



# OCEAN PINES REPORT



Official Publication of Ocean Pines Association, Inc.

SUMMER 2010

VOL. 42, No. 3

## PRESIDENT'S REPORT BY BILL RAKOW



### LOOKING AHEAD

This will be my last report as your president and a member of the OPA Board. It has been an honor to have been allowed to serve.

Much has gone on this past year, not the least of which relates to our major facilities. The Community Center has proven successful. The 10-Year Major Facilities Task Force is continuing to study the Yacht Club and Country Club as its next "targets." We need to get this right, so what may be different from previous information you might have received in the local papers, on page 3 in this "Report" you will see that we are going to step back and take another hard look at all the factors impacting the final decisions on those facilities. I believe, though, that the Board is committed to arriving at a solution in the near term – within the next year.

Late in June, I attended a swim meet at the rebuilt Swim & Racquet Club Pool to watch my three granddaughters swim. As I looked around, I was impressed once again at what a unique and great place we have in Ocean Pines. The key factors that make our community special are the people and the many amenities and "features" we have in this Association. Sure, we have lots of room to improve, but we also need to take a look at what we do have and understand that we are fortunate.

One of my goals this year was to empower the committees and enhance communications within all of Ocean Pines. We're not all the way there yet, but I believe we have made some significant steps in the right direction. In my view, we need to figure out how to best use the talents of our membership. There are so many of you who stand up to be counted, but let me just mention three of our volunteers who all of us admire for the contributions they make for us:

**Diane McGraw** from The Parke leads the Elections Committee that handles all the details of getting the elections process and procedures on track. She and her team deserve our thanks for the tremendous job they do. When you watch the Candidate's Forum on our video, Diane is the lady running the "show."

**Marie Gilmore** from Section 6 leads the Recreation & Parks Advisory Committee and is involved in other organizations such as the Veterans Memorial and other fundraising activities. Marie was the key person in setting up our Memorial Day ceremony.

**Ted Moroney**, a part-time resident from Section 1, is the coordinator of the 10-Year Major Facilities Task Force in addition to running his own business and serving as the President of the Board of a private military school. Ted has been one of the principal movers and shakers in making the Community Center happen and in pointing us in the right direction for the future.

Thanks, again, to all of our volunteers for all the support you have given us this past year.



**Homeowners Phone Directories**  
2010 Directories now available at Admin Bldg for \$8.

**Volunteers Needed - photography, clipping newspaper articles, website updates, power point, and videos.**  
Please email [info@oceanpines.org](mailto:info@oceanpines.org)  
or call 410-641-7717 x 3006

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**OPA ANNUAL MEETING**  
**Saturday, August 14, 2010 at 10 am**  
**Ocean Pines Community Center**  
*Election Results Announced!*



## GENERAL MANAGER'S REPORT

BY TOM OLSON



**Sprucing Things Up!** Many improvements have been made throughout the Pines: the South Gate entrance signs have been replaced, medians along the Parkway have been mulched/trimmed, playground fall zones have been re-padded with safety material, flower beds have been dressed, excess leaves and debris has been removed from parks, tennis and basketball courts have been colored/relined, culverts throughout

the Pines have been pressure cleaned and our front line staff have been outfitted with new uniforms/name tags. More improvements to come...!

**End of fiscal year brings good news!** The OPA fiscal year runs from May 1st to April 30th. Having just finished our fiscal year for the 2009-2010, I'm pleased to tell you that we ended the year with a surplus of more than \$178,000. Additionally, your Yacht Club finished the year with a subsidy of only \$17,000, the best performance in its 40 year history!

What makes this news particularly impressive is that the national economy has been on the rocks for the last few years, we have suffered the cutoff of government grants previously available to OPA, slow real estate sales have stagnated interest in new amenity memberships and we've just been through one of the worst winters on the Eastern Shore in the last 30 years.

In spite of these challenges, I can say that we've managed your resources judiciously. The credit for this accomplishment goes to our team of Department Heads, Area Managers and staff. With the guidance of your Board, personal sacrifices by staff and an unwavering commitment to "getting the job done" in spite of challenges, we've ended the year with an impressive operating surplus! Congratulations and my personal thank you to the OPA team for their hard work and dedication!

## Just Five Dollars (\$5)?

Tony Unitas, a partner in Terry & Unitas, has offered to help us develop an organization-wide marketing plan pro bono! He recently posed an interesting question that I thought I'd share with you. "What if every property owner in Ocean Pines spent just \$5 more each week throughout the summer at our amenities?" It would result in \$672,000 in additional amenity revenue! (\$5x16 weeks x 8,400 properties = \$672,000). A visit to the Yacht Club for dinner today, pool coupon pass next week, a twilight round of golf, a sandwich at the Terme Grill, a shirt or jacket from the Pro Shop, Sunday brunch at the Yacht Club or a visit to the Beach Club snack bar are just some examples.

To all our members, residents and guests who support our amenities THANK YOU!!! To those who haven't rediscovered the

Pines lately.....why not spend a day at the Pines?! We think you'll be pleasantly surprised at the staff's commitment to customer service and everything the Pines has to offer. Become part of our success and make the most of your community...just \$5.00 a week!!!

**What's on Tap for the Summer?** Wednesday Family Fun Nights at the Yacht Club pool, Thursday night summer concerts, golf clinics, swim team meets, summer camps, weekend entertainment at the Yacht Club, and swimming in the indoor pool (for those rainy and sunburn days) are just some of the many things on tap for a full summer of fun and memories. Sign up for our weekly e-blasts by e-mailing your request to info@oceanpines.org and stay on top of what's going on!

**Annual Meeting - August 14th** - Mark your calendar and make plans to attend the Ocean Pines Association Annual Meeting on August 14th at 10:00 a.m. in the Community Center. This will be the first annual meeting held in the facility which opened last September. You'll learn the results of the Board elections, the accomplishments of the past year and get a glimpse into the future with an update from our 10-Year Plan Task Force. In addition, plenty of time will be set aside to receive your input and answer questions.

**The Vision Thing!** - One of the most important things a General Manager can do for any corporation is to increase shareholder value. At Ocean Pines, shareholder value translates to property value and the intrinsic things in a community that make it attractive, functional and a desirable place to live. I thought it worthwhile to share with you some of the vision that we have developed during planning sessions for both our 10 Year Plan process and our comprehensive Marketing Plan..

Looking back, in Ocean Pines, the 1990's was a period marked by tremendous growth and increasing property values. At the same time the "Silent Generation" (born 1925 - 1945) was coming of age. According to the U.S. Census Bureau, more than 40 million members of the "Silent Generation" were at a mean age of 65 years old. Many took up residence in communities like the Pines. It was a period when interest in golf, tennis and aquatic memberships were on the rise. Today the mean age of the "Silent Generation" is 80 years old and we see amenity usage tapering off as health concerns rise and activity levels begin to wane. Meanwhile, Ocean Pines facilities are showing signs of age and plans are being formulated to re-invigorate amenities to make them more functional and attractive for residents/guests of today and tomorrow.

