

THE ULMSTEAD

Weathervane



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www.ulmstead.org

From the President

With the passage of the budget for 2016 that includes the establishment of a capital replacement and repair fund, UCI is now in a position financially to address the most pressing of our capital asset repair needs. Included in that budget was the authorization of expenditures up to \$30,000 for the work of planning, designing, and permitting for the solution of the failing bulkhead at the Beach Park. In fact, project investigations have been underway for a number of weeks. We still have a lot to learn about the best course of action, but we have some interesting information that I can share now.

We have already obtained a firm quote from a local contractor, Chesapeake Bay Stone Structures, for the installation of a feature referred to as an “armored shoreline.” An armored shoreline is a structure composed of 800-pound to 2,000-pound interlocking stones. The stones are fitted into place to form a sloping shoreline with a flat and uniform appearance. Examples of armored shorelines can be found in our area. The contractor himself has this type of shoreline at his property – the horse farm near Gibson Island.

Another option that is actively being investigated is the installation of a “living shoreline.” A living shoreline is a way to protect our park by installing formations of stone sills in shallow areas of the river beyond the location of the bulkhead. The space between the bulkhead location and the sills would be filled by sediment deposited by wave and current action, and possibly augmented by fill material that would be placed manually. The sediment would be held in place by the establishment of grasses and vegetation planted for that purpose. We are in conversations with two contractors, Gamma Engineering and Flood Brothers, about this type of solution. (A presentation about living shorelines presented by John Flood can be viewed at YouTube: “2013 Mid-Atlantic Living Shorelines Summit: John Flood, Flood Brothers Marine Consultant”) We are also aware of a successful, although much smaller, installation of a living shoreline at Twin Harbors on Mill Creek.

We still have a lot to learn before a solution can be chosen, but here are some of the factors that are weighing into the calculation. The armored shoreline seems to be a for-sure solution to the erosion and storm protection issues that are undermining the bulkhead, with little of the ongoing maintenance requirement. This protection comes at a significant cost—about \$300,000. Also, there may be permitting obstacles, as hard shorelines such as these and our current bulkhead have fallen out of favor with regulators. On the other hand, a living shoreline solution may do just as well or even better against erosion, extending Ulmstead Point beyond the current bulkhead. But there are concerns about how it

would hold up against a strong storm. The costs, though, could be much less for Ulmstead residents, as grant money from The Chesapeake Bay Trust may significantly defray our costs. A living shoreline has the added benefit of improving the health of the river, as it serves as improved habitat for fish, mollusks, and birds.

Concurrent with the investigation of the shoreline protection project at the beach is the related problem of storm water drainage from the Beach Park and its parking lot. Here we are also pursuing solutions that will prevent erosion and augment the park environment. We believe that grant money may also be available from agencies that are promoting the health of the Bay (think rain tax money).

As we investigate solutions at the Beach Park, we are not forgetting that the UCI shoreline is not just Ulmstead Point. The Spit has shrunk noticeably over the years. It is possible that an affordable solution may be found to save the Spit, and be implemented either separately or in conjunction with a project at the Beach Park.

There are many questions that still need to be answered. Your friendly UCI Board members are happy to hear your concerns and questions. So is Pat Shay, our Beach Park Maintenance volunteer who is serving as the point person on these projects. When investigations are substantially concluded, I anticipate meetings or other communications to disseminate what has been learned. Residents with riparian properties may take particular interest as planning continues so that any opportunities to extend or contribute to the total shoreline being protected may be realized.

Rest assured, no work will be done beyond the planning stage without UCI membership approval.

I don't know what the final solutions are going to be, but I am excited to see what will be done to save our Ulmstead shoreline.

Wishing you a Blessed and Happy Holiday Season,
Ken Paquin
UCI President

A Special Thank You

Forty-four years ago, a young couple left the big city of College Park and moved to their first house in a new subdivision near the bay. The year was 1971, and for the next 4 decades Wally and Jean Gribbin watched their neighborhood and its environs change and develop.

The local grocery store on the corner of Forked Creek Road and Shore Acres, across from the current site of Broadneck Elementary, evolved into a residential house. Ulmstead Estates gradually extended and grew towards the water. The lower part of Ulmstead, beyond the intersection of Lynch and Bayberry, remained farmland. The roads in that section, little more than dirt, led to the dock and the beach, which at the time extended almost to the channel marker.

The Equestrian Department boomed, around 20 horses were being boarded in the barn and the paddock, and the waiting list was impressively long. One of the upstairs rooms at the barn was an unfinished hayloft. Where the tennis courts now stand was a large gully, where the hobbled horses roamed. The artesian springs (that you can now hear in the storm drains) gave the animals an unending supply of fresh water.

Traditions were started, including the annual Christmas Tree Burning Party in the gully, the scout camp out at the beach, and the neighborhood bonfire. The kids and their friends concluded that the beach provided an isolated location for festivities, sometimes with more than 200 cars parked on those dirt roads.

Security was a neighborhood commitment; neighborhood members committed to spend a night on patrol (or hiring a high school kid to act in their stead). It is said some just sat at the docks with their shotguns and a bottle of JD.

Through all this growth, Wally and Jean thrived and contributed to the cohesiveness of Ulmstead Estates. The turning point that launched their long term involvement within the community was the revision to the bylaws that was passed in the mid '80s. This revision required the tracking of unpaid dues to ensure long term accountability. No longer could each year stand on its own, with no historical perspective. Wally, now a responsible man in his 40s, helped, with other neighbors, define the FoxPro database that provides this required historical information. Wally has maintained this database for over 30 years – longer than some of us have been alive.

