PROJECTED	PROPOSED
	ACTUAL	BUDGET	ACTUAL	BUDGET
<i>Social Department</i>				
4th of July	\$ 575	\$ 700	\$ 615	\$ 700
Children's Parties	\$ 294	\$ 600	\$ 192	\$ 500
Chili/Homebrew/Wings	\$ -	\$ 500	\$ -	\$ -
Family Camp Out	\$ -	\$ 600	\$ 600	\$ 600
Fishing Tournament	\$ 103	\$ 500	\$ -	\$ 400
Halloween	\$ -	\$ 1,000	\$ 1,000	\$ -
Labor Day Triathlon	\$ -	\$ 200	\$ -	\$ 200
Ladies Wine and Cheese	\$ -	\$ 900	\$ 915	\$ 1,000
Mens Beer & Brats	\$ 725	\$ 900	\$ 900	\$ 900
Mother's Day Brunch	\$ -	\$ 900	\$ -	\$ -
New Year's Eve	\$ -	\$ -	\$ -	\$ 1,500
Senior Social	\$ 192	\$ 200	\$ -	\$ -
Total	\$ 1,888	\$ 7,000	\$ 4,222	\$ 5,800
<i>Utilities/Sanitation</i>				
Note 19 Dumpsters (Beach and Barn)	\$ 3,323	\$ 4,000	\$ 3,124	\$ 4,000
Electric & Gas	\$ 4,079	\$ 5,500	\$ 4,164	\$ 5,500
Note 20 Port-a-Potty (Beach and Barn)	\$ 2,086	\$ 2,000	\$ 1,927	\$ 2,000
Verizon	\$ 874	\$ 900	\$ 895	\$ 1,000
AACO Water & Waste	\$ 683	\$ 1,000	\$ 802	\$ 1,000
Total	\$ 11,045	\$ 13,400	\$ 10,912	\$ 13,500
TOTAL OPERATING EXPENSES	\$ 58,645	\$ 108,472	\$ 82,201	\$ 96,580
Note 21 UCI Contribution to General Capita	\$ 130,560	\$ 136,000	\$ 136,000	\$ 105,000
Note 22 UCI Contribution to Nautical Capita	\$ 36,782	\$ 34,123	\$ 34,123	\$ 17,000
Change in UCI General Net Operating Reserve	\$ 33,653	\$ 8,359	\$ 5,327	\$ 7,972

2019 Budget Notes

Note 1: Assumes 340 Members @ \$625/member (\$50 each/member per UCI & Nautical) Total Homes = 359 (\$212,500)

Note 2: Collection of outstanding membership dues

Note 3: Assumes fees collected from 15 households @ \$25/household

Note 4: Using 2018 projection (conservative)

Note 5: approx. \$4,000 accounting services, plus approx. \$1,000 corporate/personal property tax returns

Note 6: \$65/mo for QuickBooks Online

Note 7: Asset Mgmt, Design, Architectural, Engineering Studies, etc.

Note 8: Represents 79% of estimated HOA policy premium and the Commercial Liability Umbrella policy premium

Note 9: Represents 79% of the Club's estimated total property tax liability

Note 10: Scan paper records and host.

Note 11: Replace Soccer/LAX Goals

Note 12: Includes pest/termite contract, quarterly cleaning, heating/cooling service contract.

Note 13: General repairs/maintenance

Note 14: Now includes beach, barn, paddock, ballfield, spit mowing/weeding and entrance upkeep

Note 15: Small (non-capital) Contingency Projects Barn/Field/Tennis Tree

Note 16: Sprinkler Maintenance + additional repairs

Note 17: Estimate of costs for BlueLine Security Services, mid-May to mid-Oct, some holidays

Note 18: Annual service contract

Note 19: Estimate for 8 months (Apr - Nov)

Note 20: Estimate for 7 months (mid-Apr - early Nov)

Note 21: Capital contribution may change based on 2018 actuals for surplus carried forward

Note 22: Decreased UCI Contribution to Nautical (\$100 to \$50) per 340 UCI members (\$17,000, 2019)

