

Oyster Harbor News

COMMUNITY ASSOCIATION

JANUARY 2006

www.oysterharbor.org

A Corner for the President

Happy Holidays and Merry Christmas to all!

The Association has had but one meeting since electing the current Executive Committee and new OHCA Board of Directors. The work of settling in seems to be changing to the work we need to do; that is, we, the Board and the Executive Committee members, are getting caught up.

The Executive Committee Chairs have cooperated with the Board (whose constitutional responsibility it is) in the preparation of the FY2007 OHCA budget – which is in this newsletter (with information on FY2006 (our current fiscal year) and previous years).

Now is the time to send your budget comments to Pat Cannon and to Norm Macleod! Please plan to be at the OHCA budget meeting on January 24 at 7:30pm. Your vote for or against the budget is needed to pass or deny the FY2007 budget.

In addition to the FY2007 budget, the “administration” (the Board and the Executive Committee) has reviewed and is carrying out the FY2006 budgeted program. That program includes

1. Funding for starting the Roads Master Plan (actually a drainage plan)
2. Maintenance and repair of docks and boat ramps
3. Maintenance and rehabilitation of the OHCA Beach
4. Maintenance of culverts and swales, and
5. Maintenance of community property.

INSIDE THIS ISSUE	
Piers and Harbors Committee Report	2
January 24 Budget Meeting Agenda	3
November 22 Meeting Draft Minutes	3
Roads & Drainage Committee Report	4
From the Corresponding Secretary	5
There's Email in Your Future	5
Community Property Committee Report	6
Community Calendar	6
Handy Phone Numbers	6
Call 911 in an Emergency	6
Oyster Harbor Leadership Contact Info.	7
Budget Spreadsheet	insert

Hear Ye! Year Ye!

**Oyster Harbor Community Association
Budget Meeting for the General Membership
Tuesday, January 24
7:30 p.m.
Hillsmere School**

Property Owners and Residents Invited
(only property owners may vote
on issues presented)

Please bring this newsletter to the January 24 meeting to follow along with the budget, banking reports, and road repairs discussions.

The annual OHCA audit is complete, turned into the County, and accepted. Robin Gilliam, our OHCA Audit chairman, has worked and worked to achieve this urgently needed objective, with the cooperation of many, and especially Jimmie Willson, Special Tax Treasurer. Robin continues to shape the way we do business including setting up a robust means of paying bills using at least some IT channels and a means of following current year expenditures.

The Road Master Plan is being phased in so that work can start in the next quarter, with possible completion before the end of June 2006. The Roads committee also reports FY2006 work to be done on swales and culvert maintenance.

Communicating with Members is improving, but not of the highest standard yet. Elvia Thompson-Staller does a very fine job with IT. Our problem is getting the “snail-mail” to our members quickly. Another opportunity is from Louise Burke: Please sign up for emailed messages, minutes, and data from OHCA. There is also news on our new website – www.oysterharbor.org. Members are encouraged to send Elvia their news, their suggestions, and their pictures. Perhaps, even with ten times more people than at the start of OHCA, we will get to know each other better and get together more frequently on walks and community occasions because of better communication.

continued on page 2

A Corner for the President - *continued*

The Reclamation committee has a new chairman, Jamie Campbell. His responsibility is to consider and plan for the well-being of our waters and waterways. We and he have unique opportunities and responsibilities.

We have a nearly unique situation – our two creeks, Oyster and Fishing, have no streams emptying into them. That means that the pollution and sediment entering our creeks comes from **us**, you and me as from the Chesapeake Bay. That makes us more particularly responsible than the people in Bay Ridge, or Eastport, for example – for they front the Bay and the Severn River, sharing responsibility for the mess with others in a very large watershed.

Thus, we live with our own messy waters. And therefore, we have a better chance than others of making our waterways clean and productive and good.