As well as maintaining all the membership information, the inseparable couple assumed responsibilities for the Weathervane in 1984, mimeographing their first copy in their basement for distribution. They have maintained this critical element of our community, editing and publishing it for over 30 years.

In 1987, during a particularly antagonistic time in the Nautical Department, Wally stepped in to manage the department, running it smoothly for 20 years. Both he and Jean have also taken the responsibility for running the beach, the Equestrian Department, the Membership Department and the rec room in the barn. They have been awarded "Volunteer of the Year" three times, and they contributed the countless hours making Ulmstead the place we have all chosen to raise our kids.

It is with sadness that I have to report that Wally and Jean have chosen to let the next generation of volunteers take the reins. Those volunteers have big shoes to fill, and it will take many hands to replace the work that Wally and Jean have selflessly done over many years.

The next time you see Wally or Jean, take a moment, as I have, and shake their hands and thank them for the countless hours and work they have given our neighborhood by running the Weathervane, membership, data, and nautical departments for the past three decades. Better yet, offer them a drink and invite them in. I promise you, you will hear some amazing stories and be all the richer for it.

Victor Knox
on behalf of the UCI Board

Treasurer's Report

Thank you to all who attended the November 14 budget meeting or gave their proxy to a neighbor. In addition to the standard operating budget, the board presented a capital budget for 2016 which was voted on and passed. There were 70+ households in attendance and 76 proxies given; the budget vote was 138 (63 in attendance plus 75 proxies) for and 10 (9 in attendance plus 1 proxy) against.

The approved budget for 2016 is included on the following pages.

The dues for 2016 will be \$550 and are due before February 1, 2016. The significant increase in dues is to build a capital asset replacement fund. The fund will be spent first on neglected replacements and repairs for which little money has been set aside until now. Of the \$550, \$275 is being used for the items on operating budget and \$275 for the capital asset replacement fund.

Anyone paying dues after February 1st will be responsible for a \$25 late fee. The late fee is to encourage members to pay on time and reduce the amount of time spent having to send more bills and keep track of who has not paid. PLEASE pay your dues on time!

2016 is the LAST year for the special assessment for Dock 2. The \$300 assessment is due before March 1, 2016. You are welcome to pay this early when you make your dues payment.

We have looked into the possibility of accepting credit card payments, but the fees associated with it make it unattractive. We will be offering ACH payments if you elect to receive your dues bill by email. If you elect the ACH option, you will just need to record your checking account number and routing number on the secure website.

If you decide that you would like your dues bill emailed to you, please email your request to accountingsupport@ulmstead.org by December 15, 2015. If you have requested the email option in the past, you do not need to send another request. Remember the ACH payment option is only possible if you receive your dues bill by email.

If you have any receipts for reimbursement, please turn them in before the end of the year.