Soon, the "Silent Generation" will be replaced by a population of 80 million "Baby Boomers" born after World War II. With a mean age today of 55, the boomers will be positioned to work less and play more within the next 10 years. We'll see a gradual migration of healthy active adults discovering places like Ocean

*CONTINUED ON PAGE 3*



## GM'S REPORTS CONTINUED FROM PAGE 2

Pines. Well kept homes, high quality amenities, low crime rates, access to high quality health care, proximity to major cities and regional attractions such as the Atlantic Ocean all play important parts in their location decision process.

With the help of your Board and support of an involved membership, we will continue making improvements to Ocean Pines which enhance its reputation as a high quality community today, tomorrow and for many years to come...it's what makes the "Vision Thing" more than just an idea!

See you next issue!

*Thomas J. Olson*

## Thank You

We would like to thank all of our advertisers for their support by advertising their business in our Summer 2010 edition of the Quarterly News. Stop by or call them to ask about their products and services. Please mention you saw their ad in the Ocean Pines Newsletter.



## WHAT'S NEXT FOR THE 10 YEAR MAJOR FACILITIES TASK FORCE?


BY TED MORONEY

After completing the community center in 2009, and while overseeing reinforcement and construction of the Swim & Racquet Club deck in 2010 (both projects completed on schedule and under budget), the Task Force focused our attention on our aging Yacht Club. We've spent the last nine months developing specifications, reviewing bids, interviewing contractors and re-examining the needs of the community. Based on our cost analysis we have decided it is more cost effective over the long term to replace the structure than to attempt a major rehabilitation of the existing building.

This project is one that invites great debate and passionate opinions. Therefore, we have elected to step back and re-examine a number of factors including various operating alternatives, evaluating the market of food/beverage/entertainment venues, and determining the size and uses of the structure. This delay will set us back a year from the original proposed start in September 2010. It is most important that we arrive at a solid decision that best serves our community for the next 40 years. In the interim, we will maintain the facility in "as is condition" with minimal improvements in the next 12 months.

- We will not be recommending a major rehabilitation of the building now or in the future.
- We believe that the Yacht Club and Country Club are linked from a planning and use standpoint. We will be coming to the board with the results of a program study for board action to affirm or modify our concept for uses of both the Yacht Club and Country Club. This study will include elements of future Food and Beverage operations.
- After a board decision, we will proceed with pricing a new building at the Yacht Club. Upon completion of the building pricing, we will make a recommendation to the board to proceed, subject to a referendum of the membership.
- While we normally meet in open session; the majority of the community is not privy to our efforts and we will strive to make a better effort to communicate our progress in a pro-active manner.
- The Task Force will examine a division of functions as well as the composition, organization and operation of the group.
- The Task Force will also set its sights on additional planning to address the needs of each recreational "complex" to ensure that comprehensive planning results in an action plan avoiding constant construction over a period of years.


Key to our progress is OPA's ability to finance the costs of these projects through our 5-year finance plan which was adopted two years ago. Our multi year budget plan is expected to address our funding needs without special assessments or external borrowing. Our efforts are comprehensive and with your continued input and support they will become reality.



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**BOARD OF DIRECTORS ELECTION 2010**  
**Candidate Biographies**



**TOM TERRY**

I currently serve on the Finance and Budget Advisory Committee where I have championed the idea of looking at the Pines as a total package of facilities and amenities which creates a unique community. While

OP is a wonderful community it does have challenges that require critical assessment with the dues levels tied to strong expense management. In addition OP needs to focus on increasing amenity revenue generation to allow the community to move forward and continually revitalize while maintaining critical fire and police services.

The Pines faces a critical financial challenge as the \$400,000 dollars for road maintenance and repair continue to be held back by Annapolis to address the state budget. Further there are facilities that need to be repaired and updated. Important and transparent assessments will be required in the coming years.

Currently my firm is voluntarily providing direction for an assessment of each OP amenity and service to create a unified picture and developing a workable product and promotional approach for the long-term future of the Pines. This is giving me a unique opportunity to become more aware of Ocean Pines leadership and staff and all the amenities and facilities of the Pines.

*Thomas (Tom) Terry, 410-208-1207, terryopa@mediacombb.net*



**RICK HANDELMAN**

People often ask, “Why are you running for the board”? They tell me it is a terrible and thankless job. My response is that the community needs qualified people who want to see this community

prosper in many directions and who will take an active role to achieve these goals. We need to look at several areas in order to keep this community as a model for others. We have many amenities in our community with issues that need to be addressed; are they affordable; do people use them; should they be updated and remodeled or torn down? These are the many hard questions the board should look at. I do not have all of the answers but asking the questions is the first step. I was taught, before you treat a problem you must first find out the history, take an objective look at the problem, come up with a diagnosis and only then can one have a plan of correction.

The board should not be involved in the daily running of Ocean Pines. That is the duty of the General Manager. The board should be made up of forward thinking people who have proven to be good decision makers, with a variety of experiences, coming together to achieve the best solutions for Ocean Pines. If given the opportunity, I know I can make a difference.

*Richard Handelman, 443-286-8299, rickcatered@aol.com*

**Memberships**

**SUMMER HOURS:**  
**MONDAY – FRIDAY 8am – 4:30pm**  
**SATURDAY 10am – 4pm**

**Reminder:** If you have prepaid for swim, golf, tennis, or beach club memberships, please pick up at The Admin Building or call us and we will leave at the Police Station with 24 hour pick up.

**Did you know??** If you have lost your Property Owner Cards, get a new one for \$2

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**2010 ELECTION TIMELINE**

**Thursday, July 9th**

– Cut off for voter eligibility.

**Friday, July 16th**

– Ballots mailed to all eligible Ocean Pines Property Owners.

**Thursday, August 12th**

– Ballot must be returned by 4:30pm.

**Saturday, August 14th**

– Ballot results announced at 10am at the Annual Meeting of the Members at the Ocean pines Community Center. Registration begins at 9:30am. Please bring ID.

*Don't Forget To Vote!*



## DAVE STEVENS

My wife Mary and I have owned property in Ocean Pines for 40 years and retired to become full-time residents in 2001. We have both been actively involved in community affairs ever since. My career was in defense/intelligence systems engineering and I have a strong background in planning, budgeting and operations management. I served four years on the Board of the Parke at Ocean Pines, where we achieved a smooth developer-to-resident transition and a stable financial plan. Convinced that the same process would work for the larger community, I successfully ran for the OPA Board in 2007.

The past three years have been marked by important accomplishments. We have a new Community Center, Fire Station, Skate Park, and a renovated Swim & Racquet Club pool and Tennis Facility. A Ten-Year Planning Task Force is studying other facility renovation needs. A five-year financial plan is in place that will fund our future needs with predictable, moderate assessment increases. Significant management changes and cost-cutting measures have been introduced to all Departments. More open Board Meetings, a new website, E-blasts and a revised Quarterly Report have improved communications with members.

In order to continue what we have started, I need your support.

*Dave Stevens, 410-641-7946  
stevens296@mchsi.com*



## GENE LYMAN

The current Board has put an 800-pound gorilla in our living room—the 10-Year Plan. The plan addresses important needs. Later this year you may be asked to vote on a referendum to fund the Yacht Club replacement. What I have not seen, is a funding plan. The task force should identify the ways and means of funding the 10-Year Plan.