As we get underway and run down the tracks in the next few months, there is always, always room for more volunteers, more minds to mind our community, more bodies for the work of living together. Join up; it's good for you and me.

Norm MacLeod
410 268-7911
nhmacleod@verizon.net

**HAPPY
HOLIDAYS**

Oyster Harbor Community Association
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www.oysterharbor.org

Oyster Harbor Community Association News is published six times per year.

Direct comments to the OHCA leadership or
webmaster@oysterharbor.org



Piers and Harbors

The OHCA Piers and Harbors Committee will start a project to maintain, repair, and replace all of the OHCA facilities, with contracting beginning in January, 2006. The work is required for operational and electrical safety. The work will include

1. Replacement of the Boat Ramp and rehabilitation of the Boat Ramp parking lot.
2. Replacement of the Boat Ramp Dock in a place closer to the Ramp
3. Relocation of electric cables and rehabilitation of all electrical equipment at the Boat Ramp.
4. Relocation of pilings away from the neighboring slips at the Washington/Booker Dock and extension of the Washington/Booker Dock to accommodate more slips on each side of the existing dock.
5. Rehabilitation of electrical facilities at the Washington/Booker Dock.
6. Replacement of a few pilings and replacement of electrical equipment at Fishing Creek Dock and park.
7. Some few electrical tasks to make electrical facilities at the OHCA Beach safe, especially for our kids.
8. This work is funded from the current OHCA budget and from two other funding sources:
 - a. Carry-over of funds allocated for this purpose in FY2002, and
 - b. Funds from slip rentals.

Phil Staller
410 990-0230

Don't forget!
Bring this newsletter to the January 24 meeting so you can follow the financial discussions.

January 24 Budget Meeting

7:30 p.m. at Hillsmere School

AGENDA

- 7:30 Moment of Prayer
- 7:35 Board Recommendations
- 7:45 Minutes of November 22 Meeting
(see below)
- 7:55 Treasurers Report
- 8:05 Budget (see insert)
- 8:40 Old Business (Roads, Drainage,
Piers/Harbors, Beaches, Community
Property)
- 8:50 New Business
- 9:00 Meeting Ends

The main purpose of the meeting is to discuss the FY2007 Budget. Please bring this newsletter with you so you can follow along.

Draft Minutes of the OHCA Membership Meeting November 22, 2005

The meeting was called to order at 7:45 pm.

The President welcomed Christy Wells, Arundel on the Bay Road, as a new member of the Association.

The previous meeting of the Association held elections for new officers. The list of new officers was published in the recent newsletter. Those present at this meeting were introduced.

The Executive Committee minutes of October 10, 2005, are attached. [Editor's note: Please see Anne MacLeod for this.]

Members of the Executive Committee reported on actions taken since the October meeting.

*Board member Ian McKinnon reported that BGE has promised to bury the power line six feet below ground.

*The Reclamation Committee, chaired by Jamie Campbell, has assessed the OH piers and harbors and has obtained bids for the work.

*The Roads Committee (Norman MacLeod, Chair) is reviewing the Master Plan for roads. Drainage is the highest priority for action on roadways.

*The President noted that the Association needs a financial planning committee to work with other Association committees.

The Minutes of the October Board meeting (attached) were read by Ian McKinnon, Board Secretary. [Editor's note: Please see Anne MacLeod for this.]

McKinnon's presentation was followed by a discussion of improving communication about Board actions and recommendations. A motion was proposed and approved to post Board minutes and approved recommendations on the OHCA website promptly after the Board meeting and well before the next membership meeting.

The question of membership approval of Board recommendations in a timely process was discussed. Several members said that routine maintenance (e.g., filling potholes) should not have to be submitted to the full membership for approval. A motion was made, but not seconded on the matter. It was tabled for closer definition and resubmission at the next meeting.

Bob Eyster, Vice President, noted that the last Board meeting had allotted \$1200 to \$1500 for dumpsters for Fall clean-up. It has not happened. Eyster proposed and the membership approved prompt action on getting a dumpster.

