

The Eagle



Summer 2002

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GOING, GOING, GONE...

By Philip & Susan Cline

The CMIA Clubhouse is no more. Homeowners attending the March Association meeting voted, after much debate, to demolish the Community Clubhouse. The Clubhouse was used only occasionally by the Community, and we could not justify the expense to repair or rebuild the building at this time.

In the 40's and 50's, Carrollton Manor was a weekend and summer retreat. The Anne Arundel County shoreline was the "Ocean City" of that era. In 1952, the first Bay Bridge was opened and people traveling to the Eastern Shore had an alternative to a ferry boat. You also must remember that there were no Interstate Highways. President Eisenhower authorized them in a massive public works project, also in 1952.

These national changes changed our neighborhood too. Carrollton Manor began to be the home of year-round residents. But Severna Park was still in the country. Almost all of the subdivisions, schools, and stores of today did not exist. Benfield Road was a road to farm fields that detoured around a large oak tree. Some people told me that the Clubhouse was a house donated to the Community while other people said it was built as a Clubhouse with volunteer labor and supplies. Whatever the origin, it was the center of community life. Besides the building that we are familiar with, there was an attached "basement" with a roof above it. This part of the Clubhouse served as a teen dance club and for other Community social activities for year-round residents.

As Carrollton Manor began to grow, participation in the Community Association did not keep pace. Dues were not mandatory and a small nucleus of volunteers kept it going. In the 1980's, the basement was torn down due to a serious termite infestation and we had no money to replace the roof. In fact, there was so little money, the rubble was buried on site. When the building needed work, the Association could not keep it repaired. When I got involved in the Community Association, the condition of the Clubhouse was so bad that there was no hot water, only one functioning toilet (out of 4), and you had to wash your hands in the kitchen sink.

We developed lots of plans to remodel the building, fix all of the problems, and bring it up to ADA (Americans with Disabilities) standards. But the arson fire in April, 2001, ended the Community's visions for improvement. Unfortunately, the building was not insured against fire. General liability insurance to cover the beaches, two piers, and protect our volunteer Board of Directors from personal liability should another law suit be filed against the Association, was very expensive. To include the Clubhouse would have used up over 60% of our annual budget—an obviously unacceptable percentage. Even without it, insurance is still one of the largest single line items in the CMIA budget.

So now the Clubhouse is gone. Soon, only the foundation and footings will remain. We left those in place so that we can build something there in the future using the same footprint and it protects the Clubhouse's property line setbacks, which have changed since the Clubhouse was built.

Carrollton Manor has amenities surpassing those of many of the communities in Severna Park, which I'm sure is a major factor in why you chose to live here. We have three beaches, two piers and now a future building site. Each of these properties also have problems — problems that take better funding than we have today to keep them maintained. Without better funding, soon, they may also go the way of the Clubhouse.

Why? As is the case with many community associations, it is an issue of resources. Volunteers are scarce and so is money. It takes a balance of both to keep our Community going. It takes every resident's participation. If you see someone parked at the beach without a parking sticker, call the tow company, not a Director. If you see a fox loose in the neighborhood, call Animal Control yourself, don't wait for a community meeting or expect a Board Member to do it for you (the fox will be gone, by the way)

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MOSQUITO CONTROL

While we are all too familiar with the nuisance of mosquitoes, the dangers of West Nile Virus should make us especially vigilant in the battle against this disease carrying insect. West Nile Virus is dramatically on the rise in Maryland, and if we can work together, our community as a whole will be far less attractive for mosquitoes. Less than an inch of standing water is enough to support a swarm of the annoying pests.

Products Advertised for Mosquito Control

There are numerous products being advertised today alleging that they are effective for mosquito control. Unfortunately, these products have limited or no value in reducing mosquito annoyance. Electronic devices that emit a high frequency sound are advertised as being effective to repel mosquitoes. These claims are false. The devices do not deter female mosquitoes from attempting to bite, nor do they cause mosquitoes to flee from the sound. Electrocuting devices, popularly known as "bug zappers," do not control mosquitoes. Beneficial insects such as beetles and moths make up the bulk of the catch. Plants such as the Citrosa plant are promoted annually for their mosquito-repelling quality. Citronella oil does repel mosquitoes, and it is a logical assumption that the Citrosa plant's aroma would produce similar results. However, the citronella-like aroma of the Citrosa plant does not repel mosquitoes. Mosquitoes land on the Citrosa leaves. Crushing the Citrosa leaf and rubbing it on the skin does not repel mosquitoes. The idea was sound, but the results do not prove that it is effective in repelling mosquitoes.