More immediately I see two problems with our current assessments. Back in the early OP days, the assessment was \$50 /lot, \$75 /waterfront. We have the same system today, only the amounts are about \$800 and \$1,200. I believe we should find a new formula that is more equitable. For example, the assessment might be indexed to property values.

The second problem is funding expensive losses in several of our amenities. I would pursue these options: limiting annual golf expenditures to the prior year's income, shutting down the enclosed pool as it is an expensive luxury, and suspending the golf drainage project. These items would amount to a 50.00 assessment reduction.

*Gene Lyman, 410-208-3919, glyman@verizon.net*



## RAY UNGER

I am very proud of the time served on the OPA Board. During my tenure on the Board, we were able to oversee the construction of our new Community Center, which came in on time and under budget. We were able to approve the addition of our new Skate Board Park, and assist with the construction of the OP Volunteer Fire Department's new fire station.

The current economic conditions require a very careful look at our expenditures. We are now receiving fewer dollars from the County and State and we have to adjust for that. Our ten year plan includes replacing or upgrading many of our facilities and infrastructure. I believe this is a good solid plan. We are working to reduce losses at the Yacht Club, Aquatics and Golf operations and are making good progress. However, I feel it is a mistake to continue to make excessive increases in the assessments in order to cover these losses. We should do a better job of control. It is critical however to continue to fund our reserves.

My family and I have been residents here in Ocean Pines over 13 years. I will work diligently to improve my community so we all can enjoy living here. During that time I have had the pleasure of serving on various boards including the OP Board of Directors, OP Area Chamber Board, Big Brother/Big Sisters of the Eastern Shore, Maryland Crime Prevention Commission, and the Governor's Economic Development Commission.

*Raymond Unger, 410-208-1661, castlewatchop@verizon.net*

**BOARD OF DIRECTORS ELECTION 2010**  
**Candidate Responses**

**Question  
 #1**

**What motivated you to run for election to the OPA Board of Directors?**

**TOM TERRY**

As a visitor to Ocean Pines for 10 years, then a landowner for 5 years 2001-2006, and a homeowner since 2006 I have seen the Pines from many viewpoints. Having worked on development efforts across the country and on the marketing plans for Ocean Pines, I have become more aware of the value of OP and its many assets. OP is a unique community because of its location, facilities, and its people. I want to offer my abilities in issues, financial, and problem solving management to assure OP remains one of the top East coast residential locations.

I see the direction of Oceans Pines with the current board endorsing and implementing longer term plans and assessments of assets and amenities. They are focusing attention on Golf Course operations and management and the implementation of the five year plans and ten year task force's recommendations. I want to help assure this approach to keep Oceans Pines vibrant and moving forward is continued. By working on the Finance and Budget Advisory Committee; and my firm providing pro-bono work on assessing the products and promotion of Oceans Pines; I have become more convinced that Ocean Pines is a unique community with some critical challenges; but much to offer owners and their guests. By becoming a member of the Board I can work to assure a top notch community is maintained for all owners of the Pines.

In these challenging economic times, Ocean Pines needs leadership which will vigorously evaluate its short and longer term goals and expenditures to assure the Pines remains a viable community; while committing that all who live and visit here can have the opportunity to flourish and take advantage of all we have to offer.

I grew up in an economically challenging environment living in a home that was much different than the homes here in Ocean Pines. I learned the value of a good day's work and a solid education. Coming from simple roots, I worked through multiple community and corporate positions with ever increasing responsibility; which provided me skills I hope to bring to support The Association and more importantly the people of Ocean Pines.

**RICK HANDELMAN**

I purchased property and a house in Ocean Pines 10 years ago. Ever since then I have had an interest in this wonderful community. Ocean Pines is fast approaching an important period in its development. Many of our amenities require upkeep and or re-

pairs. We can't wait until they fail. We need to look at spending the necessary funds to keep this community among the elite on the Eastern Shore. I would like to be an active part of the process.

**DAVE STEVENS**

About three years ago I stood at the back of the room at a particularly contentious town hall meeting in the Country Club and someone, either the GM or a Board member, asked if anyone present planned to run for the Board that year. In a crowd of well over a hundred very vocal and opinionated people, no one, myself included, raised their hand. Mentally kicking myself on the way home for not having the nerve to step forward, I did an honest self-assessment. The conclusion I reached was that while others might be better qualified, I still had the necessary experience and capability. In other words, there were no excuses. After serving three years I can feel fairly satisfied by what the OPA Board, Management and Staff, and countless volunteers have accomplished. But, significant tasks are yet to be completed and I believe that at this point in time continuity will be sorely needed.

**GENE LYMAN**

The General Manager's budget for 2010-2011 forecasted losses of over \$400,000 for aquatics and golf. To meet these losses, assessments were increased over the previous year's assessment of \$763 to \$808, a 9.7% increase.

More alarming is that assessments have jumped from \$575 in 2007! This represents an increase of over 40% in 3 years! Early on, the losses could largely be attributed to Yacht club and golf maintenance costs. Then the problem was compounded by (1) enclosing the sports core pool and (2) adapting of a new fee structure for golf that led to a significant loss of members.

I decided to run for the Board to allow OPA members to have a representative who wants to take definitive action to reduce losses and to reduce assessments.

**RAY UNGER**

After serving three years on the OPA board it became clear that my Board experience and understanding of how things work here in Worcester County would be very beneficial to Ocean Pines. Even though OPA assessments are reasonable compared to many surrounding communities, some of our residents are struggling with tough times and good common sense and compassion have to be in place for the benefit of all. I am not afraid to make tough decisions, get my hands dirty or spend time talking to my neighbors to get ideas on making Ocean Pines a better place to live for every resident.



## What is your history of community involvement, both here in Ocean Pines and/or elsewhere?

### TOM TERRY

I am a member of the ST. John Neumann Conviction Choral Group. Over the years I have chaired many committees or served on executive boards of organizations in every community where I have lived. In the past I have served as President of the Chamber of Commerce, Chairman of Finance Committee for community centers, leader of local economic development efforts, member of Hospital Advisory Board of Directors, and President of Pastoral Council. Beyond my individual community I have been an executive in All Cities Statewide Program and Statewide Partnerships in Education Program where we were recognized by the White House as one of the top economic development efforts in the country.

### RICK HANDELMAN

As vice president of the Ulmstead Cove Homeowners Association in Arnold, Maryland from 1992-1996, I was instrumental in facilitating a change in Maryland law. The change allowed our community to erect a pier which increased the value of homes in the community. For the last 10 years my efforts in Ocean Pines have provided quality housing for senior residents of both The Woodlands and Catered Living.

### DAVE STEVENS

Prior to moving full-time to Ocean Pines we lived for 32 years in Olney, MD where my wife Mary was the true community activist, running Meals on Wheels, Olney Help and holiday giving programs. With a two hour daily commute, travel and long work hours my time at home was limited. However, I did enjoy refereeing basketball games for the Olney Boys and Girls Club on weekends. When we retired to The Parke subdivision of Ocean Pines, concerns about developer to homeowner transition led me to become involved and I was elected the first resident member of the Parke Board. I ran for a second two-year term and served as President during a highly successful transition. Having achieved our objectives, and because I believe strongly in broad community involvement and leadership turnover, I chose not to run again. The answer to the previous question describes how I came to run for the OPA Board. As an OPA director I served as Treasurer in my first year and President in the second.