Mr. MacLeod reported on OHCA funds in reserves. This year's budget is \$287,801. Expenditures to date total \$31,000.

Respectfully submitted,
Anne MacLeod, Recording Secretary
1224 Washington Drive
410 268-7911
annemacleod@verizon.net

VOLUNTEERS STILL NEEDED
MORE PEOPLE means LESS WORK
CONTACT THE COMMITTEE CHAIRS OR
LOUISE BURKE at 410 268-9382
LouiseBurke2@netzero.com

Roads and Drainage Committee

Our committee has the task of picking up the Master Plan and meeting its goals to the satisfaction of the Association and its Board. We and our Association Members keep in mind:

- I. that the policies and programs of OHCA are expressed through the Board,
- II. that those policies and programs are executed by the Executive Committee in consonance with the resolutions of the Board, and
- III. that the Board's resolutions are to be read to and accepted by the Association (in regular or special call meeting).

Thus, the Roads and Drainage Committee is picking up the Storm Water Management Master Plan and is also taking into account previous community votes and previous community petitions (e.g., Fishing Creek Road OHCA members' petition to the Board on the occasion of the first physical implementation of the Master Plan in February 2005). The specific work to be done is that outlined below.

Roads and Drainage Actions and Action Plan

A. Action Plan

1. Get the Master Plan files in hand
2. Meet with Department of Public Works and the Permit Center on status of permits and requirements for reinstatement or new permits. Maryland Department of Environment, US Army Corps of Engineers, and US Department of Agriculture's Soil Conservation District are also involved because Oyster Harbor is in a Critical Area, and because storm water redirected or influenced by the Master Plan will go into the Bay.
3. Meet with Master Plan engineers to review and redevelop a specific action plan that will
 - a. meet the safety objectives,
 - b. minimize easement requirements,
 - c. provide drainage performance within the new (2003) Anne Arundel County requirements,
 - d. provide low maintenance drainage performance, and
 - e. still meet the OHCA community needs
 - f. all within a reasonable budget.
4. provide biddable specifications for contractors.
5. In the interim, take immediate action to prioritize and relieve known severe drainage problems. This is to be done through the

normal program of swale and culvert maintenance and repair. An additional action will be to backfill ditches with rock, including silt basins and fabrics in accordance with the US Geological Survey's TR55 so that national, state and local standards will be met.

B. Progress to date and near term action plan

1. Master Plan files and drawings are not completely in hand, though most are at MacLeod's place now. Acquiring a complete set of files is a first priority.
2. In conjunction with the designation of Joseph Butcher as Board liaison, we are planning meetings with these agencies for the week of November 28, 2005.
3. In conjunction with the designation of Joseph Butcher as Board liaison, we are planning meetings with those engineers for the week of November 28, 2005.
4. With the review of previous work of Greenhorn and O'Mara, the bid engineering firm, and the previous design engineers, Drum, *et al*, a new bid document will be prepared after the engineering and regulatory review noted in item 2 and item 3, just above.
5. Bids are being sought from contractors as follows. Bob Eyster, Tom Carroll, and Norm MacLeod surveyed every ditch and culvert in OH, including Creek and Cross. (Several issues might be resolved directly with ditch and culvert maintenance, e.g., Washington Drive watersheds, Fishing Creek Road drainage, and Shore Drive ponding.) Three contractors are under consideration for this interim work.
 - a. Carroll Brothers' (they have worked in the community recently with satisfactory results) bid is due this week.
 - b. Stormwater Facilities, Inc. Their survey is due in the week of 28 November 2005
 - c. Kevin Day. Their survey is due in the week of 28 November 2005.
6. The following principles are incorporated into this program.
 - a. Improve road stability and property owner safety
 - b. Minimize property easements for drainage; instead maximize use of OHCA-owned road shoulders.

continued on page 5

Roads and Drainage Committee *continued*

- c. Minimize water ponding in the community as both a health measure and a safety measure. At the same time design minimum ponding and enhanced storm water retention within ditches.
- d. Assure project and budget management are in community hands as well as under professional engineering and management under contracts with OHCA.

