



Bay Winds



Volume 35, Issue 1

Selby Community Association, Inc.

Autumn 2003

P.O. Box 599

Mayo, MD 21106

www.selbyonthebay.org

SCA Board of Director's Meetings are held the first Tuesday of every month • 7:30 p.m.
Location: Watch for Signs • All residents are welcome and encouraged to attend.

Negotiations End With Contract for Clubhouse Purchase!!!

Our community's legal battles over the Clubhouse finally appear to be ending! The Selby Community Association entered into a contract during a mediation session in mid-November to purchase the Clubhouse and the two adjacent lots from Youth Development Foundation (YDF).

Many years and many thousands of dollars have been spent to defend our Clubhouse easement, which YDF has never fully acknowledged. Numerous judges have told us that the court system will never be able to solve our differences, and purchasing all of YDF's interest in our community property is the only way to satisfactorily resolve this situation.

We have never been able to get close to agreeing on a purchase price. Even during the negotiation of this most recent contract, we were hundreds of thousands of dollars apart. Therefore, the judge that mediated earlier sessions suggested we use a court-sanctioned method of determining a purchase price using an appraisal system involving at least two appraisers, who will be told that Selby residents have a perpetual injunction giving us "free and unobstructed use" of all of the property. The property is zoned Open Space and the Clubhouse was badly damaged by Tropical Storm Isabel. While it's not ideal to enter into a contract without knowing the purchase price up-front, we are confident that the appraisals will produce a fair and reasonable price. Additionally, both parties are bound by the price determined by the appraisal, and backing out would cause a breach of contract.

If a title search is needed, YDF must prove clear title, or we may elect to back out of the contract without penalty. Settlement will occur forty five days after determination of the purchase price or on July 1, 2004, whichever is later. YDF is not offering seller financing, so we will obtain a loan through a local bank. We have approached several banks in the area and at least two are willing to loan us what we need. After the purchase price of the property is determined, we will be seeking permission from Selby property owners to use the Special Community Benefit District (SCBD) money to purchase the property since the loan needs to be paid from these funds. The County Council will also have to approve our budget in May as usual, which is one reason we have to wait until summer to go to settlement.

Our current annual SCBD tax rate of \$25.00 per tax account will have to be raised to cover the loan and to start making repairs to the damaged Clubhouse and swim platforms at the beach. We anticipate that the total tax will be raised to approximately \$90.00 per tax account. Property owners will receive the annual letter outlining the proposed SCBD budget by the end of December.

The Selby Community Association, property owners, and residents have worked very hard over the past six or seven years to make sure Selby residents have "free and unobstructed use" of all of our community property. Please support us as we put an end to this aggravation by making ownership of this property a reality!

If you would like more information or further details about the appraisal system or any other part(s) of the contract or our situation, please contact Susan Lanier at 410-798-5050, Martin O'Callaghan at 443-994-6352, or Ed Robey at 410-798-6105.

vents took place outdoors, many community residents participated and enjoyed the fellowship.

Isabel Leaves Destruction and Loss in Her Wake

The dawn light illuminated a much different environment on Friday, September 19, 2003, than many Selby residents saw the evening before. Everyone knew Hurricane Isabel was coming, but few could have guessed the destruction she ultimately left behind. Those who watched through the night saw flood waters rise around homes and wondered just how high it would go. By morning, many in Selby had homes flooded with up to several feet of water, as well as submerged cars, sheds and yards. Heating oil tanks spilled their contents causing a large area of the flood waters to be covered with oil, which entered houses and killed grass as the flood receded. A few houses are still uninhabitable because of water and oil damage.

A tremendous thanks to all community members who assisted those who needed to evacuate by providing boat transportation and to those who kept watch on the elderly and disabled members of the community. Your help was invaluable.

The deadline to register with FEMA has been extended to December 8, 2003. They can help cover costs that insurance does not. To apply call 1-800-621-3362.

Halloween Gathering Howls on Despite Damage

The annual Halloween Party for the children of Selby was modified this year because of the damage to the Clubhouse. The weather cooperated as community members gathered for hay rides, refreshments, and a bonfire. Even though all

Clubhouse, Swim Platforms Damaged by Isabel

Tropical Storm Isabel left her mark in Selby as flood waters inundated and surrounded the Clubhouse as well as most of Selby's community property. The storm tore off the decks of the swim platforms, which ended up on shore near the boat ramp. Approximately one foot of water was in the Clubhouse lifting floor boards and soaking the walls. The floor boards remain dislodged, making the Clubhouse unsafe for use. Due to the extensive damage, the Clubhouse will not be available for use until further notice.