### GENE LYMAN

I have not previously been involved with community affairs, as I had not seen the need.

### RAY UNGER

I have been involved with Big Brother organization for many years and now serve on the Board of Big Brother/Big Sisters of the Eastern shore. Chairman of Zoning Appeals Board of the Town of Manchester, served on the Maryland Crime Prevention Commission. I am a member of Maryland Chiefs of Police Association and Maryland Sheriff's Asso. and also served as a member of the Business Advisory Committee for the Worcester County Board of Education and a three year term on OPA Board of Directors. I was President of the Board of Directors of the Ocean Pines Area Chamber of Commerce and member of the Governors Economic Development Commission.



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## Community Calendar Highlights

**Kiwanis Pancake Breakfast**  
Community Center - 7/10

**26th Annual Calvin B. Taylor Scramble**  
Ocean Pines Golf Course - 7/14

**Anglers Club Fishing Contest**  
South Pond - 7/24

**Chamber Flounder Tournament**  
Yacht Club - 7/31

**Pine'eer Craft Fair**  
White Horse Park - 8/7

**AGH & OPA Health Fair**  
Community Center - 9/18

For more events...  
visit the calendar at [www.oceanpines.org](http://www.oceanpines.org)



## What key priorities should the Board and/or OPA address? Why?

### TOM TERRY

- A. Priority should be the continued assessment and implementation of the recommendations from the five year financial plans and the Ten Year Task Force. This is important to have a long term view of the critical requirement to maintain and improve the OP assets and amenities.
- B. Address the current and future impact of the loss of \$400,000 dollars in state funding for road repair and maintenance. This is important because OP cannot afford to allow its roads to deteriorate.
- C. Continue the critical assessment and take action on developing clear and measurable objectives for the operation and management of the golf course. This issue of the golf amenity needs to be addressed in alignment with the long term plans of OP. Each amenity has its role in supporting and promoting the combined picture of Ocean Pines. The criticality of the golf course needs to continue to be defined and measured.
- D. Ocean Pines needs to strategically target the promotion and use of its facilities/amenities to all owners and guests to drive appropriate additional revenue. It is important OP generate more amenity usage revenue as well as continuing to manage expenses to form a strong fiscal foundation for the future.

### RICK HANDELMAN

The Yacht Club appears to be the most pressing priority in Ocean Pines. Do we renovate or build? If a remodel or new build is the question, then a quality General Contractor is a most important decision. This decision should be based on cost not on price. Price is a one time expense but costs continue on. The decision should be based on quality since this long term project will be reflected in the Ocean Pines Community for years to come.

### DAVE STEVENS

The key priority to be addressed by the next Board is the continued renovation of our major facilities and infrastructure. In my past three years on the Board there has been no good news about the condition of these structures. We somewhat expected that the old Community Hall would have to be replaced and were able to rebuild it and a new Fire Station without further impacting assessments. But, renovating the Beach Club bathhouse turned out to be 40% more costly than anticipated and was tabled until we could re-examine the problem. When a survey showed that the Swim and Racquet Club had to be repaired or closed for this season,

nearly a half-million in unanticipated and unbudgeted in reserves was expended. The Yacht Club facility started as a facelift until studies we commissioned showed that significant deterioration of the decking and foundation existed and that a complete rebuild appears to be the best, long-term cost efficient option. With respect to the infrastructure a Board commissioned survey showed that two bridges within Ocean Pines had serious structural problems and would require roughly \$800,000 to repair. Subsequently, we worked with the County to transfer the bridges to their inventory thus qualifying for state funds. Our roads program was put aside this year because the County did not receive the expected funding from the State. We conducted surveys on the long standing drainage issues in some sections of Ocean Pines and have petitioned the County to fund that portion of the solution that is under their jurisdiction. All of these issues are being and must continue to be addressed as part of a continuing process.

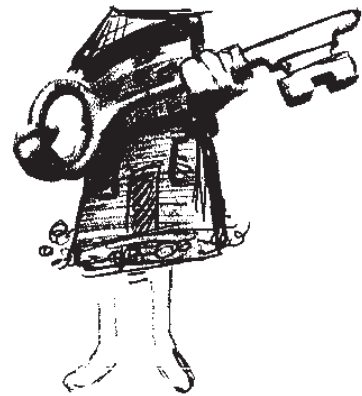
If the above are the new Board's highest priority then the second must surely be how to pay for them. Two years ago the Board, at the recommendation of the B&F Advisory Committee voted for a five-year plan that called for moderate predictable increases in assessments over that period. The plan, if followed, will provide the necessary funding to ensure that our facilities and infrastructure last for another 40 years. If not we are condemned to pass-

*CONTINUED ON PAGE 9*



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**QUESTION #3 CONTINUED FROM PAGE 8**

ing along the problem to future Boards while our valuable assets continue to decay.

A third priority is to continue to take the management actions that will, to the extent possible, make our amenities self-supporting, as well as affordable and enjoyable to a broad cross-section of Ocean Pines property owners. I emphasize the word "continue" because much has been done in the last three years. We now have business plans for F&B and Golf operations where none existed before, we created and filled the title of Aquatics Director, hired a new F&B manager, created and filled the positions of Director of Golf and Golf Marketing, and hired a new Public Relations Director. Substantial across the board reductions in cost have been realized and the F&B operation required its lowest subsidy in its 40-year history. This is not to say that we cannot do more, but a culture of "putting things off" that has evolved over 40 years cannot be changed overnight.


**GENE LYMAN**

A primary objective should be to stop the losses associated with aquatics and golf, while maintaining the existing facilities. I believe these losses are likely to cause long term harm to the desirability of Ocean Pines as both a site for long term residence and part year residence.

**RAY UNGER**

What priority on infrastructure (Amenities such as Yacht Club, Aquatics, Golf Operations, Beach Club) should we now place in this uncertain economic climate? We will receive less money from the State and County for the next several years yet our roads and bridges are in need of attention now. Look at all the road damage and cuts on the north side due to the necessary fire hydrant and piping work. The County has promised OPA that these streets would be restored to new. I feel we may need to hold off on some other major expenditures and make sure we have enough in our Reserves to handle any emergencies that are bound to come up. I do not believe that currently, OPA owners are in the mood to approve a \$2.5 or \$2.2 Referendum to rebuild or renovate our Yacht Club until we decide exactly how it is to be used and if it will be a year round facility. For OPA to continue to make increases in the assessment fees to cover losses at the Yacht Club, Golf and Aquatics makes no sense to me. We are not gaining any financial ground this way so we must continue to explore every way possible to control amenity expenditures. These are some of the hard decisions that are coming up and I am ready to help make them.