Additional developments

1. The validity of the two grading permits from Anne Arundel County has been confirmed.
2. The board has approved the hiring of Michael Dunn, a Principal of Dunn, Loyka, PA (the engineering firm that provided the Master Plan engineering services), to assist OHCA in putting the plan into action.
3. The Master Plan has been divided into phases; all phases to be completed by June 2006.
4. Two of the easier projects, one in the Creek Drive and Harbor Road low spots, and one along Washington Drive, will be initiated first rather than the whole project at once.
5. We are planning for community meetings as each phase is started.

The committee is also seeking bids for a comprehensive maintenance of **all** existing swales and culverts. OHCA Members have seen committee members escorting potential contractors along the roads. This work can be started this winter.

Norm MacLeod
410 268-7911
nhmacleod@verizon.net

Email is in your future

In the future, to email the newsletter we must have a change put into the Bylaws which we will accomplish ASAP. Then newsletters will go out to all email listings and it also will be put onto the website along with other news as it happens. Hard copies will be mailed to those without email and those who have asked that a hard copy mailed to them.

If you receive duplicates of emails from OHCA, please let me know which email address to delete.
LouiseBurke2@netzero.com

Post the list of the OHCA leadership printed in this newsletter in your home so contact information is handy. It has been updated since the November issue.

From the Corresponding Secretary

I would appreciate it if those who have not filled in the last page of information for our files which was pre-stamped and addressed in the November newsletter would take the time to do so. Please fill it out and mail or bring to the January meeting.

This is important information so we can see if the mailing address is different from that of the property owned and to complete our listing of the owners of Oyster Harbor property. We are also gathering the Zip+4 last four numbers of your Zip Code to ensure that mailed items reach you in a timely manner. Of course, we also need your email so we can contact you quickly.

All of this will make mailouts and major voting meetings easier. Thank you!

Louise Burke
3326 Shore Drive
410 268-9382
LouiseBurke2@netzero.com

Don't forget!
Bring this newsletter to the January 24 meeting so you can follow the financial discussions.

Check the website for information of "goings on" during the year. The Officers, Board, and Committee Chairs will keep you informed.



www.oysterharbor.org

Community Calendar

Oyster Harbor Community Association General Meetings are held the 4th Tuesday of the month at Hillsmere Elementary School, 3052 Arundel on the Bay Road. Check the website for updates.

No OHCA General Meetings in December or February.

- **Tuesday, January 24**, 7:30 p.m.
OHCA Budget Meeting
Hillsmere Elementary School
3052 Arundel on the Bay Road
- **Tuesday, March 28**, 7:30 p.m.
OHCA General Meeting
Hillsmere Elementary School
3052 Arundel on the Bay Road
- **Tuesday, April 25**, 7:30 p.m.
OHCA General Meeting
Hillsmere Elementary School
3052 Arundel on the Bay Road
- **Tuesday, May 23**, 7:30 p.m.
OHCA General Meeting
Hillsmere Elementary School
3052 Arundel on the Bay Road

Community Property Update

- Raking of community property, swales, and roadsides has been delayed because of the inclement weather, but we hope to have it started this week or next week.
- Committee is in process of getting quotes for tree trimming, which we expect to have completed in early 2006.
- Committee met last week and we have a lot of spring projects planned, including Community Clean-Up/Fix-Up/Planting Day. Stay tuned for dates, details, and volunteer opportunities (we'll need a lot of hands!).

Next Community Property meeting will be the last week in January or 1st week in February. Date and time will be posted on the website by the 2nd week in January. Call Kathy Burk if you are interested in participating: 410-280-1359.

