

The Conciliator

London Towne Community Neighborhood Newsletter

Volume: XCXVI

Fall 2026

No. 93



President's Report: Ralph Brady



Summer is winding down. Looking back, we enjoyed the bike parade, raft race, boat parade and picnic, and a great community awareness week. Plus time on the beach, on the water, and at the playgrounds.

Still to come are the **London Towne Music Festival** on September 26, 1:00pm-8:00pm (see page 20 for the details), the **LTPOA Annual Meeting** on Wednesday, October 7, 7:30pm, and **Monster Bash**, LTPOA's annual Halloween extravaganza, (Friday, October 16, 7:00pm—9:00pm. See page 7). In December, join us for the annual **Holiday Craft Fair** (see page 22), and **Holiday Lights Contest** (see page 23). Additional information for all these events may be found on the London Towne Facebook page and on the Community Calendar at ltpoa.info.

As fall approaches schools open, and the days get shorter, please be careful when you are out and about. Whether you are a pedestrian, on a bicycle, in a golf cart, car, or e-vehicle, please pay attention and follow the rules of the road; we all share the same space.

Parents, for your and your children's safety, and the safety of others, please familiarize yourselves with the laws and regulations concerning golf carts and electric vehicles on public roads and LTPOA property.

I hope to see you at the annual meeting, and encourage you to attend your section meetings too. Meet your neighbors, learn what is happening and get involved.



Prefer a digital version of The Conciliator? You can read The Conciliator, in color, on our web page at ltpoa.info, or it can be delivered to your inbox.

For electronic delivery send your name, mailing address (so we can remove it from the mailing list), and email address to ltpoainfo@gmail.com. Please put Digital Conciliator in the subject field.



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WELCOME NEW RESIDENTS

The LTPOA Board of Directors would like to welcome all new residents to the community. Please check the Ramps & Credentials report on page 6 to see how you obtain stickers for cars, boats, and trailers. **The Association Bylaws and community rules and regulations are on the web site ltpoa.info.**

Reminder!

In order to prevent disturbances to residents and damage to our property, all LTPOA property is closed from 11pm to 6am. Overnight parking for boaters is available by arrangement but overnight habitation on boats is strictly prohibited.

Crabbing, fishing, swimming, and mooring of boats is restricted to designated areas.

On all Maryland state waters, a personal watercraft may **not** be operated at **greater than 6 knots (6.9 mph)** within 100 feet of any shore, wharf, pier, bridge structure, abutment, or persons in the water. No one under the age of 16 may operate jet skis in Maryland waters...It's the Law!

Section News

Section One: Michael Ryan Reported by Camryn Lee

As Summer Comes to an End...

It's hard to believe that summer is already winding down! It has been wonderful seeing so many neighbors come together at the Section One beach and throughout the neighborhood over the past few months. From enjoying time by the water to catching up with neighbors while out and about, summer has been a great reminder of what makes our community so special.

As the weather begins to cool down, we'll start to see more children playing and riding bikes outside at different times of the day. Please remember to **slow down and stay alert while driving through the neighborhood**, especially around the beach, playgrounds, and residential streets. A little extra caution goes a long way in keeping our neighbors safe.

Looking Ahead to Fall

Fall is one of our favorite times in Section One! We always enjoy seeing how well everyone takes care of their lawns and properties as the seasons change. We're looking forward to seeing the beautiful fall decorations begin to pop up around the neighborhood—and, of course, seeing all of our neighborhood trick-or-treaters later this fall!

Thank you all for continuing to make Section One such a welcoming and beautiful place to live. We hope everyone enjoys these last few weeks of summer and the beginning of a wonderful fall season!

Want to Receive the Digital Newsletter?

If you would like to be added to the **digital Section One newsletter**, please email **LTPOASectionOne@gmail.com** and let us know!

Happy Fall, Section One!



Section News

Section Two: Michele Brady

Happy Fall!!!