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**Ocean Pines Area**  
**Chamber of Commerce**

**3<sup>rd</sup> Annual**  
**Flounder Tournament**

**Saturday, July 31<sup>st</sup>, 2010**  
Lines In - 7:00 am    Lines Out - 3:00 pm

\$25.00 entry Fee per person

**1<sup>st</sup> Prize - \$400.00 and a trophy**  
**2<sup>nd</sup> Prize - \$300.00    3<sup>rd</sup> Prize - \$100.00**

**Free T-shirt to first 100 entrants**

For more info or an Entry Form & Rules  
 Call: 410-641-5306  
 or  
 Visit the Chamber at  
 10514 G Racetrack Road, Berlin, MD

Awards: 4:30 PM  
 Ocean Pines Yacht club







## *Ocean Pines Association, Inc.* 2010 Election Voting Instructions

The 2010 OPA Election involves voting for candidates to fill three positions on the Board of Directors. You will receive one ballot and return envelope for each Ocean Pines property you own. Your lot number appears on the rear of the return envelope associated with each property.

### VOTING FOR BOARD CANDIDATES

There are **FIVE** candidates for the Board of Directors, and you can **VOTE FOR ONLY THREE**. The terms of all positions on the Board will be three years. A list of candidates and their biographies are enclosed.

You may "Write-In" the name of an OPA member by printing his or her name on the line marked "WRITE-IN" and filling in the box to the left of their name. Each name you "Write-In" will count as one of your three allowable votes for candidates.

**IT IS RECOMMENDED YOU  
READ ALL ENCLOSURES  
BEFORE VOTING!!!!**

### 2010 BALLOT POSITIONING

**Tom Terry  
Rick Handelman  
Dave Stevens  
Gene Lyman  
Ray Unger**

### MARKING THE BALLOT

1. When voting, completely fill in the appropriate **box(es)** (called bubbles on your ballot) in either black or blue ink, or #2 pencil; do not use checkmarks or X's.
2. Completely fill in the numbered **box(es)** (called bubbles on your ballot) to the left of the candidate(s) for whom you are voting.
3. If you insert the name of a "Write-In" candidate for a Board Position on the ballot, remember to completely fill in the **box** (called bubbles on your ballot) to the left of the name you provide.
4. If you make an error, you may request a fresh ballot from the Chairman of the Elections Committee by calling 410-208-3989. You will need to return the old ballot. If you live in the Ocean Pines area, replacement ballots can be picked up at the Ocean Pines Administration Building, following Elections Committee approval of your replacement ballot request. If residing elsewhere, upon Elections Committee approval, replacement ballots can be mailed to you.
5. Do not fold, tear, or soil the ballot.



### MAILING THE BALLOT

1. Ensure your lot number appears on the rear of the return envelope. If not, call the Elections Committee.
2. Place your ballot in the self-addressed/postage-paid envelope, provided to you with this ballot, and mail it. If your ballot is not returned in **THIS** self-addressed/postage-paid envelope, your vote will **NOT** be counted.
3. **Ballots must be received before 4:30 p.m. Thursday, August 12, 2010**

Election results will be announced at the Annual Meeting of the Members of the Ocean Pines Association, Inc. on Saturday, August 14, 2010. Notice of the meeting is enclosed.

**THANK YOU FOR VOTING! THE OPA ELECTIONS COMMITTEE: 410-208-3989**

# ★ What's Happening at The Yacht Club ★

Live Entertainment - Special Events 7 Open Days!



## July

- |    |  |         |
|----|--|---------|
| 9  | Til' September                         | 7-11 pm |
| 10 | Mary Lou & the Untouchables            | 7-11 pm |
| 11 | Randy Lee Ashcraft & Saltwater Cowboys | 5-9 pm  |
| 16 | Full Circle                            | 7-11 pm |
| 17 | Mario Rocco                            | 7-11 pm |
| 18 | Time Police                            | 5-9 pm  |
| 23 | Overtime Band                          | 7-11 pm |
| 24 | Bryan Clark                            | 7-11 pm |
| 25 | Tommy Edward                           | 5-9 pm  |
| 30 | Transfusion                            | 7-11 pm |
| 31 | DJ Donnie                              | 7-11 pm |



**JOIN US!**

## August

- |    |  |         |
|----|--|---------|
| 1  | Randy Lee Ashcraft & Saltwater Cowboys | 5-9 pm  |
| 6  | Zion Reggae                            | 7-11 pm |
| 7  | Bryan Clark                            | 7-11 pm |
| 8  | Overtime Band                          | 5-9 pm  |
| 13 | Time Police                            | 7-11 pm |
| 14 | Full Circle                            | 7-11 pm |
| 15 | Tommy Edward                           | 5-9 pm  |
| 20 | Overtime Band                          | 7-11 pm |
| 21 | Mario Rocco                            | 7-11 pm |
| 22 | Time Police                            | 5-9 pm  |
| 27 | John Lamare                            | 7-11 pm |
| 28 | DJ Donnie                              | 7-11 pm |
| 29 | Randy Lee Ashcraft & Saltwater Cowboys | 5-9 pm  |

## September

- |    |                            |         |
|----|----------------------------|---------|
| 3  | Overtime Band              | 7-11 pm |
| 4  | Zion Reggae                | 7-11 pm |
| 5  | Full Circle                | 5-9 pm  |
| 10 | Mario Rocco @ Country Club | 6-10 pm |

For more information on the live entertainment call The Yacht Club at 410-641-7501 or online [www.oceanpines.org](http://www.oceanpines.org)

## FAMILY FUN NITE!

Fun For The Whole Family

**WEDNESDAY NIGHTS**  
through August 25th  
OP Yacht Club 6-8:30 pm

All Ages Welcome

Food and Beverages will be available poolside for a small fee

Music by a DJ

**\$2 for swim members**  
(must show membership cards)  
**Under 5 swim free!**  
**\$4 for residents**  
**\$5 for non-residents**



Note: This is a special event. Swim/pool memberships and coupons do not apply towards admission.

## CHANNEL 78



Tune into mediacom's channel 78 to see Video Newsletters, Board Meetings, Public Meetings, Community Meetings and Events. Send your community notice to [info@oceanpines.org](mailto:info@oceanpines.org)



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11049 Racetrack Road  
Ocean Pines, MD 21811





# OCEAN PINES - FYI

## BICYCLE SAFETY

BY CHIEF DAVID C. MASSEY



The summer months in Ocean Pines bring a dramatic increase in the number of bikers and joggers that utilize our Parkway. There is a marked shoulder on our Parkway that many of our residents and visitors utilize to bike or jog in. This marked shoulder is only 3 feet wide, so as a safety measure, it is important to try and keep it free of parked vehicles. While it is almost impossible to keep it completely free all of the time, the Police Department will be making periodic efforts in notifying residents of our desire to keep the shoulder free of parked cars during the busy summer months. This effort will include putting notices on windshields of vehicles parked on the shoulder, notifying them of our safety concerns.

Some important guidelines (State traffic law) to adhere to, when biking:

- Always bike WITH THE FLOW of traffic, not against it.
- Obey all traffic signs, signals and other traffic control devices.
- Use standard arm signals to others of your intentions to turn right or left.
- Yield to all pedestrians.
- Move to the right and stop for emergency vehicles.
- Remain at the scene of an accident to render aid and information.
- Wearing of a headset or ear plugs (except hearing aids) in or covering BOTH ears while riding is prohibited.
- "Hitching a ride" by attaching to any other vehicle is prohibited.
- Carrying a passenger is prohibited, unless an extra seat is provided.
- A helmet is required for kids under the age of 16, although no fine is provided for violations of this regulation.
- At night, a headlight and taillight are required.