New Attorney for the Selby Community Association

Our attorney for the past five years, Harrison Wetherill, Jr., is resigning as our counsel, due to a change in focus of his legal practice. He has done an excellent job of representing us, and we will miss him. We have hired Matthew Egeli of Hartman and Egeli, LLP, to represent us in his place. With the purchase of the Clubhouse in the near future, however, we hope not to need much further legal assistance. Mr. Wetherill will continue to assist us with acquiring the rest of the community property that is being donated to the Selby Athletic Association by Mr. Dan Boger.

Speaking of Holidays... Have Santa, Will Travel

Not to beat a dead reindeer, but this year's annual Holiday gathering and Santa visit is in jeopardy as well since we cannot use the Clubhouse. As in the past, Santa has agreed to visit Selby on the Bay, but we are in need of ideas for how and when the event takes place. If you have any

creative ideas to allow the children of Selby to enjoy this tradition, please contact Marci Dawson at 410-798-8568, or

Susan Lanier at 410-798-5050.

SCA Board of Directors ~ 2003-2004

The following community members were elected to the Board of Directors for the upcoming year from October 1, 2003, to September 30, 2004.

President	Ed Robey	410-798-6105
Vice President	Susan Lanier	410-798-5050
Recording Secretary	Marci Dawson	410-798-8568
Financial Secretary	Evelyn Gingell	410-798-1719
Treasurer	Colleen Brown	410-798-0760
Special Tax Officer	Bill Harding	410-798-1036
Zoning Officer	Pete Thomas	410-798-8956
Clubhouse Chair	Terry Gheen	301-261-7021
Beach and Parks Chair	Bruce Lanier	410-798-5050
Ways and Means Chair	Jaime Beam	410-798-8882
Social Chair	Michelle Corkadel	410-798-4608
Roads and Sanitation Chair	Mitch Boyd	410-798-5548
Police and Fire Protection	Dennis Gheen	301-261-7021
Trustees	Todd Croteau	410-798-7503
	Andy Moser	410-798-8568
	Joe Murphy	301-261-4850

Neighborhood News

Operation ID

Selby on the Bay is participating in Operation ID. This program involves using an engraver to etch your driver's license number onto your valuables, or photographing them instead, in order to assist police with locating your belongings if they are ever stolen. You will receive two Operation ID stickers to place on doors or windows of your house to let others know you participate in this program. To borrow an engraver, or for more information, please call Beth Livingston at 410-798-9474.

Get BayWinds Online

If you would prefer to receive your newsletter by email, contact Marci Dawson at moser@comcast.net.

Selby Information via E-mail

For the most up to date information about important issues concerning our community, join the Selby Broadcast List. You will receive periodic e-mails by blind carbon copy. To join, send your e-mail address to Hyla876@aol.com.

Thank You for Your Support

Although dues are no longer required for membership in the SCA, many residents have chosen to show their support for the community and the Community Association financially. Monetary donations for our legal costs and/or the general fund are always appreciated. Mail to SCA, PO Box 599, Mayo, MD 21106.

Anne Arundel County Police Report Selby on the Bay

If any community resident is having a problem on his or her street, please call Dennis Gheen and report it to him as well as to the police. Mr. Gheen will discuss the problem with you and keep a record of it to be compiled in a report to be reviewed by the county police so that problem areas in the community can be addressed. **Please call Mr. Gheen at 301-261-7021 or via email at cptree@aol.com.** Additionally, the Southern District County Police has an officer available to answer any questions and concerns by any resident through the Police and Communities Together (P.A.C.T.) program, whose goal is to build a working partnership between the citizens of Anne Arundel County and the police department to improve our quality of life. Contact Officer Don Clime at 410-222-1961 or ofcclime@hotmail.com.

Important Contacts:

- Beach Parking Stickers and Boat Ramp Keys: Dennis Gheen 301-261-7021
All Selby residents and property owners must display a Selby parking sticker on their car to park at the beach. If your car is parked at the Clubhouse or boat ramp without a sticker, it will be towed!
- Clubhouse Reservations: Penny O'Callaghan 410-798-0204 or president@selbyaa.org
- SCA By-laws: Evelyn Gingell 410-798-1719 or moser@comcast.net
- SCA President: Ed Robey 410-798-6105
- Selby Athletic Association: Martin O'Callaghan 410-798-0204 or president@selbyaa.org.
Donations to the SAA are tax deductible.



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