Kathy Burk
1354 Washington Drive
kathycburk@comcast.net

Who You Gonna Call??

Security or Emergencies	911
Suspicious Activity	Anne Arundel County Police 410 222-8610
Unleashed Barking Dogs	Anne Arundel County Animal Control 410 222-8900
Boat Slip Information	Piers and Harbors Committee Chair Phil Staller 410 990-0230
Keys, ramps and beach gates	Security Committee Chair Tom Cagle 410 295-5442
Change of address for newsletters or email	Corresponding Secretary Louise Burke 410 268-9382
Comments or suggestions about the website	Communications Committee Chair Elvia Thompson-Staller 410 990-0230

Security

Don't Hesitate to Call 911

Oyster Harbor contracts with off-duty Federal or County police officers in unmarked cars who patrol our streets on a regular basis during the night. By dialing 911, the patrolling officer will be contacted in his car to reply to the call.

If not during the day, local police will handle the call. Dial 911. Don't hesitate. Don't be concerned about "bothering" the authorities. They are there to check out any concerns. Better safe than sorry.



Oyster Harbor Community Association Leadership

Updated December 2005

POST THIS IN YOUR HOME FOR EASY REFERENCE

Board of Directors

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James Willson, Special Tax Treasurer

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410 268-7911
nhmacleod@verizon.net

Check the OHCA website,
www.oysterharbor.org, for
information of "goings on" during
the year. The Officers, Board,
and Committee Chairs will keep
you informed.

Oyster Harbor Citizens Association, Inc.
Special Tax Fund
Five Year Summary with 2005-2006 Budget

	2001 - 2002	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006 - 2007
	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET
REVENUE						
Property Taxes	\$ 164,427	\$ 166,848	\$ 177,866	\$ 192,000	\$ 209,280	\$ 215,558
Interest Income	\$ 6,653	\$ 4,637	\$ 2,475		\$ 2,500	\$ 3,000
Miscellaneous Income	\$ -	\$ 375	\$ 356			
Total Revenues	\$ 171,080	\$ 171,860	\$ 180,697	\$ 192,000	\$ 211,780	\$ 218,558
EXPENSES						
Community Property, Beach, Fishing Creek Park and Road Repairs						
Community Property						
Tree Trimming					5,000	\$4,000
Landscaping					10,000	\$10,000
Hauling					1,000	\$1,500
Signage					1,500	\$1,500
Supplies					990	\$1,000
Dumpsters					1,500	\$2,000
Emergency Contingency (Weather Related)					9,210	\$10,000
Lighting Maintenance					2,000	\$2,000
Community Property Total					31,200	32,000
Beach/Fishing Creek Park						
Cleaning					3,000	\$4,000
Gazebo Maintenance					100	\$200
Signage					3,000	\$2,000
Nets/Sea Nettles					2,000	\$2,000
Supplies					500	\$500
Emergency Contingency (Weather Related)					4,000	\$4,000
Beach/Fishing Creek Park Total					12,600	12,700

Oyster Harbor Citizens Association, Inc.
Special Tax Fund
Five Year Summary with 2005-2006 Budget