NAUTICAL OPERATING BUDGET

	2017 ACTUAL	2018 BUDGET	2018 PROJECTED ACTUAL	2019 PROPOSED BUDGET
INCOME				
Boat Stickers (Kayaks, Canoes, etc)	\$ 55	\$ 1,000	\$ 1,425	\$ 2,000
Dock 1 Boat Storage	\$ -	\$ -	\$ 1,600	\$ 2,000
Trailer Stickers	\$ -	\$ -	\$ 900	\$ 1,500
Money Market Interest	\$ 47	\$ -	\$ -	\$ -
Note 1 Slip Use Fees	\$ 103,867	\$ 103,000	\$ 108,285	\$ 106,500
TOTAL INCOME	\$ 103,969	\$ 104,000	\$ 112,210	\$ 112,000
EXPENSES				
<i>Administrative Expenses</i>				
Note 2 Administrative - Other	\$ 1,480	\$ 2,000	\$ 1,511	\$ 3,000
Note 3 Liability Insurance	\$ 1,538	\$ 2,000	\$ 1,285	\$ 1,500
Postage, Supplies, Other	\$ 204	\$ 1,000	\$ 106	\$ 1,000
Professional Fees	\$ -	\$ -	\$ -	\$ -
Note 4 Property Tax	\$ 710	\$ 1,000	\$ 685	\$ 1,000
Total	\$ 3,932	\$ 6,000	\$ 3,587	\$ 6,500
<i>Repairs & Maintenance</i>				
Note 5 Docks, Elect/Plumbing, Ice Eaters,	\$ 9,722	\$ 10,000	\$ 7,546	\$ 10,000
Note 6 Scenic	\$ 1,540	\$ -	\$ -	\$ -
Note 7 R&M - Contingency	\$ -	\$ -	\$ -	\$ 5,000
Total	\$ 11,262	\$ 10,000	\$ 7,546	\$ 15,000
<i>Security</i>				
Security Surveillance	\$ 2,375	\$ -	\$ -	\$ -
Total	\$ 2,375	\$ -	\$ -	\$ -
<i>Utilities & Sanitation</i>				
Note 8 Dumpsters	\$ 2,601	\$ 2,600	\$ 3,126	\$ 3,500
Electric & Gas	\$ 4,427	\$ 6,500	\$ 5,143	\$ 7,000
Note 9 Port-a-Potty	\$ 2,128	\$ 2,000	\$ 2,023	\$ 2,000
Note 10 Water & Sewer	\$ 531	\$ 1,800	\$ 583	\$ 2,000
Total	\$ 9,687	\$ 12,900	\$ 10,876	\$ 14,500
TOTAL OPERATING EXPENSES	\$ 24,881	\$ 28,900	\$ 22,009	\$ 36,000
Note 11 Nautical Contribution to Dock II Loan Payoff	\$ 23,916	\$ 23,916	\$ 23,916	\$ 23,916
Nautical Contribution (Deduction) to Capital Fun	\$ 55,173	\$ 51,184	\$ 51,184	\$ 35,000
Note 12 Change in Nautical Net Operating Reserve	\$ -	\$ -	\$ 15,100.87	\$ 17,083.99

2019 Budget Notes

- Note 1: Estimates current occupancy with no rate increase
- Note 2: Annual July 3rd Dock Party & Fishing Tournament
- Note 3: Represents 15% of the HOA/Umbrella policy premium
- Note 4: Represents 15% of the Club's total property tax liability
- Note 5: General repairs and maintenance of all 3 Docks
- Note 6: Scenic into UCI General
- Note 7: Small (non-capital) Contingency Projects
- Note 8: 9 months (Mar - Nov), recycle bin (vs \$2500)
- Note 9: 7 months (mid-Apr - early Nov)
- Note 10: Wastewater discharge fees + water bills
- Note 11: Total payments remaining 2019 (\$100,501) & 2020 (\$92,136)

TENNIS OPERATING BUDGET

	ACTL	2017 ACTUAL	2018 BUDGET	2018 PROJECTED ACTUAL	2019 PROPOSED BUDGET
INCOME					
Note 1	Tennis Dues	\$ 7,635	\$ 9,910	\$ 7,830	\$ 9,160
	Camp Fee	\$ 3,060			
	Money Market Interest	\$ 33	\$ 10	\$ 16	\$ 10
TOTAL INCOME		\$ 10,728	\$ 9,920	\$ 7,846	\$ 9,170
EXPENSES					
<i>Administrative</i>					
Note 2	Liability Insurance	\$ 615	\$ 720	\$ 685	\$ 720
	Postage, Supplies, Other		\$ 25	\$ -	\$ 25
	Professional Fees (camp)	\$ 3,060		\$ -	\$ -
Note 3	Tennis Programming		\$ 500	\$ -	\$ 500
Note 4	Property Tax	\$ 284	\$ 300	\$ -	\$ -
	Total	\$ 3,959	\$ 1,545	\$ 685	\$ 1,245
<i>Repairs & Maintenance</i>					
	Notes 5 & 6 R&M - Other	\$ 3,766	\$ 5,000	\$ 2,011	\$ 5,000
Note 7	Scenic	\$ 1,210	\$ -	\$ -	\$ -
	Total	\$ 4,976	\$ 5,000	\$ 2,011	\$ 5,000
<i>Utilities & Sanitation</i>					
	Electric & Gas	\$ 880	\$ 1,400	\$ 569	\$ 1,000
	Water & Sewer	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES		\$ 9,816	\$ 7,945	\$ 3,265	\$ 7,245
Note 8	Change in Tennis Net Operating Reserve	\$ 912	\$ 1,975	\$ 4,581	\$ 1,925

