

BOWLEY'S QUARTERS COMMUNITY ASSOCIATION

May 2008

“Live the Dream – Live and Experience Bowley’s Quarters in Middle River, MD.
“A great place to live, work and play”



A Message From the President – I am indebted to the members of our organizations for their work, creativity, and overall collaboration and cooperation. They have truly enhanced our operations, relationships with County officials, and overall effectiveness. We look forward to seeing you at the meeting on the 27th – **PLEASE remember to bring in your 50/50 tickets!**

An Update:

The momentum of our membership continues as we grow towards our targeted initial 500 members. Of particular highlight are the neighbors and friends who share their experience attending and interacting with our leadership and one another. These experiences are our best method to expanding our membership ranks. We continue to stress the role that all members have as “ambassadors” of the organization and how effective the voice of the community can truly become. Feel free to download an application from our website: www.bqca.org or by calling 410.335.5811.

Comprehensive Zoning Map

Our support for a balanced and rational land use strategy for the benefit of the entire Bowley's Quarters community is one of our guiding principles. We have testified on behalf of the community to maintain or down-zone all of the requested zoning changes in Bowleys Quarters. That posture will continue in our appearances before the County Council prior to their voting on the issues in Bowleys Quarters that were requested during the recent “Comprehensive Zoning Map” Process. We believe that commercial uses of property should be clustered in defined areas to maximize existing resources, minimize resource consumption and conform to the guidelines and master plans for development in our area. Despite recent Maryland appeals courts upholding the rights of local officials to ignore citizen-framed master plans, we will continue to hold our officials accountable to managing growth.

The Galloway Creek Condo PUD Project:

As mentioned earlier, the Baltimore County Planning Board is to vote on the proposed Galloway Creek condo project in the near future. The Planning Board may amend or modify the PUD proposal as well as deny the project at that time. Thereafter, the County Council will have a final open session on the project followed by their issuing an ultimate decision. We will keep you apprised of the date and summaries of issues that need to be addressed.

Earlier we submitted aerial documentation to the County and State officials regarding alleged illegal impervious surface expansion of this project. After inspection, DEPRM tested and accepted the current status of the site. However, we will continue to pursue the expansion with environmental consultants to independently assess the situation.

Councilman Bartenfelder recently submitted legislation to modify zoning in maritime zones. The bill sought to eliminate any residential construction at marinas that receive BMB, BMM, or BMYC zoning after August 1, 2008. Although it expressly eliminated the right to DR5.5 zoning and referred to only water related structures being allowed on marina properties, it did not address the process of utilizing the PUD laws to convert marina property to residential use. It is our concern that the elimination of the DR5.5 zoning creates the opportunity for the density to default to the DR16 density as stated in the PUD laws. This allows three times more density than is currently allowed. We recommended that any marina property that converts to residential usage get the same zoning assignment as adjacent residential property. This not only protects the building rights of the property owners but provides for compatible development in the community.

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Follow-Up to the April 22nd Community Meeting

Delegate Pat McDonough Reviews Legislative Session

Delegate McDonough reviewed various highlights of the legislative session. He addressed the following:

- The budget had \$1.56 Billion of increased expenses and any reported budget cuts were only a reduction of the increases
- Homestead Tax Law was not repealed and forms will be sent with reassessments of properties. To keep your property tax credits, you must submit the completed forms.
- The Critical Area laws have increased the new construction setback on Bayfront properties to 200 feet in order to protect the Bay.
- English as the official language got only 57 of the needed 71 votes. Similar laws have been passed in 37 other states.
- Maryland drivers' licenses to illegal aliens are being issued at an estimated rate of 2200 per week. He stated that this attracts the illegal immigrants to Maryland since the process is easier than other States.
- Reduction of college tuition for illegal aliens was not submitted this year but there are attempts outside of the legislature that are being pursued to accomplish the financial aid.
- BG&E rate issues and the various sources of electric power were discussed. He feels that there needs to be a rate payers' rebellion.



Stay Informed with These Important Dates:

What: **BQCA General Membership Meeting – Please bring in your 50/50 tickets!**

When: **Tuesday, May 27th, 2008 at 7:00 PM**

Where: St. Mathew Lutheran Church
3620 Red Rose Farm Road

What: **BQCA General Membership Meeting**

When: **Tuesday, June 24, 2008, 7:00 PM**

Where: St. Mathew Lutheran Church
3620 Red Rose Farm Road

BQCA Pot Luck Dinner

Your community association is sponsoring a Pot Luck Dinner prior to the community meeting on June 24th. Individuals are invited to bring entrees or desserts to share. The Association will be providing beverages, paper goods, and music. For further information, please contact Janet Walper, 410.335.7968. The dinner will commence at 6:00 and end at 7:00, the start of our regular meeting. We look forward to seeing all of our neighbors then!



Call to Action:

We will continue to protect our community from excessive growth, inappropriate development, traffic gridlock and environmental threats. You and the BQCA can do what an individual homeowner will find difficult to do. When you join us, we can put the strength of the Association to work for you. Together, we can provide a unified and respected presence to Baltimore County departments and elsewhere. We are far stronger than any homeowner / business owner acting individually. **Join TODAY** and encourage your friends and neighbors!

