



# The Cape Anne Tide

**Next General Meeting**  
*Saturday, December 7, 10 am*  
*Deale Public Library*

Key Reason to Meet – Approve FY 2026 Budget

## **November 2024 CACA President's Message**

Hey, Cape Anne. Happy Thanksgiving. I would like to say that I'm very thankful for working with a wonderful group of people that make up your Cape Anne Board of Directors, and that the community believes in me to be your president. This December meeting, our main focus is to review and vote on the budget for FY26. Also, we are still looking for any Volunteers that would like to participate in the BOD, I would love to be able to fill my VP position. If you have any questions, please feel free to contact me or to chat with me at the meeting. I hope everyone has a happy and safe holiday.

*Ryan Hostetter, President*

**Cape Anne Winter 2024 General Meeting**  
**December 7, 2024, 10 a.m.**  
**Deale Public Library**  
**Proposed Agenda**

1. Call to Order
2. Welcome new members & residents
3. Review minutes of 9/28/2024  
General Meeting, as published in  
The Cape Anne Tide
  - c. Community Outreach
  - d. Plants Committee
  - e. Web Site and Facebook
4. Review Treasurer's Report, as  
published in The Cape Anne Tide
5. Board Report
6. Harbormaster Report
7. Committee Reports
  - a. Facilities & Maintenance
  - b. Special Events
8. Old Business
  - a. Long-term projects
9. New Business
  - a. FY2026 Budget approval
  - b. Community projects
  - c. Community suggestions
10. Adjournment

**CAPE ANNE CITIZENS' ASSOCIATION**  
**GENERAL MEETING**  
**September 28, 2024 Minutes**

President Ryan Hostetter called the meeting to order at 9:05 a.m. Attendance was noted on a sign-in sheet circulated during the meeting.

New members Mary Beth Williams and Cody Sawhill, 5711 Bay View Parkway, were welcomed to the meeting.

Meeting Minutes- Minutes for the July meeting, as published in the Tide, were accepted by acclamation.

Treasurer's Report – The FY 2024 Fourth Quarter report, as published in the Tide, was accepted by acclamation.

**COMMITTEE REPORTS**

- Treasurer's Report – Fiscal Year 2024 statements were submitted to the county on September 25. Bank balances as of September 27, 2024, are checking, \$21,727.65; savings, \$363.39; CD, \$5,000; and marina, \$15,203.96.
- Maintenance – Tree maintenance is expensive, and we will need to increase that budget to cover long term care as well as tree removal when needed. Lawn care is going well. We will mow leaves again this year instead of removing them, as it is less expensive as well as better environmentally. We have replaced the damaged picnic tables in the pavilion.
- Harbor Master – We've had better water in the creek than last year but still not good weather for boating. Slips are available. Birds aren't sitting on the pilings, but they are sitting on the pier. More usage of the pier will help keep the birds away. Otherwise, the pier is in great shape. We'll pressure wash the pier before painting and hope to do this before Halloween.
- Board Vacancy – The vice presidency of the Board is vacant, for the term that expires in April 2025. Please let Ryan know if you are interested in serving on the Board.
- Special Events – The crab feast will be held this afternoon. Many thanks to the volunteers who organized the event this year. Looks like great weather this afternoon. If you have time, please stay after the meeting for the final set up of tables and chairs.
- Community Outreach – Robbie Curry has volunteered to lead our community outreach, including developing the loop captains or neighborhood program.
- Plants Committee – We received a Unity Gardens grant of \$977 to purchase plants for the Broadwater shoreline and trees for Broadwater Parkway. We will plant a shagbark hickory to replace the one recently damaged by the storm. The plants selected are native to this area and have some tolerance for

salt water. Target planting day is October 12. We'll post details for planting day on Facebook.

### ***OLD BUSINESS***

- Pier – We are getting an estimate for repairs for the entrance to the swim pier.
- Entrance on Battee – Flooding on Battee near the entrance is a continuing problem. Report flooding events to the county at 311 or the county DNR site for flooding. The county needs to hear from the residents about the severity of the problem.
- Coastal Resiliency Project – Funding for Phase 1 (marsh between Cape Anne and Franklin Manor) is in place. We don't have a timeline for work on the project but should start soon.