Thank you! Mary Grund

UCI GENERAL 2016 OPERATING BUDGET

		2015			
		2015	PROJECTED	2016	
		BUDGET	ACTUAL	BUDGET	<i>2015 Projected Actual Notes</i>
INCOME					
Note 1	Dues - Current	\$ 96,250	\$ 95,975	\$ 95,700	349 of 359 homes * \$275
Note 2	Dues - Prior Years	\$ 450	\$ -	\$ 450	
Note 3	Initiation Fees	\$ 2,000	\$ 1,800	\$ 2,000	
	Late Fees	\$ -	\$ 625	\$ 500	
Note 4	Recreation Room Rentals	\$ 9,000	\$ 6,000	\$ 7,100	
	Money Market Interest	\$ 200	\$ 115	\$ 125	
TOTAL INCOME		\$ 107,900	\$ 104,515	\$ 105,875	
EXPENSES					
<i>Administrative</i>					
	Membership Dept.				
	Bereavements	\$ 225	\$ -	\$ 200	
	Membership Directory	\$ 3,500	\$ 3,615	\$ 3,800	
	Weathervane	\$ 3,300	\$ 3,500	\$ 3,500	<i>Current balance, plus Nov/Dec estimates</i>
	Web Support	\$ 500	\$ 800	\$ 500	<i>Web hosting/updates, Email list</i>
	Welcoming/Admin Supplies	\$ 500	\$ 400	\$ 700	
Note 5	Accounting & Tax Services	\$ 3,100	\$ 3,080	\$ 3,100	<i>Bookkeeping Jan-Dec, dues bills, tax returns</i>
Note 6	Accounting Software & Hosting	\$ 480	\$ 480	\$ 480	<i>QuickBooks Online subscription fee</i>
Note 7	Professional Fees	\$ 5,000	\$ -	\$ 4,500	
	Legal Fees			\$ -	
	Postage, Supplies, Other	\$ 750	\$ 500	\$ 750	<i>Dues postage, PO Box, DNR license etc.</i>
Note 8	Liability Insurance	\$ 5,096	\$ 5,342	\$ 6,000	
Note 9	Property Taxes	\$ 3,002	\$ 3,084	\$ 3,500	
Note 10	UCI Records Management			\$ 1,000	
	Total	\$ 25,453	\$ 20,801	\$ 28,030	
	Capital Improvements	\$ -	\$ -	\$ -	
<i>Repairs & Maintenance</i>					
Note 11	Ballfield	\$ 1,500	\$ 1,500	\$ 1,500	<i>Mowing</i>
Note 12	Barn Recreation Rooms	\$ 2,500	\$ 2,500	\$ 3,000	<i>Includes pest control, supplies, fire extinguisher service</i>
Note 13	Beach	\$ 3,400	\$ 3,400	\$ 3,400	<i>Includes mowing, major trimming</i>
Note 14	Scenic	\$ 4,200	\$ 4,200	\$ 4,850	<i>replace entrance lights LED, mowing</i>
Note 15	R&M - Other	\$ 5,000	\$ 2,500	\$ 10,000	<i>Barn HVAC repairs, new fire extinguishers</i>
Note 16	Barn Sprinkler Maintenance	\$ 2,700	\$ 2,500	\$ 2,700	<i>Includes quarterly service & repairs</i>
	Total	\$ 19,300	\$ 16,600	\$ 25,450	
<i>Security Department</i>					
Note 17	Security Patrol	\$ 11,500	\$ 11,900	\$ 13,000	<i>Patrol added winter, spring</i>
Note 18	Security Surveillance	\$ 12,500	\$ 7,881	\$ 2,700	<i>Cameras and monitoring at entrances & barn</i>
	Security Rewards	\$ 1,000	\$ -	\$ 1,000	
	Total	\$ 25,000	\$ 19,781	\$ 16,700	
<i>Social Department</i>					
	4th of July	\$ 850	\$ 788	\$ 850	
	Children's Parties	\$ 850	\$ 850	\$ 850	
	Chili/Homebrew/Wings	\$ 500	\$ 500	\$ 500	
	Family Camp Out	\$ 500	\$ 500	\$ 500	
	Fishing Tournament	\$ 500	\$ 500	\$ 500	
	Halloween	\$ -	\$ -	\$ 500	<i>Net expense / (proceeds)</i>
	Labor Day Triathlon	\$ 100	\$ 100	\$ 100	
	Ladies Wine and Cheese	\$ 900	\$ 900	\$ 900	
	Mens Beer & Brats	\$ 1,150	\$ 1,150	\$ 900	
	Mother's Day Brunch	\$ 850	\$ -	\$ 850	
	New Year's Eve	\$ 1,000	\$ 1,000	\$ -	
	Senior Social	\$ 300	\$ 375	\$ 500	
	Total	\$ 7,500	\$ 6,663	\$ 6,950	
<i>Utilities/Sanitation</i>					
Note 19	Dumpsters (Beach and Barn)	\$ 6,890	\$ 6,800	\$ 6,890	
	Electric & Gas	\$ 6,500	\$ 5,750	\$ 6,500	
Note 20	Port-a-Potty (Beach and Barn)	\$ 1,710	\$ 1,800	\$ 1,800	
	Verizon	\$ 850	\$ 800	\$ 850	
	AACO Water & Waste	\$ 650	\$ 715	\$ 750	
	Total	\$ 16,600	\$ 15,865	\$ 16,790	
TOTAL EXPENSES		\$ 93,853	\$ 79,710	\$ 93,920	
2016 UCI General Budgeted Net Income (Loss)			\$24,805	\$ 11,955	
UCI General Cash Reserves					
December 31, 2015 (Projected)				\$	183,996

2016 Budget Notes

- Note 1: Assumes 348 Members @ \$275/member; Total Homes = 359
Note 2: Projects the collection of outstanding membership dues for 2 homes
Note 3: Assumes 10 new Members @ \$200/member
Note 4: Average of previous 3 years
Note 5: \$2,400 accounting services, plus \$700 corporate/personal property tax returns
Note 6: \$40/mo for QuickBooks Online
Note 7: Update Miller Dodson study
Note 8: Represents 79% of the estimated HOA policy premium (\$6054) and 100% of the Commercial Liability Umbrella policy premium (\$1,266)
Note 9: Represents 79% of the Club's total property tax liability
Note 10: Scan paper records and host
Note 11: Includes mowing, Infield grooming for 4th July Softball game, brush trimming
Note 12: Includes pest/termite contract, quarterly cleaning, heating/cooling service contract
Note 13: Includes mowing and general repairs/maintenance
Note 14: Includes barn, paddock, spit mowing/weeding and entrance beautification, \$400 dog waste stations
Note 15: Barn projects; Beach parking lot drywell \$5000
Note 16: \$360 x4 quarters + additional repairs
Note 17: Estimate of costs for BlueLine Security Services, mid-May to mid-Oct, some holidays
Note 18: Annual service contract & electric
Note 19: Estimate for 8 months (Apr - Nov)
Note 20: Estimate for 28 weeks (mid-Apr - early Nov)

TENNIS 2016 OPERATING BUDGET

		2015 BUDGET	2015 PROJECTED ACTUAL	2016 BUDGET	<i>2015 Projected Actual Notes</i>
INCOME					
Note 1	Tennis Dues	\$ 11,410	\$ 12,385	\$ 12,160	<i>75 members, \$160 keys</i>
	Money Market Interest	\$ 35	\$ 30	\$ 35	
TOTAL INCOME		\$ 11,445	\$ 12,415	\$ 12,195	
EXPENSES					
<i>Administrative</i>					
Note 2	Liability Insurance	\$ 312	\$ 335	\$ 400	
	Postage, Supplies, Other	\$ 25	\$ 10	\$ 25	
Note 3	Tennis Programming	\$ -	\$ -	\$ 500	
Note 4	Property Tax	\$ 228	\$ 235	\$ 250	
	Total	\$ 565	\$ 580	\$ 1,175	
<i>Repairs & Maintenance</i>					
	R&M - Other	\$ 3,000	\$ 4,100	\$ 6,000	
	Scenic	\$ 500	\$ 600	\$ 600	
	Total	\$ 3,500	\$ 4,700	\$ 6,600	
<i>Utilities & Sanitation</i>					
	Electric & Gas	\$ 1,000	\$ 1,000	\$ 1,000	
	Water & Sewer	\$ 10	\$ -	\$ 10	
TOTAL EXPENSES		\$ 5,075	\$ 6,280	\$ 8,785	
Tennis Budgeted Net Income (Loss)		\$ 6,370	\$ 6,135	\$ 3,410	
<u>Tennis Cash Reserves</u>					
December 31, 2015 (Projected)				\$ 49,885	
December 31, 2016 (Budgeted)				\$ 53,295	