2019 Budget Notes

Note 1: Assume 60 members @ \$150/each, plus replacement key costs of \$160

Note 2: Represents 6% of the HOA/Umbrella policy premium

Note 3: Clinics, social events

Note 4: Represents 6% of the Club's total property tax liability

Note 5: Pressure wash and Armor Coat Maint.

Note 6: Major repairs come from Capital budget

Note 7: Scenic into UCI General

CAPITAL BUDGET & CASH RESERVE BALANCES

	OPERATING RESERVE 2018 BUDGET	OPERATING RESERVE 2018 PROJECTED	OPERATING RESERVE 2019 BUDGET	UCI CAPITAL 2018 BUDGET	UCI CAPITAL 2018 PROJECTED ACTUAL	UCI CAPITAL 2019 BUDGET	NAUTICAL CAPITAL 2018 BUDGET	NAUTICAL CAPITAL 2018 PROJECTED ACTUAL	NAUTICAL CAPITAL 2019 PROPOSED BUDGET	NAUTICAL 2018 DEBT RESERVE PROJECTED	NAUTICAL 2019 DEBT RESERVE	TENNIS CAPITAL 2018 BUDGET	TENNIS CAPITAL 2018 PROJECTED ACTUAL	TENNIS CAPITAL 2019 PROPOSED BUDGET
STARTING BALANCE: <i>Cash Reserves PREVIOUS</i> year end			\$ 5,327	\$ 386,356	\$ 386,356	\$ 495,843	\$ 53,512	\$ 53,512	\$ 28,920	\$ 221,391	\$ 144,805	\$ 48,952	\$ 48,952	\$ 29,458
INCOME														
Capital Contribution from UCI General Membership Dues				\$ 136,000	\$ 136,000	\$ 105,000	\$ 34,123	\$ 34,123	\$ 17,000					
Dock II Loan Payoff from Nautical (Slip Fees)										\$ 23,916	\$ 23,916			
Contribution from Department Members	\$ 8,359	\$ 5,327	\$ 2,645				\$ 51,184	\$ 66,285	\$ 35,000			\$ 1,975	\$ 4,581	\$ 1,925
TOTAL INCOME	\$ 8,359	\$ 5,327	\$ 2,645	\$ 136,000	\$ 136,000	\$ 105,000	\$ 85,307	\$ 100,408	\$ 52,000	\$ 23,916	\$ 23,916	\$ 1,975	\$ 4,581	\$ 1,925
EXPENDITURES														
Note 1 Dock 2 Loan Principal										\$ 91,896	\$ 91,896			
Dock 2 Loan Interest Payments										\$ 8,606	\$ 8,606			
Note 2 Dock I: Pier replacement (2018)							\$ 125,000	\$ 125,000						
Note 3 Lynch Point Dock									\$ 30,000.00					
Kayak Rack									\$ 3,000.00					
Dock 2 Finger Pier									\$ 3,000.00					
Dock 2 Ice Machine Replacement									\$ 8,000.00					
Floating Dock Replacement									\$ 5,000.00					
Water & Elect at Board Ramp, Security Camera Elect. Circuit									\$ 10,000.00					
Note 4 Beach Park Bulkhead Replacement (remaining engineering + half estimated construction)				\$ 197,400	\$ 15,502	\$ 349,398								
Construction Contingency						\$ 49,000								
Note 5 Barn Sprinkler Pipe Replacement (2018 Final)				\$ 26,400	\$ 4,000	\$ 26,400								
Note 6 Barn Exterior Projects (Sliding Door, Stable Opening, Roof; 2018)				\$ 15,000	\$ 7,011									
Note 7 Trees, Landscape, partial replacements, 2019						\$ 3,000								
Note 8 Barn Cleanout 2019, Electrical, Plumbing						\$ 15,000								
Note 9 Beach: Erosion control, 2019 - Grading, Turfing, Lot Rework						\$ 25,000								
Note 10 Tennis Surface Clean/Repair (2018)												\$ 26,400	\$ 24,075	\$ -
CONTINGENT:						\$ 30,000								
TOTAL CAPITAL EXPENDITURES				\$ 238,800	\$ 26,513	\$ 497,798	\$ 125,000	\$ 125,000	\$ 59,000	\$ 100,502	\$ 100,502	\$ 26,400	\$ 24,075	\$ -
CHANGE IN RESERVES			\$ 2,645	\$ (102,800)	\$ 109,487	\$ (392,798)	\$ (39,693)	\$ (24,592)	\$ (7,000)	\$ (76,586)	\$ (76,586)	\$ (24,425)	\$ (19,494)	\$ 1,925
Year End Cash Reserves			\$ 7,972	\$ 283,556	\$ 495,843	\$ 103,045	\$ 13,819	\$ 28,920	\$ 21,920	\$ 144,805	\$ 68,219	\$ 24,527	\$ 29,458	\$ 31,383
Less: Year-End Dock 2 Loan Balance							\$ 221,391			\$ 221,391				
AVAILABLE CASH RESERVES AS OF YEAR END			\$ 7,972	\$ 283,556	\$ 495,843	\$ 103,045	\$ (207,573)	\$ 28,920	\$ 21,920			\$ 24,527	\$ 29,458	\$ 31,383

