

LTPOA
House and Grounds
Committee Report
From: Devin Capizzi

October 1st, 2025

RENTALS: 2025 From February thru December we have 30 rental bookings; including birthdays, weddings and receptions, pre-school graduations and celebration of life. We had 2 cancellations or rescheduled rentals, 20 bookings for LTPOA events, such as yard sales, family week, BINGO, dances, comedy shows, crab feast, halloween bash and craft show. We had 2 bookings for section 2 fundraisers for pier repair.

USES: The hall is used by community and committees, sections, and the board, local groups such as the Girl Scouts, Cub Scouts, Boy Scouts, The Peppers, The Fire department, local schools and SRYA Groups and outside associations when approved.

WHATS NEW:

- New plumbing work for the back bathrooms

WHATS NEXT:

- 5 year plan request has been submitted for major improvements at The Hall, ie roof, parking lot, HVAC, Painting and new digital signage, back bathroom improvements

IN THE WORKS:

- New wall info sign in Vestibule
- New chairs
- New freezer

I would like to express my sincere thanks to Candis and Kim for their continued help and contributions to the hall. It has made a huge difference.

Committee Members for

Section 1 - Hank Suter
Section 2 - Kim Miller
Section 3 - Karen Porter
Section 4 - Devin Capizzi
Section 5 - Candis Epps

EVENT COMMITTEE - ANNUAL REPORT OF RECEIPTS & EXPENSES FOR PERIOD 10/1/2024 - 9/30/2025

\$	1,325.78	Monster Bash Receipts
\$	249.00	October Bingo Receipts
\$	392.00	October Yard Sale Receipts
\$	1,679.00	Craft Show Receipts
\$	556.00	February Bingo Receipts
\$	267.00	March Bingo Receipts
\$	530.00	April Bingo & Yard Sale Receipts
\$	1,035.00	May Bingo & Yard Sale Receipts
\$	160.00	July 2025 Yard Sale Receipts
\$	230.00	Donation from Mary Lou
\$	9,515.00	Total Crab Feast Ticket Sales
\$	421.00	50/50
\$	746.00	Baskets fo Silent Auction
\$	565.00	Cake Wheel

\$ 17,670.78 TOTAL RECEIPTS

\$ 8,539.86 TOTAL PROFIT

\$	(493.74)	Monster Bash Supplies
\$	(40.00)	Face Painting at Monster Bash
\$	(172.25)	Event Signs
\$	(9.53)	Bungee Cords for Fence Signs
\$	(74.60)	Craft Fair Supplies
\$	(33.91)	Food for Craft Fair
\$	(69.96)	Donuts for Craft Fair
\$	(185.00)	Food & Beverage Certification
\$	(136.78)	Bingo Supplies
\$	(76.94)	Misc. Supplies
\$	(742.30)	Event Signs
\$	(35.30)	Raft Race Ribbons
\$	(147.40)	Water Parade Foods
\$	(18.01)	Candy for Fishing and Crabbing Contest
\$	(45.52)	Printing of Photo Contest Pictures -
\$	(230.00)	Gift Cards for Fishing and CrabbingContest
\$	(297.29)	Happy House - pizza for vb
\$	(69.40)	Londontowne Liquors - beer for VB
\$	(91.59)	Printing - crab feast tickets
\$	(4,500.00)	Chesapeake Seafood - crabs
\$	(72.00)	Pennisula Farms - corn for crab feast
\$	(20.00)	Adam's tip
\$	(855.00)	Adams Catering - crab feast
\$	(44.45)	Weiss - paper towels for crab feast
\$	(330.19)	Londontowne Liquors - beer for crab feast
\$	(184.34)	Sam's - sodas & water fo crab feast
\$	(100.00)	Tip for Boy Scouts
\$	(33.00)	Giant Food - Old Bay for crab feast
\$	(22.42)	Weiss - butter for crab feast

\$ (9,130.92) TOTAL EXPENSES

PARK & PLANNING ANNUAL Report, 2025

As always, thanks to the LTPOA community for the support it gives to the Park & Planning committee. We will do our best to work together with the Board of Directions, the LTPOA Executive Director and the LTPOA maintenance contractor. Every year, the committee members and each Section Presidents receive 2 documents - Maintenance for landscaping services & the Shoreline Maintenance services. These documents outline the work that will be done by the LTPOA contractor over the course of year. This is an easy way for all to know what has been done & what to expect as far as LTPOA's property is concerned.

An example of this work is that the week before Memorial Day weekend, D. M. C. cleaned & raked all Section beaches. Another is that all playgrounds have been mulched; tree wells mulched and elevated. The Committee cannot thank Devin and his crew for all the hard work and making our parkland, playgrounds, common areas & beaches the showcase of our community.

Every year, all 5 Section swim platforms are inspected & repairs are performed as needed. In addition, all fishing and crabbing piers are inspected, and boards are replaced as necessary.

Maintenance was performed on all playground equipment. As a safety precaution, all chains for the swings were replaced. In addition, the small child bucket swings were replaced.

There are several trees that need to be either cut down or trimmed. In addition, the tree near Section 3's playground & beach that was hit by lightning. Again, with the safety of all our community residents a priority, we had that tree removed, the stump grinded, then topsoil, grass seed and two new trees.