Kim Miller is accepting donations to cover the cost of the monthly rental for the port-a-potty for the summer. (kmundorff@gmail.com).

Please remember to let me know if you would like to reserve the picnic tables at Westminster Park or Beach 2 for gatherings of over 10.

Section 2 Meetings are held at the Clubhouse on the 3rd Tuesday of the month (March through October) at 7:00pm.

Dock Master: Contact Alan Spicer: 410-507-0649, bigspice@comcast.net

Kayak Master: Kim Miller, kmundorff@gmail.com;

Questions: Contact Michele Brady, 443-223-0231, phone or text or by email at shelgw@yahoo.com.

Section Three: John Navarro

Section three hosted the annual Amelia Mott volleyball game on Wednesday, August 12. Whether you came to play or came to watch, it was a good time.

Section 5: Tony Sledge

🍁 Happy Fall, Y'all! 🍁

Pumpkin-picking season and crisp cider are here! With the kids back in school, please remember to **slow down and be mindful of children walking and riding their bikes** as they travel to and from their destinations.

Let's help keep our community safe and make this fall season a wonderful one for everyone!

Please check the LTPOA Calendar for upcoming Section 5 meetings.

Section 5 Officers

President: Anthony Sledge, **Vice President:** Greg Abrams, **Treasurer:** Lisa Sours,
Secretary: Joan Dawson

Beach 5: Docks & Kayaks

For detailed information about dock and kayak procedures, please contact the Dockmasters:

Tony Sledge: 240-882-1250, **Bret Swain:** bretswain@hotmail.com, **Kayak Rack Rentals:** beachfivekayaks@gmail.com

Section News

Section 5: Tony Sledge (cont)

Welcome, New Neighbors!

A warm welcome to all our new Beach 5 residents!

We have a **Beach 5 email distribution list** to help keep everyone updated on upcoming events and Section 5 activities, including fall rock painting, meet-and-greets, community happenings, and more. To join the Beach 5 email distribution list, please send your email address to: **nolimitmoney1@gmail.com**

Friendly Reminder About Dogs

We have had several incidents involving off-leash dogs. Please remember to **keep all dogs leashed at all times** for the safety and comfort of our residents and pets.

Dogs and other animals are not permitted on the beach or playground at any time. This rule applies morning, noon, and night.

Thank you for helping us keep Beach 5 safe and enjoyable for everyone.

A Big Thank You!

A heartfelt **thank you to all our wonderful community volunteers** who dedicate their time and energy to planning and supporting our memorable Beach 5 events.

Your hard work, kindness, and community spirit help make Beach 5 such a great place to live!



Yard Sale

The final yard sale for 2026 will be held on Saturday, September 12 from 8:00am - 1:00pm, set up starts at 7:00am. Spaces are \$20.00, tables \$10.00. No reservation required.



HELP WANTED!!

London Towne runs on volunteers and is always looking for folks to help serve the community.

You do not have to join a committee to participate. You can volunteer for a specific event or whatever fits your schedule.

Send an email **ltpoa.info@gmail.com** and join in the fun.

RAMPS and CREDENTIALS LTPOA IDENTIFICATION STICKERS

Credential stickers are required to park on our LTPOA community property and access our ramps and boat docks. Guest passes for vehicle parking are available from your Section Presidents (listed on last page of this newsletter)

Please remember that a small portion of our Real Estate taxes are earmarked to protect and maintain our shoreline and community amenities.

Please remember to properly affix the LTPOA stickers to your vehicle, vessel, and trailer.

Each sticker is assigned to a specific vehicle, trailer, or vessel.

Please see back of stickers for License Plate or Vessel Number

Vehicle/vessel/trailer credential stickers and boat ramp keys are only available through online communication (see below).

What Documentation Is Required to Purchase Stickers?