2016 Budget Notes

- Note 1: Assume 80 members @ \$150/each, plus replacement key costs of \$160
Note 2: Represents 6% of the HOA policy premium
Note 3: Clinics, social events
Note 4: Represents 6% of the Club's total property tax liability

NAUTICAL 2016 OPERATING BUDGET

		2015 BUDGET	2015 PROJECTED ACTUAL	2016 BUDGET	<u>2015 Projected Actual Notes</u>
INCOME					
	Boat Stickers	\$ 20	\$ 70	\$ 20	
	Dock 1 Boat Storage	\$ 1,400	\$ 535	\$ 1,400	
	Money Market Interest	\$ 100	\$ 85	\$ 100	
Note 1	Slip Use Fees	\$ 96,000	\$ 93,939	\$ 94,000	
Note 2	Special Assessment	\$ 105,000	\$ 104,700	\$ 104,400	349 of 359 homes * \$300
	TOTAL INCOME	\$ 202,520	\$ 199,329	\$ 199,920	
EXPENSES					
<i>Administrative Expenses</i>					
Note 3	Administrative - Other	\$ 1,500	\$ 1,500	\$ 1,500	Dock II Party
Note 4	Liability Insurance	\$ 780	\$ 908	\$ 908	15% of \$6054 HOA premium
	Postage, Supplies, Other	\$ 1,000	\$ 800	\$ 1,000	
	Professional Fees	\$ -	\$ -	\$ -	
Note 5	Property Tax	\$ 570	\$ 585	\$ 585	15% of property tax liability
	Total	\$ 3,850	\$ 3,793	\$ 3,993	
<i>Capital Improvements</i>					
Note 6	Dock II Loan - Principal	\$ 82,380	\$ 82,380	\$ 85,393	Amortization schedule
	Dock II Loan -Interest Payments	\$ 18,122	\$ 18,122	\$ 15,109	
	Total	\$ 100,502	\$ 100,502	\$ 100,502	
<i>Repairs & Maintenance</i>					
Note 7	R&M - Other	\$ 6,000	\$ 5,344	\$ 6,000	
	Scenic	\$ 1,100	\$ 1,300	\$ 1,300	Mowing through Nov
	Total	\$ 7,100	\$ 6,644	\$ 7,300	
<i>Utilities & Sanitation</i>					
Note 8	Dumpsters	\$ 4,000	\$ 3,500	\$ 4,000	
	Electric & Gas	\$ 6,500	\$ 5,700	\$ 6,500	
Note 9	Port-a-Potty	\$ 1,400	\$ 1,850	\$ 1,850	
Note 10	Water & Sewer	\$ 600	\$ 1,000	\$ 1,000	monthly plus wastewater disc
	Total	\$ 12,500	\$ 12,050	\$ 13,350	
	TOTAL EXPENSES	\$ 123,952	\$ 122,989	\$ 125,145	
	2015 Nautical Budgeted Net Income with Dock II	\$ 78,568	\$ 76,340	\$ 74,775	
	2015 Nautical without Dock II	\$ 74,070	\$ 72,142	\$ 70,877	
<u>Nautical Cash Reserves</u>					
	December 31, 2015 (Projected)			\$ 192,930	
	December 31, 2016 (Budgeted)			\$ 267,705	

2016 Budget Notes

- Note 1: Estimates current occupancy with no rate increase
 Note 2: Assumes collections of 349 members @ \$300/each - 2016 = Year 5 of 5-year assessment
 Note 3: Annual July 3rd Dock Party
 Note 4: Represents 15% of the HOA policy premium
 Note 5: Represents 15% of the Club's total property tax liability
 Note 6: Per Amortization Schedule (months 26-38); reduces liability on balance sheet
 Note 7: Includes the general repairs and maintenance of all 3 Docks
 Note 8: Estimate for 9 months (Mar - Nov)
 Note 9: Estimate for 28 weeks (mid-Apr - early Nov)
 Note 10: Wastewater discharge fees + water bills