*Please have fun and obey the law when operating a bike in Ocean Pines!!!!* Chief David C. Massey, of the Ocean Pines Police Department

## SWIM AND RACQUET RIBBON CUTTING

New pool deck revealed at the Swim & Racquet club.



# VOTE

**Chief Deputy Reggie T. Mason**  
*for Sheriff*

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**Email: [rmason4sheriff@live.com](mailto:rmason4sheriff@live.com)**  
**Website: [www.reggiemason.com](http://www.reggiemason.com)**

*By authority - William W. Scott, Treasurer*



The Ocean Pines Recreation & Parks Activity Guides are available at the Community Center, the administrative offices or online at [www.oceanpines.org](http://www.oceanpines.org)

## Tennis Membership Specials

50% off full Tennis membership (first-time members only)  
 PM Family Rates start at \$125  
 Junior/Student Memberships \$50  
 Call 410-641-7717 x 3018 for details



## OCEAN PINES SKATE PARK



HELMETS AND OP STICKER REQUIRED

**OPEN DAILY**  
**8am-Dusk**

Registration Required with the Recreation and Parks Department  
 Call 410.641.7717x3050 for details

## GREEN STREET A LOOK BACK

The Environment and Natural Assets Committee has been doing Green Street columns for 2 years now. The OPA Board of Directors reactivated the Committee in late 2007 and the Committee decided a column in the Quarterly Report would be one way to provide info to OPA members regarding how to preserve and protect our natural resources. More importantly, we have provided input to the Board on a variety of environmental concerns, conducted a photography contest for our 45th anniversary program, planted trees near the South Pond, had South Pond cleanups in recognition of Earth Day, conducted community programs on storm water management and responded to member questions on environmental issues. We will continue with such efforts.

We could not have accomplished these things without the support of numerous people and organizations. Through our alliances with MD Coastal Bays, the Lower Shore Land Trust, Assateague Coastal Trust, Maryland Urban and Community Forest Committee, Maryland State Forestry Board, Maryland Department of Natural Resources Forest Service and the DNR Tree-mendous Program we have earned grants for trees, rain barrels, and signage, which allow us to do our work without financial cost to Ocean Pines. We are thankful to these organizations.

We especially want to recognize Kerry Nelson and the Public Works crew for their willingness to assist us in our efforts. In addition, Teresa Travatello of Public Relations has come to our aid time and time again. It is a pleasure to work with such people.

With the election of new Board members in August, this is an appropriate time to thank the Board for resurrecting the Committee and we look forward to working with the new Board. We also wish to encourage community members to get involved more directly with protecting our natural resources. If you are interested in joining our Committee or have suggestions, please contact us.

*Barb Coughlan*

Environment and Natural Assets Committee  
 bactoyou@msn.com

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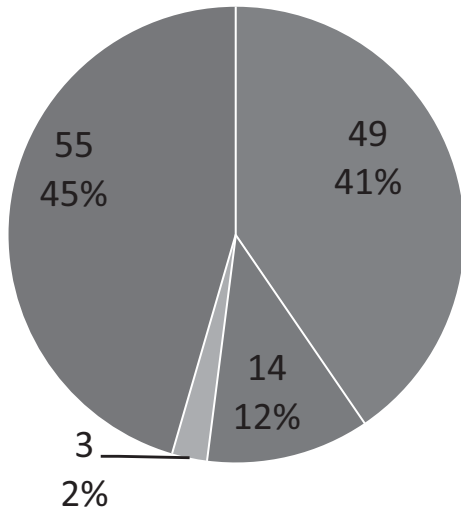
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## PUBLIC WORKS/C.P.I.

### CPI – 4th QUARTER VIOLATIONS as of 4/30/10 (121 total violations)



# of Violations Resolved After 1st Letter	49	41%
# of Violations Resolved After 2nd Letter	14	12%
# of Violations Resolved After ARC Meeting	3	2%
# of Violations Still Open	55	45%

For the time period February - April 2010 (4th Quarter), there were a total of 66 violations that were complied out. For the same time period, 55 violations still remain open.

CPI is making every attempt to focus on properties that are considered unsightly or have excessive trash/debris on the property. If you are concerned about a particular property, please contact the CPI Department at 410-641-7425 and register a complaint.

## SEWAGE & WASTEWATER CALLS

BY KERRY NELSON



Ocean Pines Public Works Department wants to help! If you have any problems with the following, please call us at 410-641-7425:

- Cleaning out ditches near your house
- Grass cutting/maintenance in ditches/easements, parks, and common areas
- Canal maintenance (bulkhead, dredging, etc.)
- Filling in potholes (small circular holes) in roads

However, the Ocean Pines Public Works get numerous phone calls per day for water problems. Calling our office only delays your problem being resolved. The Worcester County Public Works (Water & Wastewater Division) handles:

- Residential water leaks
- Residential water meters problems
- Turning on/off water to your home
- Large holes in the road (usually square shaped holes)

Please call them at 410-641-5251 to assist with the above. They can also be reached after hours or on weekends at 410-546-8754.

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# OPVFD CASH LOTTO



Steve Rosen, OPVFD is pictured above with lottery tickets for sale.

**\$\$ WIN \$\$  
\$100,000**

Taxes will be the responsibility of the winner.

**Drawing Held  
September 6<sup>th</sup> - 4pm  
at South Station Fire Dept.**

For more information call  
**410-641-8272**



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Get Your Ticket  
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Ocean Pines Volunteer Fire Department, Inc.  
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Participant(s) PLEASE PRINT

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Number of Tickets: \_\_\_\_\_ X \$100 =  
Make Checks Payable To: OPVFD Cash Lotto  
Thank You



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by the water's edge catching some rays, dive into the deep end or just get your feet wet with the kids in the tot's pool, we have the perfect spot for you!



**Call for Daily Rates & Weekly, Seasonal & Yearly memberships for Individuals or Families Swim Memberships available:**  
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 Call membership office for details:  
**410-641-7717 x 3018**

**New Reloadable Cards**

**New Reloadable Pool Swim Coupon Cards are available this year! These never expire! 5 Adult Pool Passes for \$30 / 5 Youth for \$20**

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**It's a Heat Wave here in Ocean Pines!!!**

The perfect time to hit the pools and better yet ... your discount coupon cards have no expiration Date!!! Stop by the membership office and pick one up today!!

**Swimming Pool Hours**

**Memorial Day to Labor Day**

**Yacht Club Pool (18 and older)**

Daily .....9 am-7 pm  
 Lap Lanes .....open 8 am

**Sports Core Pool**

Monday-Thursday .....11 am-8 pm  
 Friday-Sunday .....10 am-7 pm

**Beach Club Pool**

Daily .....10 am-5 pm  
 Locker Room .....10 am-6 pm

**Swim and Racquet Club**

Monday thru Friday .....12 Noon-7 pm  
 Saturday, Sunday .....10 am-6 pm

**Mumford's Landing**

Daily .....10 am-6 pm

**First Week After Labor Day**

**Sports Core Pool (open year-round)**

Monday-Thursday .....11 am-8 pm  
 Friday, Saturday, Sunday .....10 am-6 pm

**Yacht Club Pool (18 and older)**

Daily .....9 am-5 pm

**Beach Club Locker Room Only**

Friday thru Monday .....11 am-7 pm

**Beach Club Pool**..... Closed

**Swim and Racquet Club Pool**..... Closed

**Mumford's Landing Pool**..... Closed

*\*If your child requires any type of flotation device or life jacket, you must accompany them in the pool at all times.*

## Financing of Ten-Year Plan Projects

This is the next in a series of articles from the Budget & Finance Advisory Committee which started in the Fall of 2009 to help our membership obtain a better understanding of Ocean Pines finances. Previous articles included the Budget Process and Reserve Accounts. The subject for this article is Financial Aspects of the Ten-Year Major Facilities Plan.