Lastly there were 5 very large trees removed from LTPOA property because they were dead, dying or posing a threat to our residents. Trees are replaced with a 2-1, meaning for every tree that we have taken down, we replant 2 trees to take its place.

Erosion Committee Annual Report

October 1, 2025

Submitted by Don Creveling, Chairman

The Erosion Committee worked on several small projects this year, the majority of which were handled in-house. For example, four muskrat holes along Shore Drive in Section 1 were identified by the committee member for that section and subsequently filled.

In Section I, one of the posts for the fence gate was firmed up and a thin berm of crushed rock was added to direct run off away from the beach. In addition, to help hold soil in place, mulch was spread on several areas of top side erosion.

A major project at the end of Delmar, at Section II continues. Last FY the LTPOA Board approved submitting a grant application to the Arundel Rivers Foundation to install additional rock-lined pools to slow the run off. The grant was not successful, however, the LTPOA has been invited to re-submit the grant for this year.

Two major projects are planned for the coming years. One, along Shore Drive Across from West Minister Park, will install stone rip rap along the shore and existing pier, and plant appropriate species of plants to hold the soil.

In addition, a contractor has provided us with some ideas of how to ameliorate the erosion issue adjacent to the merry go round at Section 1.

Annual Report from the LTPOA Credentials and Ramps Committee October 2025

We continue to process stickers and ramp key applications via email. This calendar year we have processed 550 sticker requests for vehicles, boats, jet skis, kayaks, and canoes. 170 ramp keys have been issued.

Once your information and eligibility are verified you will receive a separate email with instructions to pay by credit card. Please note that the requests are processed as quickly as possible, but give us a few days lead time.

For a new or replacement sticker please send an email to stickers.ltpoa@gmail.com

For a ramp key, please send an email to candr.ltpoa@gmail.com
We require the old ramp key to be exchanged for the new one.

[Parking and Stickers \(ltpoa.info\)](http://ltpoa.info) or [Ramps and Credentials \(ltpoa.info\)](http://ltpoa.info) will have the guidelines for issuance of stickers. Stickers are on a calendar year basis. We begin issuing stickers for the new year in February 2026.

Annual Meeting of the LTPOA membership

October 1, 2025

Treasurer's Report

The 2025 fiscal year for the **Woodland Beach Special Community Benefits District (SCBD)** ended on June 30, 2025. As required by Anne Arundel County (AACO) Code, an annual professional audit was conducted by Certified Public Accountants, Katz Abosch. Prior to the required submission date of September 29, the audit was completed, and the financial statements were sent to the county budget office.

We are now in the SCBD budget process for the fiscal year 2027. The SCBD Committees (Police, Park & Planning, Erosion and Building & Grounds) are working with the Executive Director and the Budget Committee to complete the 2027 AACO Budget Request. After LTPOA Board of Director approval, a budget mailer will be sent out in December for membership review. The budget request is then submitted to the county budget office in January.

The final payment for the ten-year loan for the clubhouse addition/renovation will be paid one year in advance in January of 2026, realizing a savings of thousands of dollars in interest.

The London Towne Property Owners' Association, Inc. (LTPOA), a separate entity from the SCBD, is required to submit a personal property tax return with the State of Maryland and a Form 990 with the Federal government. CPA, Katz Abosch prepared and filed these reports for the calendar year 2024. LTPOA Committees (Ramps & Credentials and Events), a portion of Section dock fees and Clubhouse rentals continue to raise funds for the LTPOA to cover the costs (maintenance, professional fees, tax return preparation and insurance) associated with the LTPOA. Also, in the interest of raising money for the Association, two Certificate of Deposits in the amount \$64,106.44 were renewed at a rate 3.68%, and this period ends in July of 2026.

Respectfully,

Karen Porter, Treasurer

Police Committee- Annual Report
London Towne Property Owners' Association, Inc.
October 1, 2025

The Police Committee is responsible for addressing issues on the safety and security of Association property through hiring and scheduling special police officers and acting as liaison between the Association and law enforcement agencies (LTPOA Bylaws Art. 10. Section 7). Our special police officers (Anne Arundel County police officers) patrol community property to ensure that residents are safe and protected from unauthorized users of LTPOA parking, ramps, beaches, parks and other LTPOA property. The following is a summary of the LTPOA Police activity during the last fiscal year:

Patrols: Completed 76 patrols

Hours: Conducted 268.5 patrol hours

Warnings: Issued 45 written/verbal warnings

Tickets: Issued 0 ticket for a traffic violation

Calls/Complaints: Officers responded to 8 calls made by LTPOA residents; Responded to 6 calls from AACO that were within our community.

Other: Conducted 55 property checks including the clubhouse; found the ramps or playground gates open 6 times; towed 3 vehicles/trailers. Currently, there are five officers available for scheduling. The contract salaries paid in FY2025 = \$23,000.00

The Police Committee is comprised of the Section presidents or their designated representative (LTPOA Bylaws Art. 9. Section 7).

The Police Committee encourages residents to call the non-emergency number 410.222.8610 to report suspicious people or activity in our neighborhood. Always remember, in an emergency or if you witness a crime in progress, please call 911 to get an immediate response from the County Police.