BOWLEY'S QUARTERS COMMUNITY ASSOCIATION

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Association Contacts:

President - Bill Lagna 410.335.3606
Vice-President- Norma Bankard 410.335.4407
Treasurer - Ron Walper 410.335.7968
Secretary - Harlan Zinn 410.486.2899

Political Contacts:

Councilman - Joe Bartenfelder 410.887.5791
Delegate – Pat McDonough 410.238.0025

Media Contacts:

Editor – East County Times 410.780.3303
Editor – The Avenue News
Amy Lookingbill 410.687.7775

Baltimore County Contacts:

Director, Office of Planning, Balto. County
Pat Keller 410.887.3335
Concept Plan Reviewer 410.887.3335
Daryl Putty

Environmental Issues:

As part of our commitment to become more environmentally conscious as a waterfront community, following tips might be of interest to those who have boats:

- maintain your vessel wisely
- establish a regular maintenance schedule for your MSD (marine sanitation devices)
- dispose of fish waste properly
- protect sensitive habitat
- learn about environmentally safe products and practices
- prevent accidental spills
- fuel cautiously
- control oil in the bilge
- properly dispose of oil absorbent materials
- clean gently
- contain trash and recycle
- be a responsible boater – obey laws governing speeding, littering and discharges
- support marinas that are environmentally responsible
- avoid contact with submerged aquatic vegetation
- bring used solvents and waste gas to local hazardous waste collection days
- use less toxic propylene glycol antifreeze

Remember, this is YOUR community!

Block Captains

We are still soliciting volunteers for “Block Captains” who will act as our ambassadors for specific blocks within the community. Their primary role would be to inform and update residents of activities and channel issues to the Board of the Association to address.

Bowleys Quarters Road - Adopt A Road Project

Bill Huber was extremely gratified about the recent April community clean-up. He is expecting the next clean-up to occur in July. Appreciation was expressed to all those who participated and to Long Beach Restaurant for providing lunch to all of the community members who participated. Details of the next clean-up will be communicated in the June, 2008 newsletter. Further information can be obtained by contacting Co-Chairs Debbie Sevier (410.335.1772) and Bill Huber (410.335.8255).



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Membership:

We are continuing our "2008 Membership Drive". Two levels of memberships are available:

- Homeowner - \$15.00 / calendar year (full voting privileges and newsletter)
- Friend – free membership (Access to www.BQCA.org and voting privileges on issues outside of Bowley's Quarters)
- Donations are welcome and much appreciated.

The membership application can be downloaded from our website at the beginning of the resources list. Every member is encouraged to bring another neighbor, friend or relative to the organization and its meetings.

E-mail Addresses:

We NEED your e-mail address so that we can effectively keep you up-to-date with our fast-paced activities and news. Use of e-mail also saves our precious financial resources for more important things. If you are not receiving regular e-mail, please e-mail the website (www.BQCA.org) so that we can add or correct your e-mail in our database. (Note: This database is kept confidential to BQCA and is used for the sole purpose of communicating with your purposes.)

Committees:

To achieve full representation requires embracing the opinions of a large segment of the peninsula on issues of zoning, regulations, and local policies. One of the best ways to truly make our organization potent is to participate on committees and get new members so that the community at-large is more united. In addition, we extend an invitation to **every member** to become a member of various committees that exist:

- Membership – Allen Robertson – 410.335.2293
Kim Sullivan - 410.630.2645
- Communications – Linda Huber-410. 335.8255
Harlan Zinn 410.486.2899
- Nominations – Norma Bankard - 410.335.4407
Janet Walper - 410.335.7968
- Zoning and Land use –
Bill Lagna 410.335.3606
Allen Robertson 410.960.2293
- By-Laws – Allen Robertson 410.335.2293
Steve Moody - 410.960.8309
- Fundraising – Joe Hession 410.335.6785
Kim Sullivan 410.630.2645
- Community Clean-Up –
Bill Huber 410.335.8255
- Traffic and Congestion - available
Bill & Linda Huber 410.335.8255
- Variances and Permits –
Harlan Zinn 410.486.2899

Fund Raising:

Your Association will be scheduling its 1st Bull & Oyster Roast in the very near future in order to provide an opportunity for socializing among all members and to enhance our treasury. Funds generated will be used to support our "smart growth" initiatives which necessitate utilizing experts in environmental issues and legal assistance as we confront challenges to our community as a whole. All of these efforts will ensure that current and future generations of residents of Bowley's Quarters will have a quality of life second to none.

BQCA is sponsoring a "BIG 50/50" drawing at the June 24th general membership meeting with an anticipated grand prize of \$2500. There are only 1,000 tickets being sold. Tickets, which are going rapidly, can be secured by calling Ron Walper at 335.7968 or any of the committee chairpersons listed in the newsletter if you are unable to get your tickets at the general meeting. The Association appreciates your continued support. Good Luck!

Community Member Profile:



Janet Walper – Janet is shown with one of her beautiful granddaughters and her not-so-quiet dog Heidi. Janet has worked tirelessly since the beginning of the formation of the BQCA on every aspect of the association, and is the glue that holds the group closely together. She is married to Ron, our treasurer.

Hot Line:

If you have questions, heard various rumors, or observed something of interest to the community, please call the BQCA number **410.335.5811**, and a member of the organization will return the call as soon as possible –or– send an email message to our website – email@bqca.org . **THANKS!**