### ***NEW BUSINESS***

- Speeding – Speeding, especially on Battee, continues to be a problem. Delivery trucks are often at fault. Report the trucks to their company when you observe them speeding.

The meeting was adjourned at 9:30.

Respectfully submitted,

Lyla Baumann, Secretary  
Cape Anne Citizens Association

**FY 2026**  
**Special Community Benefit District**  
**Budget Request**

A. District Name: Cape Anne 900009  
 B. Community Assoc. Name: Cape Anne Citizens Association, Inc.  
 C. Mailing Address: P.O. Box 58, Churchton, Maryland 20733  
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 D. President of Community Assoc.: Ryan Hostetter  
 Telephone #: 443-852-8385  
 Email Address: [ryanehostetter@gmail.com](mailto:ryanehostetter@gmail.com)  
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 Budget Contact Person (Treasurer): Mark Smith  
 Telephone #: 301-955-6156  
 Email Address: [mdsmith1375@gmail.com](mailto:mdsmith1375@gmail.com)

**BUDGET REQUESTED FOR FISCAL YEAR JULY 1, 2025 THROUGH JUNE 30, 2026**

<b>FY 2026 BUDGET</b>	<b>Amount \$</b>
E. Special Purpose & Item	
<u>Commercial Loan</u> <span style="float: right;"><i>(If Applicable)</i></span>	<u>                    </u>
<u>Administrative</u>	<u>\$6,000.00</u>
<u>Maintenance</u>	<u>\$35,500.00</u>
<u>Recreation</u>	<u>\$3,500.00</u>
<u>Funds Held for Future Use</u>	<u>\$27,779.00</u>
<u>                    </u>	<u>                    </u>
F. Budget Subtotal	<u>\$72,779.00</u>
G. Administrative Fee <span style="float: right;"><i>(See Instructions)</i></span>	<u>\$2,000.00</u>
<b>H. BUDGET TOTAL</b> <span style="float: right;"><i>(Total Items E + F + G)</i></span>	<b><u>\$74,799.00</u></b>

**REVENUES**

I. Estimated Funds Available FY26	<u>\$0.00</u>
J. Community Held Funds as of 06/30/2024	<u>\$33,528.48</u>
K. Other Revenue	<u>0</u>
L. Est Funds Available Subtotal	<u>\$33,528.48</u>
M. Tax Revenues Needed for FY26	<u>\$41,250.52</u>
<b>N. REVENUE TOTAL</b> <span style="float: right;"><i>(Total Items L + M)</i></span>	<b><u>\$74,779.00</u></b>

**TAX RATE CALCULATION**

O.	Tax Revenues Needed for FY26	<i>(Item M)</i>	<u>\$41,250.52</u>
P.	T# of Lots/Accounts		<u>150</u>
	Tax Assessment		<u>                    </u>
Q.	<b>REQUESTED TAX RATE</b>	<i>(= Item O / Item P)</i>	<u>275.000</u>

**CERTIFICATION OF ASSOCIATION REPRESENTATIVES**

I hereby certify that the budget request above has been approved pursuant to the bylaws of this association; that the budget has been presented to the property owners for their comments; and that the funds requested are for the purposes authorized in the laws governing our special taxing district.

NAME	<u>Ryan Hostetter</u>	NAME	<u>Mark Smith</u>
TITLE	<u>President</u>	TITLE	<u>Treasurer</u>
DATE	_____	DATE	_____
SIGNATURE	_____	SIGNATURE	_____

Supporting Documentation of Officers/Representatives attached (please check).