UCI 2016 CAPITAL BUDGET & CASH RESERVE BALANCES

	<u>2016 UCI GENERAL BUDGET</u>	<u>2016 NAUTICAL BUDGET</u>	<u>2016 TENNIS BUDGET</u>	<u>2016 CONSOLIDATED BUDGET</u>
INCOME				
Note 1 Capital Allocation from Dues	\$ 95,700	\$ -	\$ -	\$ 95,700
Note 2 Dock II Special Assessment	\$ -	\$ 104,400	\$ -	\$ 104,400
TOTAL INCOME	\$ 95,700	\$ 104,400	\$ -	\$ 200,100
CAPITAL EXPENDITURES				
Note 3 Beach Park Bulkhead Replacement	\$ 30,000	\$ -	\$ -	\$ 30,000
Note 4 Boat Ramp Pier Replacement	\$ 10,000	\$ -	\$ -	\$ 10,000
Note 5 Security Cameras - Dock II		\$ 7,200	\$ -	\$ 7,200
Note 6 Dock II Loan - Principal	\$ -	\$ 85,393	\$ -	\$ 85,393
Dock II Loan - Interest Payments	\$ -	\$ 15,109	\$ -	\$ 15,109
TOTAL CAPITAL EXPENDITURES	\$ 40,000	\$ 107,702	\$ -	\$ 147,702
NET CONTRIBUTION FROM CAPITAL BUDGET / ASSESSMENTS	\$ 55,700	\$ (3,302)	\$ -	\$ 52,398
NET CONTRIBUTION TO RESERVES FROM OPERATING BUDGET	\$ 11,955	\$ 70,877	\$ 3,410	\$ 86,242
TOTAL CONTRIBUTION TO RESERVES	\$ 67,655	\$ 67,575	\$ 3,410	\$ 138,640
UCI General Capital Reserves				
December 31, 2014 (Actual)	\$ 155,815	\$ 116,590	\$ 43,750	\$ 316,155
December 31, 2015 (Projected)	\$ 180,014	\$ 192,930	\$ 49,885	\$ 422,829
December 31, 2016 (Budgeted)	\$ 247,669	\$ 260,505	\$ 53,295	\$ 561,469
LESS: DOCK II LOAN BALANCE		\$ 366,280		\$ 366,280
AVAILABLE CAPITAL RESERVES AS OF 12/31/16	\$ 247,669	\$ (105,775)	\$ 53,295	\$ 195,189

2016 Capital Budget Notes

*Includes UCI General net of Equestrian loss from 2014

Note 0: This summary only shows cash reserves. Prior budget presentations included Fixed Assets (i.e., net equity in Dock II)

Note 1: For near-term projects. Assumes 348 Members @ \$275/member; Total Homes = 359.

Note 2: Final Dock II Special Assessment receipt. Assumes 348 Members @ \$300/member; Total Homes = 359.

Note 3: Budget to cover engineering services and permit costs for construction in 2017.

Note 4: Miller Dodson Reserve study recommended replacement in 2016.

Note 5: Initiative approved in 2015.

Note 6: Balance remaining of Dock II loan: \$366,280

DEPARTMENTS AND ACTIVITIES

MEMBERSHIP

UCI is looking for a volunteer to serve as the new Membership Department Manager and Membership Directory Editor. The Directory is published in the spring. One of the department manager's responsibilities is to collect, update, and compile the information in the Directory and work with the printer and distribution volunteers. Our accounting firm provides the data for the membership list. If multiple volunteers are interested, the work of the department manager and directory editor could be split. Responsibilities of the department manager also include overseeing the welcoming of new residents to Ulmstead and publishing the Weathervane; these activities are carried out by the Welcoming Committee and the Weathervane Editor and Distributors. Please contact Nancy Kennerly, 410-757-2791, nancykennerly@gmail.com, to volunteer!

UCI welcomes two new families to the neighborhood this month. *Please welcome:*

Amy Hetrick and Jennifer Fentress: Amy and Jennifer playing with their dog, as well as photography, family, and hiking in Shenandoah National Park. They are eager to learn about boats and enjoy the Magothy River. They are glad to join the neighborhood and look forward to making new friends

Dave and Lauren Samson: Dave and Lauren have two children. They enjoy sailing, running, baseball, football, movies, geocaching, hiking, music and guitar.

SECURITY

How can you prevent a break-in or theft from your vehicle?

1. Keep your vehicle locked, even when it is parked in your driveway.
2. Don't leave a wallet, purse, loose change, or anything of value in plain sight.

Thieves are looking for easy money, and if they see it in your car they will break a window to get it. If your vehicle is not locked, they will ransack it looking for cash. Your purse or wallet will end up in a neighbor's yard and your money will be gone. You will be out whatever cash they took plus a few hundred dollars to replace the broken window in your vehicle. Most thieves are smart enough not to take credit cards because they know that when they use them in a store, their image will be captured on a video camera and posted on the internet, and they will be identified and arrested.

On the night of October 24, two vehicles in Ulmstead and three vehicles in our neighboring community of Bayberry were broken into because something of value was in plain sight or the vehicle was not locked.

If you do become a victim of this type of incident, please report it to the Anne Arundel County Police by calling 911 or the non-emergency number, 410-222-8610. The police will investigate the incident. Also, please let us know at security@ulmstead.org.

TENNIS

The Tennis Department is pleased to announce that Kathy Jacob, 754 Carlisle Drive, will be taking over as Tennis Department Manager in 2016. Kathy has a life-long tennis association, playing on teams and in leagues, as well as teaching and working for country clubs in both Florida and Colorado. I will be working closely with Kathy during the transition. If you are interested in helping Kathy or have suggestions for programming or improvements, please contact her directly. If you have complaints or questions about the tennis courts or Tennis Department membership, please email me and copy Kathy while she gets her feet on the ground.

As a reminder, please lock the tennis court gates after you are finished playing and remind your children to do the same. If there are still people playing, please make sure that at least one of them has a key and remind them to lock the gate. Please empty your trash from the court-side trash receptacles and dump it in the dumpster by the barn (and please put recyclables in the yellow recyclable bin near the barn).

Children have been seen skateboarding on the tennis courts. Please remind your children, whether you are Tennis Department members or not, that the tennis court is only to be used for tennis and pickle ball.

Some members have graciously left their practice balls in the unlocked closet near the entrance to the courts. Unfortunately, for the third time this year, those balls have disappeared. Please return items used at the tennis courts to their proper place when you are finished and remind your children to do the same.

Thank you very much.

