

BEMANCO NEWS

Beach Management Corp. Annual Report
P.O. Box 142, Charlotte Hall, 20622 301-884-3622



2020

January 2021

YOUR 2020 OFFICERS:

President: Harry Grant
Vice President: Dale Antosh
Treasurer: Carol Farley
Secretary: Tiffany Price

WHAT A YEAR GOLDEN BEACH & PATUXENT KNOLLS!

We hope this newsletter finds you healthy and doing well. If you're reading this, then the year 2020 is finally over! Hooray! This past year has brought great challenges with COVID, quarantines, restaurant closures, school closures and many more less than desirable events. In some way, these events have affected us all. Fortunately, we've also witnessed many exciting and positive things happening within our community. I'm happy to admit that in a year of quarantine and social distancing, we've experienced more examples of "community" than ever before. We've seen neighbors checking on each other or picking up and delivering groceries. We've even seen social media updates on which stores had toilet paper in stock and neighbors offering to share some of their "stash".

If you ventured out to any of our community properties, you would have seen many improvements taking place. We've had hardworking BEMANCO volunteers digging, clearing, building, and painting. We've had many dump trucks delivering dirt to Long Point. If you had a taste for donuts, BBQ, tacos, pizza, or dessert...we even had food trucks come in to the community to bring their culinary talents to us. While the beaches saw more traffic in 2020 than they have in a very long time, our wonderful Beach Attendants made sure that access to the beaches and boat ramps were limited to current lot and home owners. The number of individuals that volunteered their time, skills, materials, tools, and their finances this year has been awesome. We would never have been able to accomplish so much this year without the unselfish help of you and our community. To try and list by name all of the wonderful individuals or companies that volunteered, donated, or supported our community financially this past year would be overwhelming. Please know that we are extremely grateful!

With a completely new group of Officers, and a re-energized Board, 2020 was definitely a year of change. This past year we've tried to refocus on the core responsibilities of BEMANCO...(Beach Management Corporation). Please note that we have no control, or authority, over the streets or rivers. We also do not provide, fund, collect revenue for, or schedule mosquito spraying as well as trash and/or snow removal service throughout the neighborhood.

As per the Articles of Incorporation dated December 6th, 1971, we are responsible for the beach properties. This would include maintaining and repairing as necessary the parking lots, grass areas, boat ramps, piers, docks, pavilion, gates, picnic tables, playground equipment, liability insurance, and of course..."To collect the annual charges of Twenty-Eight (\$28.00) per lot from all lot owners.." Are we operating and prioritizing issues a bit differently than the BEMANCO Officers and Board Members from years past? Yes. Having said that, we are very grateful for the previous Officers and Board members of BEMANCO for their service! Most Officers of BEMANCO, and many Board members, served numerous terms year after year to better our community! THANK YOU! Please know that our intent, our goal, and our focus will always be, to maintain or improve the beach amenities that enrich our community and ultimately increase everyone's property values.

January 1, 2021

Each January we send out our annual newsletter providing recaps of the previous year and updates of the year to come. This year's newsletter will have a slightly different format than those of years past because BEMANCO has become more digitally active! In an effort to be more convenient and timely with information and updates, we have created a BEMANCO website: www.Bemanco.com This website can be used to pay your annual fees or make donations, communicate with Title companies, find a map of the community and streets, contact members of BEMANCO, review previous Annual Board Meeting Minutes, and to access the Rules and Regulations of BEMANCO properties. Additionally, BEMANCO is now on Facebook as well. This Facebook page is solely to help BEMANCO provide important updates to our community as they occur. Included with this newsletter is your "Permission of Use" form for each lot or house you own. You should fill out one form for each of your lots or homes. Please make copies of this form as needed for your payments. This form is also where you can designate payment of your annual covenant fees, late fees, attorney's fees as well as donations or funding for special events such as fireworks, Lot Lotto, 50/50 Raffle or the Ocean City raffle.

Also included with this newsletter is your annual statement or invoice for your mandatory covenant fees. These fees, which have never been increased, are mandatory and are deeded to your property. If you were not made aware of this when you purchased your lot or home, that was a failure of the part of your agent and/or title company and does not eliminate your responsibility for payment. Failure to pay your mandatory covenant fees when due will incur late fees and/or interest charges. Due to the severity of past due balances, it was decided this year to forward these accounts to an outside attorney for collections and further legal actions if needed. Its important to note the necessary annual revenue needed to cover the expenses back in 1971 was determined by the number of lot owners each paying their mandatory fee each year. If those fees are not paid, BEMANCO has no other alternative then to pursue legal action for collections unless the owners that do pay their mandatory fees choose to pay an additional amount to cover the costs of those that don't!

In the past, this newsletter would also provide the dates and times of BEMANCO's annual open meeting. Due to COVID and unprecedented mandates by Governor Hogan we are postponing the annual meeting until further notice. Once capacity restrictions are lifted, we will reschedule the meeting and post the date and time on the boards, website, and Facebook.

It's important to note that there is a separate entity in our community known as the Golden Beach Patuxent Knolls Civic Association. These are all hard working volunteers who get together to make this community a great place to live! Please consider attending a meeting as they are always looking for additional help and welcome new members. Our BEMANCO Vice President, Dale Antosh, is also the President of the Civic Association. The Civic Association is the volunteer group that puts on the annual Independence / Labor Day Parade and Fireworks, Easter Egg Hunt, Fishing Tournaments, Golf Cart Poker Runs, Christmas Tree lighting, and many more fun community events. As Dale would say, they're the fun group! And yes, they do a wonderful job! If you would like to receive updates of coming events sponsored by the Civic Association, please email Dale at dale.antosh@comcast.net. They meet the first Thursday of each month at 7:00 PM at the Golden Beach Firehouse.

Lastly, we have attempted to provide a list of some of the improvements that were made to the properties this past year in our "Here We Grow Again" section.

January 1, 2021

Here We Grow Again!

BENSON'S PIER:

- bridge between piers completed
- all new stringers on pier and 4 new poles driven
- hole at the end of the ramp filled
- picnic table painted & placed for attendant

TRENT HALL:

- parking lot filled and graded with new millings
- kayak launch is coming! (donated by Civic & delayed by COVID)

SMALL BEACH:

- tether ball installed
- new benches installed
- airplane toy installed
- equipment painted and refreshed

LONG POINT:

- shed & deck
- shed included a complete overhaul from Civic, a new roof by donation and all new electric, a fridge & freezer were also donated for this
- Beach Attendant stand painted & new roof
- flooded area filled in & graded
- Brush along property line cleared
- parking lot filled and graded with new millings
- seawall built to prevent boat ramp from washing away
- electric installed at the flag pole & at the shed
- entrance & pier signs repaired & painted
- Comcast Internet installed for security cameras

MAIN BEACH:

- parking lot paved & speed bumps painted
- bridge repaired & painted
- concrete debris removed from beach
- picnic table painted & placed
- fence line cleared of weeds
- shed painted & cleaned out
- electricity fixed at pavilion
- sign painted

WINNERS

Ocean City Raffle: Robert Battenfield

Lot Lotto: James Polk \$740

50/50: Cynthia Schauer \$480