**Cape Anne Citizens Association, Inc.**  
**Financial Report FY 2025 (Qtr 1) as of September 31, 2024**  
**(Fiscal Year July 1, 2024 through June 30, 2025)**

<b>County Tax Funds (Truist)</b>			
<b>Balance Forward</b>			
	<b>6/30/2024</b>	<b>Checking</b>	<b>\$33,528.48</b>
		<b>Savings</b>	<b><u>\$ 5,363.37</u></b>
			<b>\$38,891.85</b>
<b>Income (+)</b>			
	<b>County Tax Funds</b>	<b>\$</b>	<b>0</b>
	<b>Other</b>	<b>\$</b>	<b>420.00</b>
	<b>Interest</b>	<b>\$</b>	<b><u>.02</u></b>
		<b>\$</b>	<b>420.02</b>
<b>Expenses (-)</b>			
	<b>Administrative</b>	<b>\$</b>	<b>1,497.21</b>
	<b>Maintenance</b>	<b>\$</b>	<b>10,723.62</b>
	<b>Recreation</b>	<b>\$</b>	<b><u>1,765.00</u></b>
		<b>\$</b>	<b>13,985.83</b>
<b>Ending Balance</b>			
	<b>9/30/2024</b>	<b>Checking</b>	<b>\$ 19,962.65</b>
		<b>Savings</b>	<b>\$ 369.39</b>
		<b>CD</b>	<b><u>\$ 5,000.00</u></b>
			<b>\$ 25,326.04</b>

<b>CACA Boat Owners Assoc. (Truist)</b>		
<b>Balance Forward</b>	<b>6/30/2024</b>	<b>\$ 13,903.96</b>
<b>Income (+)</b>		<b>\$ 1,300.00</b>
<b>Expenses (-)</b>		<b>\$ 0</b>
<b>Ending Balance</b>	<b>9/30/2024</b>	<b>\$ 15,203.96</b>

*Prepared by Mark Smith, Treasurer*

## **Treasurer's Report**

The audit was submitted to the county on November 18. The county will release tax payments after approval of the audit, probably early in 2025. We have received paperwork for the FY 2026 budget submittal. We recommend keeping the tax assessment at \$275, as projects to replace the pavilion roof, repair the bulkhead along North Shore Parkway, and make repairs to the swim pier will need attention soon. The marina loan was paid off this year.

## **Harbor Master**

The birds are not sitting on the pier pilings but are sitting on the pier. The pier will have to be pressure washed before repainting the deck. We can rent a pump to provide water for pressure washing. The swimming pier needs piling caps to protect the pilings from decay as well as from birds.

## **Committee Reports**

### *Facilities and Maintenance*

We will have one more lawn cut this year to mulch leaves and will renew the contract for next year unless the price changes. We are planning to build a planting box around the sign at the entrance on Battee, to protect the plantings from flooding and to make maintaining the plants easier. A resident of Battee has asked about a playground for children and is willing to research costs and other issues related to playgrounds. Another group is working on the walkway to the dock on the creek near the entrance to Cape Anne. We welcome volunteers to work on other projects, such as the pavilion roof, bulkhead repairs, swim pier repairs, and speeding.

### *Special Events*

We need a volunteer to coordinate special events. Until then, we will encourage impromptu events such as the holiday neighborhood get together at the pavilion on the 14<sup>th</sup> at 1 p.m.

### *Plants Committee*

We planted plants and trees on Broadwater Parkway, purchased with funds from a Unity Gardens grant. Many thanks to those who came out on planting day. The weather hasn't been conducive to gardening the past few months, with a severe lack of rain. Thanks to Bob Gray for watering the plants at Cherry Blossom and to the Hills and Clarks for letting us use their water for the plants on Broadwater. We postponed planting trees on Bay View until the drought eases. We have received several wood chip deliveries from tree work being done in the neighborhood to use around the trees in the parkways. We spread chips on Great Oak, covering most of the area under the trees there, and have some wood chips on North Shore and on Bay View. If you plan tree work and don't plan to use the wood chips on your property, please let us know so that we can use them. The tree companies are usually happy to leave them, and they provide free mulch to the community.

## *Website and Facebook*

The website is available at [capeanne.org](http://capeanne.org). The Tide and CACA bylaws are posted here. The Facebook page is Cape Anne Community. Items of community interest may be posted here.