Mike Wentworth
Tennis Department Manager

SOCIAL

Savvy Seniors

Outdoor activities for December are cancelled. Coffee Hours will resume on December 2 at 10 AM at the Barn. Our Charity Project will also be held at this event. Please bring non-perishable food items for donation to "My Brother's Pantry." Boxes will be placed just inside the entry to the Barn to deposit your donation.

Priscilla and Daryl Hodge have graciously offered their home for our Holiday Party. This will take place on December 16 from 2-4 PM. Please bring an appetizer to share and your beverage of choice. Water, coffee, tea and soda will be provided.

For 2016, we will endeavor to have our events on Thursdays. January's Coffee Hour will be January 7 at 10 AM at the Barn. January's Happy Hour will be January 21 from 5-7 PM at the Barn. As we have done in 2015, please bring an appetizer to share and BYO beverage.

Please direct any questions to Chris Rockwell (410-703-5394, csrockwell2@gmail.com).

Children's Playgroup - 12pm at the Barn 12/2 & 12/17

Let's PLAY! First Wednesday and third Thursday each month. This month 12/2 & 12/17. Meet at the barn 12pm. Babies, toddlers and siblings welcome. Feel free to bring lunch or snacks. If you have any questions, contact Michelle Mahan (michellemahan@comcast.net), Candice Cukor (candicecukor@gmail.com) or Molly Wood (freitag02@yahoo.com).

Neighbor Assistance and Volunteer Opportunities

The *Ulmstead Savvy Seniors group* has developed the following areas where we can provide assistance to our neighbors in times of need and have also found volunteer opportunities where we might help the larger community. Here is a list of those areas and the persons whom to contact if you either need assistance or wish to volunteer. You do not need to be a Senior to take advantage of the services or to volunteer.

Arnold Volunteer Fire Department is looking for volunteers for their auxiliary – Jean Allen, 410-757-5579, J.410.Allen@gmail.com.

Book Donations to Rotary – Tom and Kristen Sawyer, 410-974-4514, sawyerfam651@verizon.net. (a reasonable number of books and no encyclopedias).

Food Link of Anne Arundel County – Dan and Kay Sweeney, 410-757-3969, dannksween@aol.com.

Helping Hands / Aging in Place

- Diane Kozel, 410-626-7830, dmkozell@verizon.net, Tom Kozel, tjkozel@verizon.net, and Donna Schell, 410-757-1994, jschell@cablespeed.net, are the contacts for anyone who needs meals on a short term basis due to illness or other incapacity or transportation to doctors' appointment or even transportation to the airport.
- Tax Preparation (pro bono) Jim Quigley, jbquig@verizon.net, and Bernie Glynn, 410-757-6818, dotpops1@gmail.com, are willing to assist Ulmstead residents with preparation of their income taxes.

Work with Teens Needing Service – Tammy Tober is willing to coordinate this area. 410-757-6737, TammyLTober@gmail.com. Seniors direct the work; kids do the work.

Work with Veterans – Dave Fox, davefox73@comcast.net.

SPAN (Serving People Across Neighborhoods) FOOD DRIVE UPDATE

Thank you to all of the Ulmstead women who donated food to the SPAN food drive at the Ladies Wine and Cheese party last month. This year we collected 235 food items and exceeded last year's donation of 200 items. My hubby, Mark, helped this year since I was sick and was amazed at all of the donations when he went to the barn the day after the party. Also, kudos to the person who dropped off the blue food box at our house with many canned goods; I think that was our largest individual donation. Way to go ladies! – Michelle Mahan

NOTICES

SANTA TOY RUN

Mark your calendar: The Arnold Volunteer Fire Department will be doing their annual Santa Toy Run on Sunday, Dec. 13. The fire truck and Santa will arrive at the Ulmstead Barn around 5:45 with sirens blowing and lights flashing. Take your kids' pictures with Santa! Bring an unwrapped toy to donate for a needy child. Ulmstead's Boy Scout Troop 835 will be providing hot chocolate.

CHRISTMAS EVE LUMINARY

An Ulmstead holiday tradition returns! The Ulmstead Luminary will take place on Christmas Eve at 7:00 PM. The whole neighborhood takes on a magical glow as each family lights its luminary candles along the curbside. The effect is beautiful with 100% participation. Won't you join us in this yearly yuletide event? If you'll be away, please consider asking a neighbor to light some for you. Ten candles will do nicely for many yards. Corner lots and larger lots will need more. Everyone lights them at 7 PM and lets them self-extinguish.

To Prepare Luminaries: Use paper bags with the top folded down about 2 inches. Put sand in the bottom of the bag to provide weight and snuff out the candles when they burn down. Happy Holidays!

JOIN 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.

FOR SALE

Authentic "Ship's Hatch Cover" table, (3' x 5'), bench (11" x 5') and up to 6 captain chairs. All 8 pieces for \$650.00...or Table & bench, best offer \$500 or more; 6 chairs @ \$50 each (\$200 each when new) or Set of 4 chairs \$160.00 or Set of 6 chairs \$180.00: Dave or Cindy 410-757-9220

Fish Tank and Stand: 20-gallon tank with stand, pump, hood and light. Good condition, \$25.00
Contact Terry at tlhomeorganizing@gmail.com

Sun Mountain 2 wheel golf speed carts: One with balloon tires - \$75; One with solid rubber tires - \$95. Call 410-757-0286

Tartan 27 Sailboat: Presently at Dock One. Call Tom Kozel at 410-626-7830 for information.