Capital Budget Notes

Note 1: Amortization Schedule; reduces liability on balance sheet

Note 2: Budgeted for replacement in 2016; project in process now 2018

Note 3: Dock III replacement; Dock II Pier, Ice Machine, Kayak Rack, Floating Dock and Ice Eater Replacement

Note 4: Budget to cover engineering services (2017-19); Construction (2018-19-Shoreline \$326,400+\$48,969) Do not have a Start Date

Note 5: Repair of unexpected failure in 2016; lower-level pipes in 2017; upper-level in 2018 (\$20,816)

Note 6: 2018, closed up the Stables & Barn Environment

Note 7: Barn Sliding Door, Stable Openings, Shingle repair

\$ (62,766.98)

UCI DEPARTMENTS AND ACTIVITIES

SOCIAL

The Guys Get Together

Please join Ulmstead gentlemen for a friendly social gathering at O'Loughlins on the 2nd Wednesday of each month at 5pm.

Boy Scouts

Would you like to go camping, learn new skills, make new friends, and have fun? Our troop meets every Thursday evening at 7 PM at the Ulmstead Barn and goes camping one weekend every month. Come check us out! Also, we are still collecting worn out flags for a patriotic flag retirement ceremony. You can join even if you were never a Cub Scout. Contact Mike Allen for information at 410-919-8487.

Ladies Wine & Cheese: Save the Date

With the great success of the 2018 Ladies Wine and Cheese, we have decided to keep the event in February. The LWC 2019 will be hosted again at the home of Gillian DuVall on February 8th. Save the Date!

MEMBERSHIP

Welcome

Welcome to Robert & Deborah Doty who have moved into 988 Placid Court. They come from nearby Whitehall Beach. Robert is an attorney and Deborah is a retired legislative consultant with 2 grown children. They are looking forward to joining the very active senior group in Ulmstead.

REVIVAL OF A UCI TRADITION

UCI's age-old tradition of holiday **luminaries** are coming back to one and all. On **December 24th @ dusk** we will, once again, line our streets with luminaries.

Be on the lookout for bags, candles & instructions at your doorstep for the holidays!

No muss, no fuss - just a little kitty litter/sand and a lighter and - BAM! - UCI comes alive for the holidays. Be part of this fun tradition as a neighborhood.

Further details will roll out in the December Weathervane, Nextdoor & UCI Announcements. If you would like to help with the easy preparation, please feel free to email membership@ulmstead.org.

Your Friendly Membership Volunteers

Results of Ulmstead Barn / Field Usage Survey 2018
143 Surveys Received
Thank you to everyone who responded to the survey!

1. Do you think the Barn is fine as it currently is, and should only have regular maintenance and minor cosmetic renovations done?