In late 2008 and early 2009, the Board of Directors took several initiatives to begin addressing one of the Association's major issues: the aging and deteriorating condition of the Association's major facilities and infrastructure. Having recently decided to tear down the old Community Hall building and replace it with a new Community Center building, it was clear that other major facilities, including the Yacht Club, the Country Club, the Beach Club and the Swim and Racquet Club, would also require significant expenditures in the foreseeable future. These facilities were in need of major repairs or renovations, or possible replacement, as was the situation with the Community Hall. In addition, there were other infrastructure needs requiring the potential expenditure of significant dollars, including the need to provide substantial repairs to, or replace, two bridges and to address a particular problematic drainage issue in Wood Duck.

Although the potential cost of those needs could not

be reasonably estimated at that time, it was clear that the Association's Replacement Reserve Fund would not be nearly enough to cover their costs. The Fund balance at the time was approximately \$2 million and was funding normal replacements and renovations to the tune of \$1.2 million a year. These normal expenditures were expected to continue, in addition to the need for significant expenditures on the major facilities. What was needed was a plan to provide funding to meet the projected major costs associated with the Association's primary facilities and other significant capital needs. A plan was developed by the Budget & Finance Advisory Committee and was presented to the Board and Members of the public on December 17, 2008. Over the next several months, during the development of the Annual Budget for the 2010 Fiscal Year, this Plan was further refined and then approved by the Board in February of 2009 in conjunction with the Annual Budget.

The Funding Plan adopted was to provide funds over a period of years to pay for the major costs which would be incurred over that same period of time. The Plan provided for a specified assessment increase each year, which would be dedicated for the specific major projects identified. The Plan allows the assessment increases over time to be both reasonable and predictable. This alternative was selected over financing the major capital expenditures through either borrowing, or through significant assessment increases in years when particular significant projects would be undertaken. The specific Plan adopted was to increase assessments by \$30 each year for the next five years. Of this amount, \$26 would be used to fund the identified major facility renovations or replacements, or major infrastructure projects. The remaining \$4 was to eliminate an Operating Fund deficit of approximately \$500,000, incurred over the previous 3 years. Therefore, major items, such as the Yacht Club Renovation, or Rebuild, currently being evaluated and discussed, would not result in an assessment increase beyond what was already in the Plan.

The first year of the Funding Plan was fiscal 2010, which ended April 30th. During that year, the \$26 assessment component resulted in approximately \$220,000. During that year, the identified and approved major projects, required funds exceeding that amount and, therefore, the Association had to temporarily utilize other Replacement Reserve Account funds. Total expenditures during the year for the specified projects were approximately \$800,000 and included \$485,000 for the Swim & Racquet Club and over \$300,000 for the Wood Duck drainage project. The second year of the Plan, which was part of the FY 2011 Budget, was approved by the Board in February of 2010, and will result in an additional \$440,000 of funding, which will also be used for the projects identified by the 10-Year Plan Task Force.

In early 2009, another action taken by the Board, in addressing the major facility and infrastructure needs of the Association, was the creation of the Ten-Year Plan Major Facilities Task Force. The



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CONTINUED ON PAGE 18



**FINANCIAL REPORT CONTINUED FROM PAGE 17**

Task Force was created to evaluate each of our major facilities, assess their requirements and needs, prioritize those needs and make recommendations as to what actions should be taken and when. The Task Force has been meeting regularly over the past 18 months. This edition of the OP Report has a separate article on the Task Force and its activities.

*Pete Gomsak, OPA Board and Treasurer*  
*Tom Terry, OPA Budget & Finance Advisory Committee*

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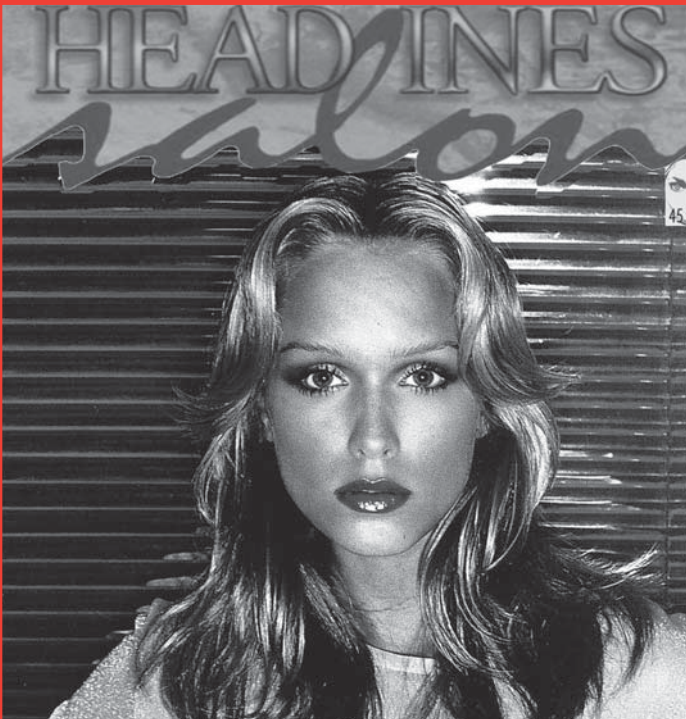
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## Treasurer Comments

The Fiscal Year 2010 unaudited Summary Financial Report reflects a positive variance to Budget of \$176,000. This is the first year since 2006 that the Association has reported a positive bottom line and a favorable Budget variance. Last year's result was a negative \$160,000, which means there has been an improvement over the prior year's performance of \$336,000.

Although net operating revenues were \$82,000 less than budgeted, the shortfall was more than offset by positive variances in operating expenses of \$226,000. Amenity revenues were \$107,000 less than budgeted, reflecting fewer memberships and less usage, but Amenity expenses were favorable to Budget by \$244,000. Total Association payroll and related costs were \$243,000 less than budgeted, due to a reduction in the number of employees and a salary freeze for all employees.

