

New Community Center FAQs

Q: Are we still going to build a new clubhouse?

A: Yes, currently the SCA Board and Building Committee are in the process of obtaining all required permits, we have already made a substantial investment; working with some of the areas most highly regarded architectural and engineering companies to hopefully begin construction around March of 2010.

Q: Why doesn't the new design look like the one we were shown on the voting days last September?

A: We received a lot of great ideas and sketched a drawing that reflected them. We presented them to the architect and county officials and modified it to meet the current code required safety regulations and our limited budget. The architects gave us a design that will allow us to enhance the appearance at a later time should we find the money to do so.

Q: The original cost projections were at around \$500K, why are they now \$800K?

A: The original projections were based on a much smaller and simpler building design and did not take into account all of the critical areas issues with this project.

Q: When will you start the project, and when will it be finished?

A: The project is already under way, we hope to break ground as soon as all permits have been approved, the funding has been properly secured, construction management has been selected and the bidding process has been finalized.

Q: Why do we need a new Clubhouse? Why not simply erect 2 or 3 covered Pavilions?

A: The decision to replace the Clubhouse structure option was democratically decided on two separate voting days by the Selby Community property owners in September of 2008. The Clubhouse was overwhelmingly voted as the property owner's choice. The vote tally was as follows:

Clubhouse votes 304

Pavilion votes 54

Build nothing 4

Disqualified 7

Q: Can there be a re-vote on this project? I don't believe everyone had a chance to vote.

A: No, the residents voted in a well publicized election and the project is under contract and substantial financial commitments have been made to build this community center.

Q: What is the forecasted cost for the new Clubhouse? Including the architect, engineers and all contractors by the time the project is to be completed?

A: To date our architect has given the "Forecasted Completion cost" at an estimated \$800,000. This preliminary estimate will be updated once he permits have been signed and the formal bidding process has been finalized.

Q: How did you come up with the cost? Could it be built for less?

A: Our professionals provided legitimate cost estimates. These are the costs we must use for the purposes of financing and budgeting. Once we have completed all permits and bidding, we can value engineer the costs and evaluate the use of donated services.

Q: If we already own the land - why is the cost of the building so high?

A: Based on today's environment in order meet strict safety, environmental and building code requirements in the critical areas,our professional have projected that these figures will their best educated forecast and should be fairly accurate based on their professional experience.

Q: How will the community pay for this building?

A: We project to have \$200,000 for a down payment at the time of closing and are currently process to get commitments from local lenders to finance the balance of the money.

Q: Will we have available monies in our Special Tax Account to fund ongoing projects and other new projects such as replacement Playground Equipment?

A: Yes, we project that we will have sufficient funds to not only pay for and maintain the new structure, but also to complete other important projects for the community.

Q: Will the Selby Community have their taxes raised because of this project?

A: Our current rate is enough to pay for existing projects and the community center. We will reevaluate as we always do every year.

Q: I have heard that we will have to improve First Avenue at a cost of \$250,000.00?

A: During the county's review of our building permit application they returned comments that a normal commercial structure like our community center requires 40/20 Right of Way access roads (40' Right of Way with a 20' wide road bed) and First Avenue is currently a 40/17 roadway.

Our architect, Cathy Purple Cherry, assured the building committee that because of the nature of our community the the county isn't likely to require this because we are in an older residential area and the project would put undue cost, burden and unnecessary expense to the replacement of our building.

Q: If we have to widen First Avenue, will they take part of my property?

A: No, we are working with the county officials to evaluate this requirement. If we have to, we will work within the utility easement boundaries that currently exist to meet the requirement.

Q: How can we have a nice community center when we can't seem to control the issues that we currently have at the beach now?

A: The most prominent issue we face at the beach stems from idle youth, many that come from outside of our community. We as a community need to work with local law enforcement and our security people and find better solutions to this ongoing problem.

The clubhouse doesn't promote or detract from this problem. It is a social issue not a security issue that must be dealt with by the community at large and can not simply be fixed with fences and locks.

Q: It seems as if the community cannot manage the commons area property as it is now?

A: Over the past decade, beach security and many other improvement projects had been set aside because our community association was solely focused on getting our property back.

During the last few years of our struggle with the "charity" that held our clubhouse hostage, we had signed up for a "Blind Appraisal" contract during a court-enforced arbitration hearing. Improving the property whatsoever would have cost us more by raising the appraised value of the property we were trying to buy back from the out of state group.

Q: Before the clubhouse burned down it was neglected, why build another one?

A: The sole reason the clubhouse was in such disrepair before it burned down was due to Hurricane Isabelle. After Isabelle damaged the building, the fire Marshall locked the doors because the building was a hazard and since we were in the midst of a court-enforced "Blind Appraisal" contract, fixing the building would have hurt us by increasing the appraised value of the property. Isabelle actually drove the appraised value down just as our appraisals were going on.

Q: Are we blacktopping the parking lot with this improvement?

A: No, the parking lot area has been discussed and the county does not want us to pave. Besides we are trying to keep our required costs down.

Q: What is the Selby On The Bay Special Benefits Tax District and why do we need it?

A: The Special Benefits district of Selby On The Bay encompasses the communities of Selby Heights, North Selby, Selby Proper and Cedar Grove. All of which make up the community in Anne Arundel County, City of Edgewater, in the state of Maryland known as Selby On The Bay.

The purposes of this district are for the purchase, protection, maintenance and improvement of all Selby On The Bay Community needs and concerns, including the purchase, protection and maintenance of recreational equipment and facilities; operation of community security programs and the administration and insurance necessary to carry out all of these purposes.