- Property Owners - Proof of Property Ownership (Deed, Tax Bill or Settlement papers)
- Tenants/Renters - Proof of LTPOA Residency A fully executed current lease with names of all parties, property address and the expiration date
- All current vehicle, vessel and/or trailer registrations. The documentation must be registered to your London Towne address if you are not a property owner
- Look for further requirements under the Information tab on the LTPOA.info website for complete requirements.

If you need a ramp key only, or ramp key and stickers, please send requests for online purchase to candr.ltpoa@gmail.com.

If you need stickers only, please send requests for online purchase to stickers.ltpoa@gmail.com.

In the email include a picture of your registration(s), your London Towne address and cell phone number. After your information is validated, you will receive an invoice via Square (online payment system).

For the ramp key, once the invoice for the ramp key is paid by credit/debit card a representative will contact you by group text message for key/ sticker delivery. Please remember that the old ramp key **MUST** be exchanged for the new key.

For stickers, once the invoice is paid by credit/debit card, stickers will be delivered.

Please remember to properly affix the LTPOA stickers to your vehicle, vessel, and trailer.

Each sticker is assigned to a specific vehicle, trailer, or vessel.

Please see back of stickers for License Plate or Vessel Number

All stickers must be visible and permanently affixed as issued to the designated vehicle, boat, and trailer as follows:

Vehicles - left rear bumper or left side of rear window;

Boat - three (3) inches behind boat numbers on the left side of the vessel. If you are issued a ramp key sticker that also is attached on the left side of the vessel.

Trailer - upper left-hand side of trailer winch stanchion.

Any sticker found not affixed as noted above, or affixed incorrectly according to LTPOA records of issuance, will be confiscated. A citation will be issued to the owner noting the reason/ violation and any additional instructions.

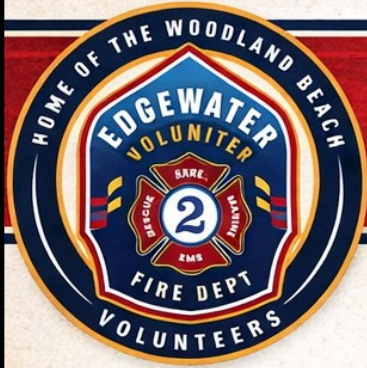


Come Join the Fun!!!

Volunteer to help with set up, run games and more at Monster Bash.

Scan the QR code above to sign up for **Trunk or Treat** or to **volunteer**.





EDGEWATER VOLUNTEER FIRE DEPARTMENT

Golf Cart Safety Reminder



Golf Cart Safety **Reminder**

- ✓ **BUCKLE UP**
Always wear seatbelts if equipped
- ✓ **LICENSED DRIVERS ONLY**
Follow local rules and age requirements
- ✓ **STAY VISIBLE** 
Use lights at night and watch for pedestrians

- ✓ **NO OVERLOADING**
Only carry the number of passengers the cart is designed for
- ✓ **DRIVE SOBER**
Never operate a golf cart under the influence



Share the Road. Stay Alert. Stay Safe.

Learn more: www.EdgewaterVFD.org

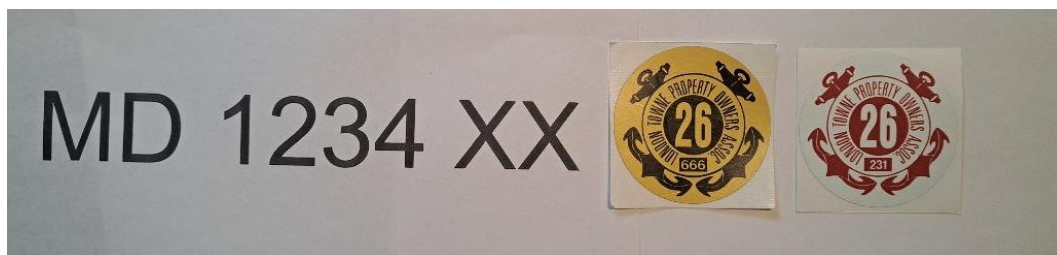
LTPOA Police Committee:

A reminder that LTPOA has entered into an agreement with Police Protection Services, a private security patrol company. These special officers are a supplement to – not a replacement for—the Anne Arundel County police. For emergencies or crimes in progress, always call 911. The Special Police are enforcing rules and regulations on **LTPOA property** helping to deter trespassing, vandalism, parking violations, boat ramp issues and other quality-of-life issues on our community property. See page 10 for a closer look at the rules on the green signs posted throughout the community.

