

BEMANCO NEWS

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



2021

January 2022

YOUR 2021 OFFICERS:

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

CHEERS GOLDEN BEACH & PATUXENT KNOLLS!

We hope this newsletter finds you and yours enjoying the start of a New Year and all the fresh new opportunities that come with it! While the year 2021 certainly dragged some of its unwanted baggage from 2020, we are now stronger and have a clearer view of our immediate future.

Yes Covid, and all its variants, is still headlining the media. To get vaccinated or not seems to be a very emotional topic and surely one that is very personal. The reasons for, and against, are many and will surely continue to be debated for the foreseeable future. Regardless of one's decision, I have one question. When did society decide that we must hate someone because they have a different viewpoint than ours?

Why is this topic even mentioned in our 2022 Newsletter? Because of the recent snowfall of almost a foot! Most of our community lost power for 24 to 48 hours with some going even longer. No power for lights. No power to pressurize the water tank from your well so no water for showers, brushing teeth, or filling your toilet tanks! No heat unless you had a generator, fireplace, or other. BUT, want to know what we did have??? We had neighbors in our community checking on other neighbors to make sure they were OK. Neighbors shoveling snow from other neighbor's driveways. We even had neighbors on the Golden Beach Patuxent Knolls Facebook page asking who needed help! Who needed a heater for their generator? Who needed a generator for their heater? Who needed food from the local grocery store? Who needed prescriptions picked up? WHO NEEDED A BREAK! Numerous neighbors that had power, offered to open their homes to those that didn't! Yet not once did I see a post asking whether a neighbor had been vaccinated, or not, prior to offering help! I learned my crab cooker and propane tank work great for melting snow to fill the toilet tanks! We are a community of good people that when times get tough, we look out for one another. THAT is just one of the main reasons our community is great!

As we leave 2021 in the rear-view mirror, our front windshield is filled with some very large challenges we will have to face as a community. We have made great progress in cleaning up the past due accounts but unfortunately, we still have many neighbors that for one reason or another have refused to bring their accounts up to date. Yes, we have hired attorneys and yes, we will aggressively collect these past due accounts. Unfortunately, this means legal action against these owners and per the bylaws, all legal expenses will be added to the responsibility of the lot owner. BEMANCO has done everything it can to try and work with these individuals. Sadly, we are now at a point where further legal action is mandated.

BEMANCO has been working hand in hand with the Golden Beach Patuxent Knolls Civic Association to help raise money in any way possible to assist in covering the costs of maintaining the beach properties, piers, boat ramps, playgrounds, and pavilion. Thank God we have had many neighbors come out and volunteer their time, their skills, materials, tools, and their finances to help our community. We've come so far in the past two years, and we certainly don't want to lose any momentum going forward. We have even had a few local businesses help in multiple ways as part of our community. To thank everyone individually would be overwhelming but please know that we are so very grateful for everything you've done!

January 1, 2022

Have you checked out our 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, and to access the Rules and Regulations of BEMANCO properties. Additionally, BEMANCO is on Facebook as well. Please note this Facebook page is solely to help BEMANCO provide important updates to our community as they occur. Any correspondence you wish to send would need to be submitted to our website.

BEACH CLOSINGS? SPECIAL ASSESSMENT? PIER AT TRENT HALL CREEK IS CLOSED????

YES! The pier at Trent Hall Creek is not safe and cannot be used until the entire structure is replaced! We had previously placed two separate signs stating the pier was closed but someone had removed both of those signs! We've obtained bids from multiple pier companies that have worked in the immediate area and their quotes have ranged from \$59,000 up to \$100,000! Unfortunately, we do not have the money to pay for this so Trent Hall Pier is CLOSED until it can be replaced. When will that happen? We do not know! The mandatory annual covenant fee of \$28.00 was determined based on the total anticipated costs of insurance and maintenance in 1965. Back when you could buy a new car for \$1,000!

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." Unfortunately, the costs of everything has increased EXCEPT the mandatory covenant fee! That's still at a whopping \$28.00 per year and we have people that refuse to pay that! That is sad! We understand some families are on a fixed income. We understand some have lost jobs or are working multiple jobs to make ends meet. To those individuals...you have our full respect!

BUT THAT'S NOT THE CASE WITH EVERYONE !!! Those that have not paid their MANDATORY COVENANT FEE for other reasons....understand that we ARE taking legal action! There are a total of 1,271 lots in our community. If every lot owner paid their MANDATORY COVENANT FEE that still only equates to \$35,588.00 a year in revenue to cover all costs! The math does not work folks! If nothing breaks, ages, gets hit by storms, snow, high winds, high tides, or as stupid as this sounds "Vandalism", we barely get by financially! BEMANCO Officers, Board Members, and many volunteers are doing everything we can to generate revenue to try and avoid implementing a Special Assessment to cover the pier replacement. The facts are very clear neighbors. Either we generate additional revenue to cover these costs, implement a special assessment or the beaches close down!

Every year we hold fundraisers to supplement the revenue from the mandatory annual covenant fee. Each year we hold a Lot Lotto, Beach House Vacation Raffle, and 50/50 Raffle. This year we have added concession sales at our Beach Shack as well as our very first 25 Days of Christmas Lottery! We are working with Senator Jack Bailey and Delegate Matt Morgan to apply for Grant Funding. We are also meeting with the Department of Natural Resources to address beach erosion challenges!

BUT IT'S NOT ENOUGH!!! If each and every one of our 1270 lot owners simply added \$40.00 or \$50.00 extra to their annual covenant fee, we could meet this financial emergency. Sadly, we know that many will not support this goal so if you are able to add a little more, PLEASE DO SO!!!!

January 1, 2022

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. Hopefully you'll use this opportunity to add an additional donation for the replacement of the Trent Hall Pier!

Also included with this newsletter is your annual statement or invoice for your mandatory covenant fees.

This fee is due no later than March 31st, 2022. This fee, which has never been increased, is mandatory and is 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 either 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. Again, this is due March 31st, 2022!

Earlier I mentioned the Golden Beach Patuxent Knolls Civic Association. This is a 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. The Civic Association is led by Dale Antosh and a very dedicated group of unselfish individuals.

As Dale would say, they are the fun group and 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 Additionally, they meet the first Thursday of each month at 7:00 PM at the Golden Beach Firehouse. Please consider attending a meeting, having fun, and maybe even helping out on an event!

Lastly, we will hold our Annual Open Meeting on Monday January 31st, 2022, starting at 7:00 P.M. at our local Firehouse. 2022 elections will take place at the meeting. We hope to see some new faces there!

Thank you,

Harry Grant
President, BEMANCO

WINNERS

50/50: James Polk \$595

Lot Lotto: Royer Ridgeway \$870

Ocean City Raffle: Joseph Jones