Tips To Rid Our Community Of Mosquito Breeding Sites

- ◆ Clean rain gutters to allow water to flow freely.
- ◆ Remove old tires or drill drainage holes in tires used for playground equipment.
- ◆ Store plastic wading pools inside or turn them upside down when not in use.
- ◆ Turn over or remove clay pots and plastic containers.
- ◆ Dispose of all empty beverage containers, plastic wrappers, discarded toys, etc.
- ◆ Check for trapped water in plastic or canvas tarps used to cover boats, pools, etc.
- ◆ Arrange any tarps to drain the water off.
- ◆ Pump out bilges in boats. Turn canoes and small boats upside down for storage.
- ◆ Replace water in birdbath as least twice a week.
- ◆ Remove pet food and water dishes that are not being used.
- ◆ Don't leave garbage can lids lying upside down and don't allow water to collect in the can.
- ◆ Flush water in the bottom of plant holders twice a week.
- ◆ Fix dripping outside water faucets.
- ◆ Turn wheelbarrows upside down when stored outside.
- ◆ Check construction sites or home improvements to ensure that proper grading prevent drainage problems.
- ◆ Check ornamental ponds, tree holes and water-holding low areas for mosquito larvae.
- ◆ Call the nearest Mosquito Control Office (see below) if you find, or suspect, mosquito larvae are present. If ditches do not flow and contain stagnant water for one week or longer, they can produce large numbers of mosquitoes. Report such conditions to a Mosquito Control Office. Do not attempt to clear these ditches because they may be protected by wetland regulations.

Contact the Mosquito Control Section of the Maryland Department of Agriculture nearest you for additional assistance. Maryland Department of Agriculture Mosquito Control Office Annapolis (Headquarters) 410-841-5870.

Submitted by Jennifer Plant, reprinted with permission of the Maryland Department of Agriculture.

GOING, GOING, GONE...(Continued from page 1)

Your \$35.00 annual dues, **yes annual**, funds the Association at a rate of only nine cents (\$0.09) per day. If dues were \$0.27 per day, the Association would have the funds to tackle many of the "maintenance" projects which we so clearly need to do.

Part of the vote in March was to ask Community residents to give the Board of Directors ideas for replacing the Clubhouse (with a playground, pavilion, etc.). I encourage you to send in your ideas to the Editor of the Eagle. We will compile them and list them in a future Eagle article. Your ideas will help the Board of Directors plan future projects. Remember, the "I" in CMIA stands for Improvement. I know I value the Community in which my family and I live. Its about the lifestyle, not just property values—but you should remember that community amenities always equal higher property values. Consider donating time or resources to the Community Association for special projects. A little bit goes a long way to achieving our goals and protecting your property values.

ATTENTION BOATERS, CMIA Maintains a Cooperating Group Agreement with BOATU.S.

SAVE 50% Off Regular Annual BoatUS. Dues.

For at least the last 15 years CMIA has renewed our "partnership" with BoatUS. The agreement only requires that the membership be informed at least once a year about this special BoatU.S. savings arrangement and make BoatU.S. literature available to its members. In addition BoatU.S. membership benefits include: a 700-page discount catalog plus special discounts and Member Rewards with purchases, discounts at more than 600 marinas, boat insurance, on-the-water towing and a full year's subscription to BOAT/U.S. Magazine. Contact Roger Johnston 410-647-4207 for a BoatU.S. Membership application. If you are renewing you BoatU.S. Membership, be sure to mention our Co-op # GA81464B to get the special \$9.50 rate.

COMMUNITY YARD SALE



Clean out your basement, shed, garage, and storage room. Gather up all your stuff, set out tables and sell it at the fall yard sale.

The yard sale is Saturday, September 7th from 8 am to noon.

To include your yard sale on the community map or for additional information, contact Dianne Hayner at 410-544-9515.

Notice To All Residence:

You must have a CMIA parking sticker on your vehicle, if you park at the community beach (Hillbottom Beach). Vehicles without stickers will be towed at owner's expense.

To purchase a parking sticker contact Lillian Serio at 410.647.5450

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We're on the web!
www.carrolltonmanor.com

Carrollton Manor Improvement Association

Annual Carrollton Manor Picnic

Saturday, August 10, 2:00 - ?
Hillbottom Beach

The Annual Carrollton Manor picnic is a great way to get to know your neighbors. The Community will provide hamburgers, hot dogs, soda, and beer. There will be games and prizes for the kids and we are working on getting a dance band as well. Come one, come all!

What to Bring: If your last name **ends** in A-L, bring one main dish per family. If your last name **ends** in M-Z, please bring one dessert per family.

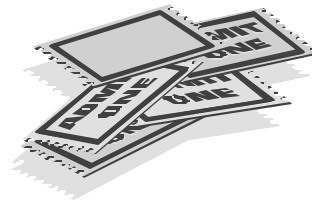
If you have any ideas or wish to help with the planning or set up, please e-mail Chris Flohr at chrisflohr@toad.net or contact him at 410-647-6677

Tickets will be sold as you arrive at the picnic. Prices are: \$10 per person (16 and over), \$5 per person (6-15), Children under 6 are free.

Please Note:

- * Beach will be closed for this event,
- * Dogs must be on a leash, and
- * An adult must accompany kids under the age of 16.

50/50 Raffle



Buy a ticket to help support your CMIA. The tickets are \$1 a piece or \$5 for 6.

The drawing will be held at the annual Carrollton Manor picnic on August 10. You do not need to be present to win!

Please call Bonnie Kellough at 544-5167 to buy and/or sell tickets.

Help support your neighborhood

CMIA COMMUNITY MEETINGS

Below are the dates of our Carrollton Manor Community Meetings for the remainder of the 2002 year. All meetings will be held at Severna Park Baptist Church, 506 Benfield Road, 7:30 p.m.

October 7
December 2