These officers are patrolling in marked and unmarked cars and have the authority to tow vehicles parked in no parking areas, and those without current stickers. Current stickers end in 26, 27, or 28). Please be sure that your sticker is properly affixed and is not obstructed by toolboxes, caps, loads, etc. Instructions for getting stickers and ramp keys may be found on page 6 of this newsletter. All boats and trailers must have current LTPOA registration stickers. The officers are also verifying ramp key usage, ensuring that regulations are being followed. Ramp key privileges will be suspended for any violations of key usage (i.e. letting someone else use your key, opening a ramp gate for a non-key holder, leaving the ramp gate unlocked so others may enter).

Correct Boat Sticker placement:

LTPOA Yellow Registration Sticker & Red Key Sticker **MUST BE AFFIXED ON PORT (LEFT) SIDE OF BOAT**



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Here is a closer look of the rules on the green signs posted throughout the community.

LONDON TOWNE PROPERTY OWNERS' ASSOCIATION, INC. (LTPOA)

A PRIVATE COMMUNITY- NO TRESPASSING

PLEASE HELP PROTECT OUR PROPERTY AND RESPECT YOUR NEIGHBORS
BY OBEYING THE FOLLOWING RULES:

- USE THESE FACILITIES AT YOUR OWN RISK
- HOURS OF USE ARE 6:00 AM TO 11:00 PM
- NO DOGS OR PETS IN SWIMMING AREAS, PLAYGROUNDS OR ON BEACHES
- NO COMMERCIAL USE
- NO DRUGS
- NO ALCOHOL WITHOUT PRIOR PERMISSION OF THE BOARD OF DIRECTORS
- NO GLASS CONTAINERS
- NO DISBROBING OR CHANGING OF CLOTHES
- NO DANGEROUS, RECKLESS OR ABUSIVE BEHAVIOR
- NO OFF-ROAD VEHICLES
- NO FIRES. GRILLING IN DESIGNATED AREAS ONLY
- NO LITTERING
- VEHICLE AND TRAILER PARKING IN DESIGNATED AREAS ONLY
- ALL VEHICLES AND TRAILERS MUST DISPLAY A VALID LTPOA STICKER OR GUEST PARKING PERMIT. UNAUTHORIZED VEHICLES AND TRAILERS SUBJECT TO TICKETING AND TOWING AT OWNER'S EXPENSE
- AUTHORIZED BOAT, KAYAK, CANOE AND PERSONAL WATERCRAFT LAUNCHING FROM DESIGNATED AREAS ONLY
- ACCESS TO BOAT RAMPS IS LIMITED TO AUTHORIZED KEY HOLDERS ONLY
UNAUTHORIZED USE WILL RESULT IN CONFISCATION OF THE BOAT RAMP KEY AND/OR SUSPENSION OF FUTURE RAMP PRIVILEGES
- NO CUTTING OR TRIMMING OF TREES OR VEGETATION WITHOUT PRIOR PERMISSION OF THE BOARD OF DIRECTORS

Hey Neighbors,

If you have an emergency at home and have to dial 911, will the responders be able to find your house? Do you have house number clearly displayed so they don't lose time trying to locate you? What about your mailbox is it clearly marked with your house number? These are things that we might not think about until it is too late. So keep this in mind and maybe add it to your spring to do list.