Noteworthy this year was the significant improvement in the financial results of the Yacht Club, which incurred an operating loss of \$11,000, which was better than Budget by \$163,000 and contrasts with a loss for the prior year of \$150,000. Golf operating results, however, were negative to Budget by \$89,000 with a loss of \$177,000. The Board continues to explore alternatives to improving the results of both the Yacht Club and Golf operations. Another noteworthy variance this year was the significant reduction in revenue from the liquid fuels (gas) tax from Worcester County, as a result of funding reductions by the State of Maryland. This shortfall from Budget of approximately \$400,000 resulted in the postponement of our planned road resurfacing, as these funds have historically been used for this purpose. Failure to receive these funds resulted in a corresponding decrease in the

<b>SUMMARY FINANCIAL REPORT (UNAUDITED)</b>					
<b>FISCAL ENDED 4/30/2010</b>					
<b>OPERATING ACCOUNT SUMMARY</b>					
	<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>		
	<u>(AMOUNTS IN THOUSANDS)</u>				
<b>REVENUES</b>					
Assessments	\$7,140	\$7,141	\$1		
Grants (County/State)	950	512	(438)		
Amenities Net Revenue	3,407	3,300	(107)		
Recreation & Parks	194	194	0		
Other fees and Income	<u>442</u>	<u>428</u>	(14)		
<b>Total Revenues</b>	<b>12,133</b>	<b>11,575</b>	<b>(558)</b>		
Less transfers to reserve accounts (see below)	<u>(3,367)</u>	<u>(2,891)</u>	476		
<b>Net Operating Revenues</b>	<b><u>8,766</u></b>	<b><u>8,684</u></b>	<b>(82)</b>		
<b>OPERATING EXPENSES</b>					
Administration & Management	1,114	1,275	161		
Amenities	3,363	3,119	(244)		
Recreation & Parks	650	598	(52)		
Police	1,356	1,312	(44)		
Fire/Ambulance	666	635	(31)		
Public Works	1,055	1,077	22		
General Maintenance	<u>449</u>	<u>411</u>	(38)		
<b>Total Operating Expenses</b>	<b><u>8,653</u></b>	<b><u>8,427</u></b>	<b>(226)</b>		
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>113</b>	<b>257</b>	<b>144</b>		
<b>TRANSFERS (New Capital, Loan Principal, etc.)</b>	<b><u>(113)</u></b>	<b><u>(81)</u></b>	<b><u>32</u></b>		
<b>NET</b>	<b><u>0</u></b>	<b><u>176</u></b>	<b><u>176</u></b>		
<b>RESERVE ACCOUNT SUMMARY</b>					
	<u>BALANCE</u>	<u>INTEREST &amp;</u>		<u>EXPENDITURES</u>	<u>BALANCE</u>
<b>RESERVE ACCOUNTS</b>	<b>4/30/2009</b>	<b>CONTRIBUTIONS</b>	<b>OTHER</b>		<b>4/30/2010</b>
Major Maintenance & Replacement	2,447	1,674	0	2,259	1,862
Bulkheads & Waterways	(102)	829	0	552	175
Roads	67	83	0	211	(61)
Drainage	100	256	0	311	45
Future Projects	(83)	15	55	65	(78)
Operating Deficit Recovery	0	34	0	0	34
<b>TOTAL</b>	<b><u>2,429</u></b>	<b><u>2,891</u></b>	<b><u>55</u></b>	<b><u>3,398</u></b>	<b><u>1,977</u></b>

amount transferred to our Road Reserve Account, creating an offsetting positive variance.

A significant amount of Assessment dollars (\$2.9 million this year) are transferred to various Reserve Accounts maintained by the Association to fund our capital expenditures. This year's capital expenditures, with the exception of the Road Resurfacing mentioned above, were in line with

budgeted amounts and included \$663,000 for the final costs of our new Community Center. Also, the portion of the Assessment increase (\$26 of \$38) designated for the funding of the significant infrastructure improvements and replacement projects, identified by the Ten-Year Plan Task Force, continues to be set aside and used solely for those projects. They are expended for specific projects only after approval by

the Board. The annual audit by our independent CPA's is still in progress. Consequently, the Summary Financial Report is unaudited and there may be changes in the reported amounts. The audit report will be available at the Annual Meeting on August 14th.

*Pete Gomsak*  
*Board of Directors, Treasurer*

## Ocean Pines Association

239 Parkway  
Ocean Pines, MD 21811

PRESORTED STANDARD  
POSTAGE PAID  
OCEAN CITY, MD  
PERMIT #106

# BOARD OF DIRECTORS ELECTION ISSUE

## Useful Telephone Numbers

### Ocean Pines Association

239 Ocean Parkway, Ocean Pines, MD 21811

**410-641-7717**

Fax: 410-641-5581

**For All Emergencies Dial 911**

#### DEPARTMENTS

CPI (Compliance, Permits, Inspections)	410-641-7425
Finance	Ext. 3004
Food & Beverage	410-641-7501
General Manager	Ext. 3001
Golf Pro Shop	410-641-6057
Golf Maintenance	410-641-5694
Membership	Ext. 3018
Public Relations & Marketing	Ext. 3006
Public Works	410-641-7425
Police (Non-Emergency)	410-641-7747
Recreation & Parks	Ext. 3050
Tree Removal	410-641-7425

#### AMENITIES

Automated Tee Times	410-641-8653
Beach Club	410-524-2957
Beach Club Pool	410-524-2979
Country Club	410-641-7222
Marina	410-641-7447
Mumfords Landing Pool	410-208-6005
Pine'eer Craft Store	410-208-0192
Sports Core Pool	410-641-5255
Swim & Racquet Club	410-641-7227
Tennis Complex	410-641-7228
Yacht Club (Reservations)	410-641-7501
Yacht Club Pool	410-641-6722

#### UTILITIES

Verizon	410-546-8021
Chesapeake Waste Industries	410-742-0099
Choptank Electric (Outages Only)	877-892-0001 800-410-4790
Eastern Shore Gas	410-524-7060
Mediacom Cable TV (Toll)	800-445-5562 302-732-6600
Water & Wastewater (After Hours/Outages)	410-641-5251 410-641-5251

#### OTHER HELPFUL NUMBERS

Assessment Office	410-632-1196
Board of Education	410-632-2582
Board of Elections	410-208-3989
Fire Department (South Station)	410-641-8272
Ocean Pines Library	410-208-4014
Ocean Pines Post Office	410-208-3959
Taxes & Treasurer	410-632-0686
County Commissioners	410-632-1194



## 2010 Concerts in the Park

ALL CONCERTS BEGIN at 7 PM

**Thursday, July 8:**  
**The Hung Jury Band**  
(Classic & Current Country Favorites)

**Thursday, July 15:**  
**The Cruzers**  
(Oldies, Variety of Music from 50's-90's)

**Thursday, July 22:**  
**The Great American Songbook**  
(From Sinatra...to Disco...and Beyond)

**Thursday, July 29:**  
**Delmarva Big Band**  
(Songs of the Big Band Era)

**Thursday, August 5:**  
**Opposite Directions**  
(Acoustic Rock - Folk & Pop Music)

**Thursday, August 12:**  
**The Milford Community Band**  
(Ceremonial and Instrumental Favorites)

**Thursday, August 19:**  
**Randy Lee Ashcraft & the Saltwater Cowboys**  
(Beach Country)

**Thursday, August 26:**  
**Captain Quint**  
(Beach Music & Jimmy Buffett songs)



All concerts are held in White Horse Park.  
Rain Cancellation Call 410-641-7717x3331

[www.oceanpines.org](http://www.oceanpines.org)



Visit our website  
for updates on  
Ocean Pines news,  
events & calendars

### REMINDER:

Recreation and Parks office is located in the Community Center. Phone 410-641-7717 x 3050

The C.P.I./ Permitting Office is located in the Public Works Building behind Southside Fire Station. Phone 410-641-7425