33.33% yes 66.67% no

Various Comments/Concerns mentioned: “It should be good enough to be a “magnet”; it does need a refresh, to even aspire to that.”...Must be structurally sound and checked top to bottom and for termites...Should be better utilized as a community space...Barn needs to be torn down...We need to figure out how people can use it without all the expenses and trouble paying Ulmstead, getting insurance, etc...Definitely underused...It all depends on cost. “The barn stinks”...”not easily accessible”. It could be much better.

2. Would you rent the Barn more if significant renovations were done but the general upstairs layout remained the same?

51% yes 49% no

3. Would you use a nicely furnished living room / TV room at the Barn?

39% yes 61% no

4. Would you use a Game Room at the Barn?

43% yes 57% no

5. Would you use a Fitness Center to work out at the Barn?

58% yes 42% no

6. Would you rent small office space at the Barn?

9% yes 91% no

7. Would you rent / use meeting spaces for business use at the Barn?

20% yes 80% no

8. Would you use a basketball court if one was installed near the Barn?

43% yes 57% no

Comments: May get too noisy for neighbors... Too many other neighborhood kids would use it if we cannot police it.

9. Would you use a court area for bocce or volleyball near the Barn?

49% yes 51% no

10. Would you use a gazebo or pavilion with picnic tables near the Barn?

38% yes 62% no

11. Would you use a patio & fire pit near the Barn?

42% yes 58% no

12. Would you use an outdoor BBQ / kitchen near the Barn?

32% yes 68% no

13. Would you use a mini-playground / swing set near the Barn?

31% yes 69% no

14. Would you use a dog run area near the Barn?

29% yes 71% no

15. What Barn enhancements would you like to see done?

109 responses received. Several requests for elevators. Internet accessibility. Ping pong, game room, TV's, card tables, renovate stable wing up to code, community library, AV capabilities, better air quality, storage for community in stable area, ADA compliant, Safer stairs, significant upgrades to rent for events and hold more community events. Rock climbing, billiards, maintain it as it is, repair the horse stables, nice conference room, run off is occurring in ring and paddock and washing into the area below. This needs to be corrected before we lose a big chunk of the area. Interior is terribly outdated. Total overhaul. Upgrades to keep it contemporary and a little cozier. Some of these items in survey should be at beach park and not at barn/field. Demo barn. Common garden/green space. Add dormers to bring in more light. Chair lift. Convert stable area to workshop/craft space or amateur radio club or other clubs such as motorcycle club. Golf simulator, indoor driving range (2 stalls). Solar panels on roof, cable/satellite tv. No commercial use. Many "no enhancements done". It could be a great space for yoga, pilates, projects, tutoring...It should be used not having cobwebs, mice, mold because no one wants to spend the ridiculous amounts to rent it...Phases development to a master plan, do not redo what was already done. How do we staff these amenities as it seems to get harder to find volunteers and running the barn space as it is now is a huge commitment?

16. What Field enhancements would you like to see done?

99 responses. Area for boat storage. Keep baseball field. Landscaping. Lacrosse nets. Replace tennis court for a lit basketball or street hockey court. Patio terrace. Fix erosion. Zip line across to pool. Many of the amenities proposed are available at other locations in the neighborhood. We should manage and budget for the amenities we already have before we expand to additional areas. Allow little league baseball practice on our field if not a liability. Skate park with membership like tennis.

17. Are you concerned about the cost of the UCI dues / fees increasing for Barn / Field enhancements?

53% yes 47% no

18. Do you think the Barn should have a membership fee separate from the UCI dues, like the Pool and Tennis Court fees and memberships?

17% yes 83% no

19. What would your Top 3 Priorities for Barn / Field enhancements be?

114 responses.

20. Additional Comments (63 comments)

UCI dues needs to be reasonable...It is easy for UCI to spend other people's money...Improving barn adds property value in Ulmstead...No matter what you do it will take money. Make the investment worth it...Will need more security cameras with increased usage...Money should be saved now for a potential renovation or tear down and it is not being done now...Leverage UCI members who do this type of work for their careers...Stalls should not be removed- a rare asset...The biggest challenge lately is the requirement for a liquor license for events with alcohol.

UCI OFFICERS AND VOLUNTEERS

www.ulmstead.org

Please email any changes / updates to Weathervane@Ulmstead.org and Membership@Ulmstead.org. Thanks!