Park Planning: Tom Walsh

Hi all & it was a very hot summer. The beaches, playgrounds & parklands were used a lot. The Park & Planning Committee has done its best at maintaining LTPOA property to accommodate our residents. The playground equipment has been inspected & repaired where necessary, the beaches are always cleared after storms and the parkland grasses are cut regularly. Several new benches & picnic tables have been installed. If there are any new items that would enhance our community, please let your Section Rep to the P & P Committee know and we will put it on our agenda. Many of the improvements come from community member's suggestions & we appreciate it.

One item constantly coming up & that's pets on the beaches. It is not that LTPOA is against pets, but there is a place for everything. Let me explain what happens when pets come to the beaches. No one can determine when a pet will have to 'answer the call of nature'. Even if the pet owner clean up all visible evidence, there is still a residue that remains. None of us want our children digging in the sand [or the mulch on the playgrounds] where this residue remains.

According to the American Kennel Club, "Cleaning up after your dog reduces the risk of pathogens like *Giardia*, *Cryptosporidium*, *E. coli*, and *Salmonella* entering the environment. These can contaminate water sources and soil, potentially causing illness in humans and animals. Scooping also prevents the spread of intestinal parasites such as hookworms and roundworms."

So, since it is Impossible to clean up all the residue from urine & animal poop, LTPOA says "NO PETS ON BEACHES OR PLAYGROUNDS". Thanks,

London Towne Property Owner's Association 2026 EVENTS 9/2026—12/2026

DATE	TIME	EVENT
9/12/2026	8:00am – 1:00pm	Community Yard Sale
9/26/2026	1:00pm – 8:00 pm	Community Concert
10/7/2026	7:30pm-8:30pm	LTPOA Annual Meeting
10/16/2026	7:00pm-9:00pm	Monster Bash & Trunk or Treat
12/15/2026	10:00am-2:00pm	Holiday Craft Show
12/18/2026	5:30-8:00pm	Holiday Light Judging Contest



Children's Bike Parade and Rambling Raft Race



Morning rain did not put a damper on the annual **Children's Bike Parade** nor on the Rambling Raft Race. Participants for the parade lined up near the section 5 boat ramp and road to the section 3 picnic area. Snacks and crafts were available to pass the time while the judges selected the winners. Turns out, everyone was a winner and received a gift card at Always Ice Cream.

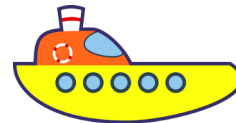


The **Rambling Raft Race**, held at section 3 beach, immediately followed the bike parade. There were more entries this year than we have seen in the past. It was a good time checking out craft designs and rooting for your favorite. Thanks to a generous family in the community, winners in the children's category received donations toward a Maryland 529, Education Savings Account along with Lego kits. Adults winners received prizes more suitable to their age bracket. These prizes added to the fun and friendly competition and LTPOA would like to extend a sincere thank you to our generous neighbors.



Water Parade:

The annual LTPOA Water Parade began at section one kayak ramp and ended with a picnic at the beach. There was a smaller crowd than previous years but that did not reduce the amount of fun. Special thanks to our Edgewater Volunteer Fire Department (formally known as Woodland Beach Volunteer Fire Department) for bringing along the fireboat and adding to the fun. The food and camaraderie that followed at the picnic, added to this special day.





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LTPOA 2026 Community Awareness Week August 8th - 16th

Pet and Stuffed Animal Show

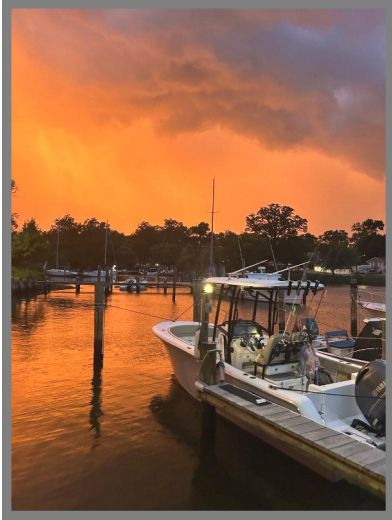
Live and stuffed pets gathered at the LTPOA Clubhouse for the annual pet show. More than just your typical cats and dogs this year, we had three Maine Coon Cats, a Guinea Pig, a snake, a turtle, and a Bearded Dragon! Each got to show us their best trick. Stuffed animal friends were present too and each one was introduced. It was a fun time and we are looking forward to next year.