Q: If I never use the community commons areas - why would I want this community center built?

A: There is not other community in the state that has 8 acres of private commons area on the waterfront much less a new community center. The value that the new clubhouse will add financially to each parcel in this community will be apparent shortly after the community center is completed and its impact will have a far greater effect on cumulative property values in our neighborhood than the money we will spend to build it.

Q: Does the community own the beach and park property?

A: Yes, the community owns the majority of the community beach and park area that we also call the commons area. The SCA owns the "Clubhouse Lot", Lot H-32 on the north side of the Clubhouse Lot and Lot K-132 on the south side. The Selby Athletic Association owns the remaining 14 parcels. There are still two lots on Arundel Road (Lots H-34 and H-35) that Dan Boger has not committed to donate to us at the current time. The SAA is currently working with our attorney to get the paper roads transferred as our 2000 contract with Boger requires.

Q: What is the Selby Athletic Association and why does it own most of our community's commons area?

A: The SAA is a 501(c)3 youth educational charity that was created by the community as a result of the beach and park's previous owner, (Dan Boger) promise to donate the community's commons area to our community. The SAA is near completion of a contract with Dan Boger to donate the remaining lots after he gave the Clubhouse and flanking lots away to an out-of-state charity in a spiteful gesture.

Q: Which community members are on the SCA Building Committee?

A: The Committee Chairman is SCA President Martin O'Callaghan and the remaining members are:

Tammy Switzer

Cindy Evans

Pete Thomas

Bill Harding

Dennis Gheen

Bob Blaszkiewicz

Julie Harris

Ed Robey

Q: How physically large will the new clubhouse be when completed?

A: The new clubhouse will occupy the same "footprint" as the original clubhouse. the physical square footage of the clubhouse will be 5096 sf.

Q: Can the building be smaller?

A: No, changing the footprint would have caused the project to go through a lengthy variance process and we would not have been able to get our building permits in time.

Q: Why do we need this Water Holding Tank?

A: It is a Safety Requirement to feed the fire suppression sprinkler system within the clubhouse.

Q: Are we going to have a pavilion under the building?

A: There will be no designated pavilion area underneath the building however there will be usable space.

Q: Who will be responsible (held accountable) for the oversight of this project?

A: The Selby community Association Building Committee is currently charged with that task in conjunction and with the support of the County Council our contracted building professionals and continued input from the Property Owners of Selby On The Bay community.

Q: Will I be charged a fee to use the building?

A: Yes, as it was structured in the past for dedicated use - based on operational costs Selby residents will be required to help support the costs of running the community center.

Q: Will anyone in the community be able to use the building?

A: Yes, all property owners will have equal rights at access to the use of the building. On occasion local civic and/or government organizations that have used the building in the past will continue to be welcome to use the facility.

Q: Are we going to rent it out to outsiders? That's not fair!

A: No. the perpetual injunction on our commons area restricts us from using the property for commercial enterprises.

Q: Will the new clubhouse have air conditioning?

A: Yes, the building will have an energy efficient heating and cooling system.

Q: What color will it be?

A: This has yet to be determined. It will likely be something to complement the waterfront.

Q: Are we really planting grass on the roof?

A: This was discussed in our meetings, but was removed due to cost prohibitions.

Q: Will this building be solar?

A: It is not possible within the current budget.

Q: Will there be a lot of trees in my water view?

A: We are required by this project to plant a certain number of native trees and shrubs. We will minimize this code requirement as much as possible.

Q: I heard you are putting an elevator in the building. Is that true?

A: It is in our current design. Regardless of what we do, the building must be handicap accessible and meet all Federal ADA requirements.

Q: Who is the going to maintain the clubhouse and what are the estimated annual Operating Costs?

A: The SCA will maintain the community center.

Q: If you build a new clubhouse, how are you going to keep the kids from tearing it up?

A: In addition to installing a state of the art security system that will include monitoring services, we plan on further enhancing the current volunteer security group and we will continue to work with residents and parents to improve communication between the security group and police.

Q: If you don't expand the current parking area, where will the overflow go?

A: Our parking lot will be expanded to meet county requirements. We already have an overflow parking lot next to the marina to provide sufficient parking.

Q: Does the clubhouse have a kitchen, bathrooms, game room?

A: There is no kitchen, but there will be a food prep room. There will be enough bathrooms to meet the county code.

Q: Will there be bathrooms outside?

A: No.

Q: Are we going to have an outside shower?

A: We plan to have outside rinse off areas.

Q: Why have the engineering and building plans cost us so much for this project?

A: The building is being built in an Open Space zoned Critical Area within the buffer zone next to the waterfront and above the flood surge zone.

We have also selected of the premier waterfront architects in Anne Arundel County to tackle this project because we knew with the permit deadline we had there was no room for mistakes.

Q: What can I do to help in the building process?

A: One good example is landscaping. We will have large amount of manual labor required for all of the planting and landscaping that we will have to complete. Digging rain gardens and planting of trees and shrubbery. Volunteers can save us thousands of dollars in this process alone.

Q: What is SCA?

A: The Selby Community Association (SCA) is the community association for our neighborhood and the administrator for the Selby On The Bay SBTB. Anyone in the community can be on the board of directors for the SCA.

Monthly meetings are the first Tuesday of each month. Look for the signs at the entrances to the community. Join us and see if you would like to be a board member. Elections are coming up in August!!