Please contact Kris at 410-757-5091 or 703-943-7087 if you're interested in the following items for sale:

- **Holiday Wreaths:** 11 Matching 15" holiday wreaths with red "velvet" bows. Wreaths have been stored indoors and are in excellent condition. \$25.00 for 11 matching wreaths.
- **Decorative Wooden Sled:** Eddie Bauer wooden runner sled with red accents, 30.5" long by 14" wide with rope handle for pulling. Great accent for holiday decorating. \$10.00.
- **Decorative Santa:** 24" tall, dressed in brown coat with fur accent, holding a runner sled and a Sheppard's hook. Looks great with any décor. \$15.00
- **Holiday Twig Wreaths** with Gold and Brown Accents: set of 2 wreaths, 22" across, with brown, gold & silver accents, and brown silk ribbon for hanging. \$10.00 for both.

- **Holiday Light Sets:** 12 sets of C9 size white lights, excellent for trimming the house for the holidays. Each set is 25 ft. with 23 lights. Storage bags included. \$30.00 for all sets.
- **Wood and Glass Display Cabinets/Curio Cabinets:** Set of beautiful wood and glass display cabinets with mirrored back, 5 beveled glass shelves and accent lighting. Dimensions of each cabinet are 82" tall x 34" wide x 16" deep. *Pair beautifully with Carved Wood and Glass Dining Set* \$375 for each or \$700 for the pair.
- **Carved Wood and Glass Dining Set:** Beautiful wooden carved table base with decorative beveled edge glass top & 6 upholstered chairs (2 arm/4 side). Table base measures 30.5" high x 84" long x 45" wide. *Beautiful with Wood and Glass Display Cabinets* \$750.
- **Wooden Office Furniture Set:** Beautiful hardwood office set with hunter green accents. 3 great pieces, Computer Desk, Book case and 2 drawer file cabinet. Perfect for teen, college student or new grad. \$300 for set.
- **Department 56 New England Village pieces:** \$25 each, all in original boxes/packaging. Otter Creek Sawmill, Whale Tail Pub and Inn, The Sailors Knot, Blue Bird Seed and Bulb, Moggin Falls General Store, Apple Valley School, Bobwhite Cottage

RENTAL PROPERTIES

Florida Keys Condo for weekly and monthly rentals. Marathon, (Florida Keys) #118 Ocean Isles Fishing Village Studio-sized condo with full kitchen, queen Murphy bed and twin trundle bed, huge pool overlooking Atlantic. Great fishing from dock. Hour drive from Key West, 2.5 hr. drive from Ft. Lauderdale or fly into Marathon and it's a mile away. Available for weekly and monthly rentals, see it www.KeysRentalsOnline.com or call Colleen at 410-703-1468.

Ocean City Vacation Rental - Oceanfront Get Away - Would you like a family get away in north Ocean City? With its 4 private bedrooms (sleeps 12-14), 4 bathrooms, 2 living areas, and 3 decks overlooking the ocean, there is plenty of room to gather as a group. Off-season weeks/weekends available. For more information, call Gwyn or Al Tober at 410-757-8388 or go to www.gwyntober.com/beach <http://www.gwyntober.com/beach> to view pictures.

Deep Creek Lake Townhouse for Rent: Right across the street from Wisp Ski Resort and access to Deep Creek Lake on the property. Sleeps eight (2 Doubles, 1 Queen, 1 Queen sleep sofa). Fully equipped kitchen, fireplace in LR, jetted tub, washer/dryer. Walk to slopes, golf course, tennis court, dock, mountain coaster and white water rafting. Call Tim or Elizabeth Parker at 410-571-5315.

Outer Banks, NC Beach House Rental - Kill Devil Hills, MP 7. Walk to the beach from this 4 bedroom, 2 bath family beach house. Sleeps eight (1 King, 1 queen, 2 twins and 1 twin bunk bed set). Fully equipped kitchen, 2 living areas, 3 levels of decks, washer and dryer. Near Wright Brother's Memorial, mini-golf, movie theater, grocery store, restaurants and shopping. Two blocks from the ocean, one mile from the sound. Call Jeff or Ann Young 410-757-5805.

"Twas the Night Before Christmas"

Adapted by Lillian Nilsen from the original poem by Clement C. Moore

"Twas the night before Christmas, Ulmstead Point was the place,
The neighborhood had on its holiday face.
The stockings were hung by the chimneys with care,
In hopes that St. Nicholas soon would be there.
The children were tucked in their beds
While Mamas and Papas in 'kerchiefs and caps
Had just settled down for their long winter's naps
When over on Garywood there arose such a clatter
Folks sprang from their beds to see what was the matter.
The cloud covered moon that shone down from the sky
Gave off no more light than a tiny firefly.
There were three shivering reindeer out there on the ground
And one held a map and a lantern he'd found.
"Hello there" cried one deer, "Just where might we be?
In jolly old England or Scotland, I see!"
"No, no," said a neighbor on Placid, "You're in U.S. of A.
In the state of Maryland – you've come the right way."
The reindeer now snorted and told of their plight.
"We're scouting for Santa in England tonight."
It happened in Liverpool, they got lost in the rain,
This seemed like a difficult thing to explain.
It drizzled in London and poured over Wales,
They were caught in a wind and led by their tails.
When they looked down and saw the name Ulmstead Estates,
They thought it was Lord Baltimore's place.
To make matters worse, their vision was blurry,
There were the streets Breton, Carlisle and Bayberry.
And wasn't that King George, St. John's and Gloucester, too?
They had circled what they thought was Big Ben in the dark,
It was really the steeple in Church Circle Park!
The "Channel" they circled was Chesapeake Bay, you see,
Hopelessly lost and confused were those three,
All the neighbors in Ulmstead looked up in dismay,
What if Santa got lost and ruined the day?