My London Towne Photo Contest:

The photo contest is a long standing part of Community Awareness week. Each year the photos submitted give us a special view of our community. This year we had 9 entries; 3 youth, 4 adult amateur, and 2 adult professional. You can view these images in color in the digital version of this newsletter at ltpoa.info. Thank you to all who participated this year,

Youth:



SUMMER SUNSET
Mia Donlin



PARADISE PUGFLIX and CHILL
Anthony Sledge



People's Choice



**CHESAPEAKE
SPLASH FULL
HOUSE**
Anthony Sledge

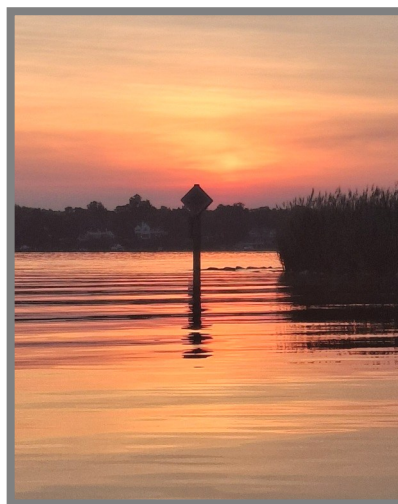


My London Towne Photo Contest:

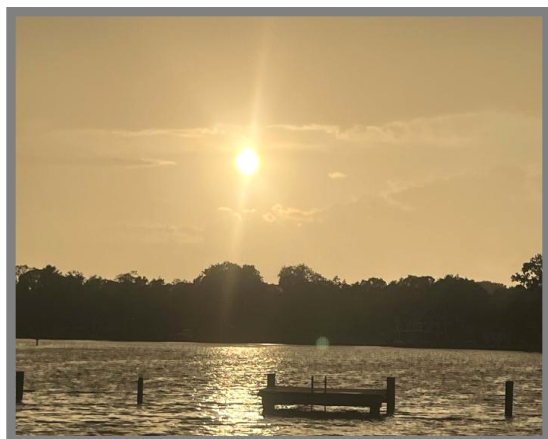
Adult Amateur:



WINTER WONDERLAND
Sherry Cassilly



SUNRISE PADDLE
Andrea Thomas



SUNSET SERENITY
Candis Sledge

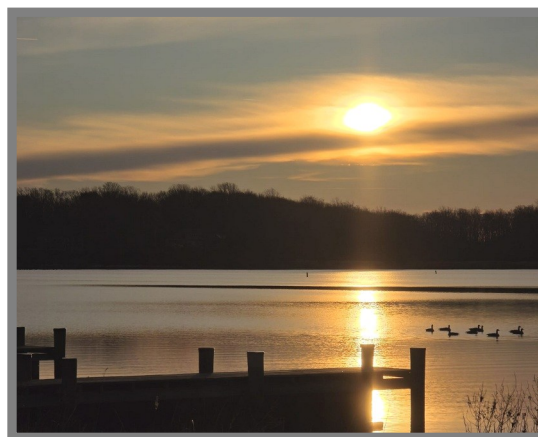


END of the RAINBOW
Sherry Cassilly

Adult Professional:



WHAT REMAINS



STILL MOVING
Claudia Jacques

Volley Ball!!

Section Three hosted the annual Amelia Mott volleyball game again this year. Neighbors gathered to play volleyball, eat pizza, visit, and have a good time.