	2001 - 2002	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006-2007
	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET
Roads						
Swale Maintenance					\$ 8,000	\$10,000
Signage					\$ 1,500	\$1,500
Leaf Removal					\$ 8,000	\$10,000
Snow Removal					\$ 8,000	\$8,000
Asphalt Maintenance					\$ 10,000	\$15,000
Culvert Maintenance (Jet Blast)					\$ 5,000	\$5,000
<i>Roads Total</i>					\$ 40,500	\$ 49,500
Community Property, Beach, Breakwater and Road Repairs Total	\$ 51,430	\$ 29,150	\$ 35,848	\$ 81,200	\$ 84,300	\$ 94,200
Administration						
<i>County Fee</i>					\$ 2,000	\$2,000
Administration Total	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Insurance						
<i>Insurance Premium</i>						
<i>Underwriter</i>						
<i>Bonds</i>						
Insurance Total	\$ 4,392	\$ 4,874	\$ 7,402	\$ 5,500	\$ 7,500	\$7,500
Legal and Accounting						
<i>General Legal</i>					\$ 10,000	\$8,000
<i>Zoning Legal</i>					\$ 2,000	\$2,000
<i>Audit Fees</i>					\$ 1,000	\$1,500
Legal and Accounting	\$ 3,123	\$ 4,347	\$ 2,726	\$ 12,000	\$ 13,000	\$ 11,500
Office and Miscellaneous						
<i>Postage</i>					\$ 750	\$1,000
<i>Printing/Copying</i>					\$ 1,500	\$2,000
<i>Supplies</i>					\$ 500	\$200
<i>Dues/Subscriptions</i>						
<i>Severn River Assn</i>					\$ 50	\$50
<i>Annapolis Neck Federation Dues</i>					\$ 30	\$30
<i>Miscellaneous</i>					\$ 5,000	\$ 8,000
Office and Miscellaneous Total	\$ 2,260	\$ 2,068	\$ 2,828	\$ 9,500	\$ 7,830	\$ 11,280

Oyster Harbor Citizens Association, Inc.
Special Tax Fund
Five Year Summary with 2005-2006 Budget

	2001 - 2002	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006 - 2007
	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET
Security						
Private					\$ 8,000	\$8,000
County (Off Duty Officers)					\$ 6,000	\$6,000
Special Event Security					\$ 1,000	\$1,000
Lock Maintenance					\$ 800	\$500
Security Total	\$ 12,076	\$ 12,896	\$ 10,684	\$ 16,000	\$ 15,800	\$ 15,500
Taxes and Assessments						
Personal Property Taxes	\$ 1,410	\$ 1,410	\$ 1,437	\$ 2,500	\$ 1,500	\$ 1,500
Taxes and Assessments Total	\$ 1,410	\$ 1,410	\$ 1,437	\$ 2,500	\$ 1,500	\$ 1,500
Utilities						
BG&E	\$ 5,758	\$ 5,529	\$ 5,227	\$ 6,800	\$ 6,000	\$ 6,000
Utilities Total	\$ 5,758	\$ 5,529	\$ 5,227	\$ 6,800	\$ 6,000	\$ 6,000
TOTAL EXPENSES	\$ 82,449	\$ 62,274	\$ 68,152	\$ 135,500	\$ 137,930	\$ 149,480
Capital Improvements						
Master Plan					\$ 13,500	\$13,500
Design/Engineering/Consultant - Master Plan					\$ 5,000	\$10,000
Oyster Creek Dredge/Oyster Beds					\$ 20,000	\$20,000
Fishing Creek Dredge/Oyster Beds					\$ 20,000	\$20,000
Beach Retaining Wall					\$ 30,000	\$10,000
TOTAL CAPITAL IMPROVEMENTS	\$ 32,456	\$ 8,459	\$ 43,616	\$ 77,000	\$ 88,500	\$ 73,500
TOTAL EXPENSES/CAPEX	\$ 114,905	\$ 70,733	\$ 111,768	\$ 212,500	\$ 226,430	\$ 222,980
Increase (Decrease) in Net Assets	\$ 56,175	\$ 101,127	\$ 68,929	\$ (20,500)	\$ (14,650)	
Unrestricted net assets, beg. of yr (Available Fund Balance)	\$ 465,690	\$ 521,865	\$ 622,992	\$ 691,921	\$ 671,421	\$ 656,771
Other Income (Expenses)						
Master Plan/Roads						
Boat Ramp/Pier Replacement						
Total Other Income (Expenses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted net assets, end of year	\$ 521,865	\$ 622,992	\$ 691,921	\$ 671,421	\$ 656,771	\$ 656,771

Oyster Harbor Community Association
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