## *Cape Anne Citizens Association*

Just a quick note about what the Cape Anne Citizens Association is. A lot of residents have moved in recently and probably haven't received a tutorial about CACA. The association is not an HOA. Every property owner in Cape Anne is a member of the association, there is no need to "join." Renters, as residents of the community, share in the use of all community property. The community was set up as a special community benefit district, which means the community sets a rate every year of funding that is paid with the taxes paid on property in the community. If you rent, the property owner pays as part of their tax bill. Those funds are given to the community each year after the community drafts, votes on and submits a budget to the county. Those funds are used to provide services for the community good, including landscape and tree care, maintenance of the pavilion and community property, including the swim pier, and payment of property taxes on community land (the loops and some shoreline). The funds are also used to put on the crab feast each year, which is why residents do not pay, only guests do. All these activities are managed by the CACA board, an all-volunteer group of residents. Any community member may have input on the budget and management of the community through our quarterly meetings but are also very welcome on the board. Please consider joining if you would like to have input on how your funds are being spent. This is your community, and your input is very welcome.

## **Old Business**

### *Long Term Projects*

We have an estimate for the pavilion roof replacement and will get at least two more estimates. The work includes replacing the roof and painting the columns. We may need to fill cracks in the concrete floor as well. We also have an estimate now for repairs to the swim pier.

## **New Business**

### *Community Outreach/Cape Anne Connect*

Cape Anne Connect is a new neighborhood communications system with goals to welcome new residents to the community and provide information on Cape Anne; and to better maintain communication for use in local neighborhood as well as community events and in emergencies. Robbie Curry has agreed to lead this effort and will need volunteers from about 10 neighborhoods to serve as local contacts (originally called loop captains) with neighbors. These volunteers will visit new residents to welcome them to Cape Anne and will share information with their neighborhood via text or email, as the best method is determined. This effort will not require a significant time commitment. We will post the neighborhoods to show exact locations, but generally they include Wildwood, Battee at the entrance, Battee to the Circle, West Carvel, Shore Drive, Harbor Way, North Shore, Great Oak, Bay View, and Broadwater. If you would like to volunteer, please contact Robbie Curry at 202-320-6853, [robt.curry@gmail.com](mailto:robt.curry@gmail.com).



<b><u>CACA Officers and Directors</u></b>		<b><u>Until</u></b>	<b><u>Phone Number</u></b>
President	Ryan Hostetter	4/26	443-852-8385
Vice President	Vacant	4/25	
Treasurer	Mark Smith	4/25	914-672-7731
Secretary	Lyla Baumann	4/26	667-231-5416
Director	Darcy Scott	4/25	202-669-7340
Director	Joan Liddy	4/26	802-673-0441
Director	Brad Mendez	4/25	708-990-4908
Director	Liz Sequeira	4/25	301-538-7577
Harbor Master	Mike Waldow	4/26	443-744-9314

**Committees**

Facilities & Maintenance	Darcy Scott	202-669-7340
Special Events	Vacant	
Community Outreach	Robbie Curry	202-320-6853
Web Site	Ryan Hostetter	443-852-8385
Harbor Master	Mike Waldow	443-744-9314
Plants Committee	Lyla Baumann	667-231-5416

**WHAT'S AHEAD FOR CAPE ANNE**

**Winter General Meeting-Budget**

Saturday, December 7, 2024, 10 am  
Meeting, Deale Library

**Spring General Meeting - Elections**

Saturday, April 26, 2025, 9 am  
Meeting, The Pavilion

**Summer General Meeting**

Saturday, July 19, 2025, 9 am  
Meeting, The Pavilion

**Fall General Meeting**

Saturday, September 27, 2025, 9 am  
Meeting, The Pavilion

*The Cape Anne Tide is published quarterly — April, July, September, December  
Submit articles by the 1st of the month before publication.  
Send your article to Lyla Baumann – lyla.baumann@comcast.net.*