UCI Board of Directors <i>and liaison roles</i>	Mike Slavin – President, Scenic Mike Murphy – Security, Pool Vincent Hardick – Nautical Irene Godoy – Membership, Social Evan Hays – Tennis, Ball Fields Scott Shephard – Equestrian, Barn Recreation Rooms
Executive Vice President	Vacant
Secretary	Michelle Mahan
Treasurer	Bert Kelly
Assistant Treasurer	Jim Quigley

DEPARTMENTS & ACTIVITIES

Ball Field	Bob Svehlak
Barn Recreation Rooms	
Manager	Kim Treacy
Maintenance	Brian Poole
Beach & Shore	
Reservations	Ginny Vernick
Maintenance	Pat Shay
Beach Camp	Lisa Gattie
Capital Improvements	Ken Paquin
Equestrian	<i>Suspended</i>
Nautical	Bill Zichos
Scenic Control	Vacant
Beautification	Michelle Mahan
Security	JP Rue
Social	
Senior Activities	B. Myers
Adult/Family Events	
Mothers' Day Brunch	George/Shepard
July 4th Parade & Picnic	Vacant
Dock Party	Denise Zucco
Fishing Tournament	Mike Sawyer
Ladies Wine & Cheese	Stacy Glubke
New Year's Eve Party	Vacant
Fall Camp-out	Grigon/Hays
Guy's Beer & Brats	Scott Glubke
Wings, Chili, Homebrew	Suzy Sundius
Children	
Weekly Playgroup	Anne Lynch
Spring Party	Vacant
Autumn Party	Molly Wood
Christmas	Kathy Vavrina
Tennis	
Maintenance	Kaye Witting Mark Overton

Membership	Kathy Pruissen
Bumper Stickers	Lynne Andrews
Welcoming	Sherry Sherwood, Mary Jo Powers, Ann Albrecht, Tracy Seybert
Webmaster	EG Gipple
Community Emails	Meaghan Rosso
Weathervane Editor	Stephanie Collier
Weathervane Distribution	Mike Allen (manager), August, Daly, Davis, Deller, McKees, Fierstein, S. Allen, Konrad, Kardash, Cooley, McCoun, Blumberg, Weiss, Root

INDEPENDENT ORGANIZATIONS

2017 ULMSTEAD SWIM CLUB

<https://sites.google.com/a/ulmstead.org/ulmstead-pool/>

President	Brad Snodgrass
Vice President	Sharman Devaney
Secretary	Tracy Seybert
Membership	Lisa Gattie
Treasurer	Julie Parks
Maintenance	Scott Glubke
Social	Dawn Orso
Member at Large	Kerri Sodero
UCI Board Liaison	Mike Murphy
Swim Team Liaison	Suzanne Vaaler

SWIM CLUB QUICK LINKS

pool@ulmstead.org

SWIM TEAM

www.UlmsteadSwimTeam.org

Director	Suzanne Vaaler
Merchandise	Denise Zucco
Concessions	Julie Brick/ Courtney Dupcak
GASL League Rep	Jerilyn Deitch
Meet Manager (IT)	Liz Norton
Treasurer	Rob Wallace
Team Webmaster	Hannah Goldstein
Volunteers Coordinator	Alli Smith
Head Coach	Colleen Winans
Assistant Coaches	Devin Neil/ Taylor Hickox
Special Events	Michelle Mahan

BOY SCOUT TROOP 835

Scoutmaster Mike Allen

EMAIL QUICK LINKS

Board@ulmstead.org	Treasurer@ulmstead.org	Barn@ulmstead.org	News@ulmstead.org
President@ulmstead.org	Security@ulmstead.org	Social@ulmstead.org	Weathervane@ulmstead.org
Secretary@ulmstead.org	DockMaster@ulmstead.org	Membership@ulmstead.org	Tennis@ulmstead.org

Ulmstead Calendar – November 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Boy Scouts @ Barn 7-8PM	2	3
4	5	6	7 UCI Board Meeting 6:30PM	8 Boy Scouts @ Barn 7-8PM	9	10
11 Veterans Day	12 Veterans Day (observed)	13	14 Guys Get Together @ O'Loughlins 5PM	15 Boy Scouts @ Barn 7-8PM Scouts Make Apple Juice	16 16 th -18 th Boy Scouts at Bee Tree Preserve	17 UCI Annual Budget Meeting: 9AM at the Barn
18	19	20	21	22 Happy Thanksgiving! 	23	24
25	26	27	28	29 Boy Scouts @ Barn 7-8PM	30	

Reminders: UCI Board meetings are the first Wednesday of every month at 6:30PM. Email: board@ulmstead.org
 The deadline for the December Weathervane is November 25. Email: weathervane@ulmstead.org