Then everyone went to the clubhouse to meet
Just how could they clearly light up every street?
They had to guide Santa to Maryland that night,
Without him -the children's day wouldn't be right.
Then the Ulmstead Club came to the front with the answer,
They'd solve the dilemma of Dasher and Dancer
We'll have a luminary - the streets will glow,
We'll put paper bags on the lawns in a row,
With a candle inside they will brilliantly shine,
All along the front lawns in a straight line.
Weigh the bag from the center so it won't blow away,
And Santa will find us on this Christmas Day.
The residents rushed to their homes in a flurry,
To set up a luminary, they had to hurry.
Then the bags were outside and the candles all lit,
And the neighbors all went to their windows to sit
They heard tiny sleigh bells and the patter of feet
And there was some chatter out there in the street.
A jolly old fat man so lively and quick,
We knew in a moment it must be St. Nick.
He said not a word but went straight to his work,
He filled all the stockings, then turned with a jerk,
And laying a finger aside of his nose,
He nodded and straight up the chimney he rose.
He smiled all around - to his team gave a whistle
And away they all flew like the down on a thistle,
But we heard him exclaim as they drove out of sight,
THE BRIGHTEST CHRISTMAS TO ALL
AND TO ALL A GOOD NIGHT!"

UCI OFFICERS AND VOLUNTEERS

www.ulmstead.org

Updated November 27, 2015

UCI Board of Directors
and liaison roles

Ken Paquin - President, Security
Victor Knox - Tennis, Equestrian, Ball Field, Barn Recreation Rooms
Nancy Kennerly - Membership, Social
Stephen Blumberg - Scenic, Beach
Jason Dowell - Nautical
Kevin Stone - Pool

Executive Vice President
Secretary
Treasurer

Vacant
Hannah Goldstein
Mary Grund

DEPARTMENTS & ACTIVITIES

Ball Field	Bob Svehlak
Barn Recreation Rooms	
Manager	Lynne Andrews
Maintenance	Brian Poole
Beach & Shore	
Reservations	Ginny Vernick
Maintenance	Pat Shay
Beach Camp	Lisa Gattie
Capital Improvements	George Collis
Equestrian	Suzanne Vaaler
Nautical	Mike Sawyer
Scenic Control	Eva Moore
Beautification	Michelle Mahan
Security	Al Homans
Social	
Senior Activities	B. Myers/N. Kennerly
Adult/Family Events	
Mothers' Day Brunch	George/Shepard
July 4th Parade & Picnic	Andy Vernick
Dock Party	Nautical Department
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	Mahan/Cukor
Spring Party	Tracy Seybert
Autumn Party	Beth Rue
Christmas	Kathy Vavrina
Tennis	Kathy Jacob
Maintenance	Mark Overton
Membership	Vacant
Bumper Stickers	Lynne Andrews
Membership Database	Vacant
Welcoming	Sherry Sherwood, Mary Jo Powers, Gillian Duvall, Ann Albrecht, Rina Dowell
Webmaster	EG Gipple
Community E-mails	Meaghan Rosso
Weathervane Editor	Stephanie Collier
Weathervane Distribution	Mike Allen (manager), August, Daly, Davis, Deller, Saline, Fierstein, Wentworth, Konrad, Kardash, Cooley, McCoun, Blumberg, Weiss, Root

INDEPENDENT ORGANIZATIONS

2015 ULMSTEAD SWIM CLUB

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

President	Kathy Pruissen
Vice President	Sharman Devaney
Secretary	Hannah Goldstein
Membership	Lisa Gattie
Treasurer	Trish Schilling
Maintenance	Ron Terrelonge
Social	Ann Harrison
Member at Large	Nicole Roberts
UCI Board Liaison	Kevin Stone

SWIM CLUB QUICK LINKS

pool_pres@ulmstead.org
pool_membership@ulmstead.org

SWIM TEAM

www.UlmsteadSwimTeam.org

Director	Suzanne Vaaler
Merchandise	Susie Smargissi
Concessions	Katy Kelley
GASL League Rep	Jerilyn Deitch
Meet Manager (IT)	Liz Norton
Treasurer	Rob Wallace
Team Webmaster	Hannah Goldstein
Volunteers Coordinators	J. Grignon / C. Sawyer
Head Coach	Colleen Winans
Assistant Coach	Matt Swensen
Special Events	Harrison/Woltersdorf

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	

Ulmstead Calendar – December 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 Children's Playgroup @ Barn 12:00 Savvy Seniors Coffee at the Barn 10:00 AM	3 Boy Scouts 7-8 PM	4	5
6 First night of Hanukkah 	7	8	9 UCI Board Meeting Barn @ 7:30 PM	10 Boy Scouts 7-8 PM	11	12 Annapolis Boat Lights Parade 6 to 8 PM
13 Santa Run at Barn 5:45 PM (see notice)	14	15	16	17 Children's Playgroup @ Barn 12:00 PM Boy Scouts Christmas/Hanukkah party	18	19
20	21	22 Winter Solstice 	23	24 Luminaries 7:00 	25 Christmas 	26
27	28	29	30	31 New Year's Eve	Mark your calendars: * Jan. 13 UCI Board Mtg @ Barn 7:30 PM * Feb. 13 UCI Annual Meeting @ Barn	

There is no January Weathervane. February Weathervane deadline is January 25. Email: weathervane@ulmstead.org