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Fishing and Crabbing—Donna Nikolaus

This year 13 children registered to participate in the Fishing and Crabbing contest. They caught a total of 26 crabs measuring over 5 1/4 inches tip to tip.

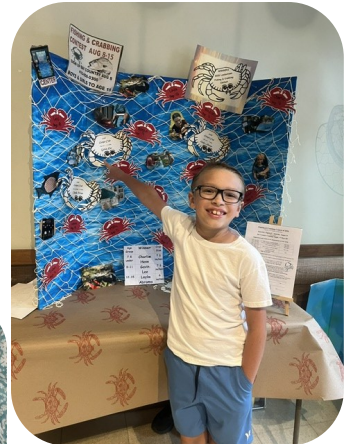
The largest crab caught in the 7 and under age group was 7 1/4 inches and was caught by Charlie Henn,

The largest crab caught in the 8-11 age group was also 7 1/4 inches and was caught by Gavin Lee.

The largest crab caught in the 12-15 age group was 6 inches and was caught by Layla Abrams,

The Crabber of the Year for 2026 goes to the crabber who qualified 9 crabs, Gavin Lee.

Congratulations to all the winners and a special **THANK YOU** to Danny Mallonee at *Bay Country Crabbing Supply and Tackle* and Vickie Lilly for their support of this event.



Age Group	Winner	Crab Size
7 & under	Charlie Henn	7 1/4 inches
8-11	Gavin Lee	7 1/4 inches
12-15	Layla Abrams	6 inches
Crabber of the Year	Gavin Lee	9 crabs over 5 1/4 inches

Crab Feast:

Community Awareness Week ended with the annual Crab Feast. Along with crabs from *Chesapeake Seafood*, there was Barbeque from *Adam's Ribs* and corn from *Peninsula Farms*. Between eating crabs there was a chance to win dessert on the cake wheel and a silent auction of themed baskets. Prizes were awarded for the Fishing and Crabbing contest (see page 17) and one lucky person went home with the \$400.00 50/50 prize. A special thank you to the Boys Scouts of Troop 815 for their assistance during the day. It was a great day and a good ending to our community celebration.



LONDON TOWNE MUSIC FESTIVAL



SAT SEPT 26
1 - 8 PM



LTPOA CLUBHOUSE
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EDGEWATER, MD



**BRING A CHAIR OR BLANKET AND JOIN
YOUR NEIGHBORS FOR A DAY OF MUSIC
FEATURING SEVERAL EDGEWATER AREA
MUSICIANS**



**DROP BY WHEN YOU CAN, MUSIC ALL DAY
BRING YOUR OWN DRINKS
NO PETS PLEASE
RAIN OR SHINE**

— FEATURING: —

**TIM KURTZBERG
OUTNUMBERED
JOHNNY POULOS
GREY LEGENDS
JASON KEISLING
LONG STORY SHORT
RYAN CLARK**

LINEUP SUBJECT TO CHANGE



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- * Must present coupon. Limited time offer.
- Not valid with other offers.

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- Must present coupon. Limited time offer.
- Not valid with other offers.

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Stay Comfortable. Stay Efficient. Stay with Bethany Air.



LTPOA Annual Meeting
Wednesday, October 7, 2026
7:30pm

Board of Director's election. Must be a property owner (proof of residence may be required) to vote.

Current slate of officers
President - Ralph Tigger Brady
Vice President - Don Creveling
Secretary - Diane DePew
Treasurer - Karen Porter

Nominations will also be taken from the floor on the night of the election.

Catch up with friends and neighbors and find out what is happening in your community.



CRAFTERS WANTED!!!

LTPOA ANNUAL HOLIDAY CRAFT FAIR

SATURDAY, DECEMBER 5, 2025
10:00am to 2:00pm

LTPOA.EVENTS@GMAIL.COM
For information



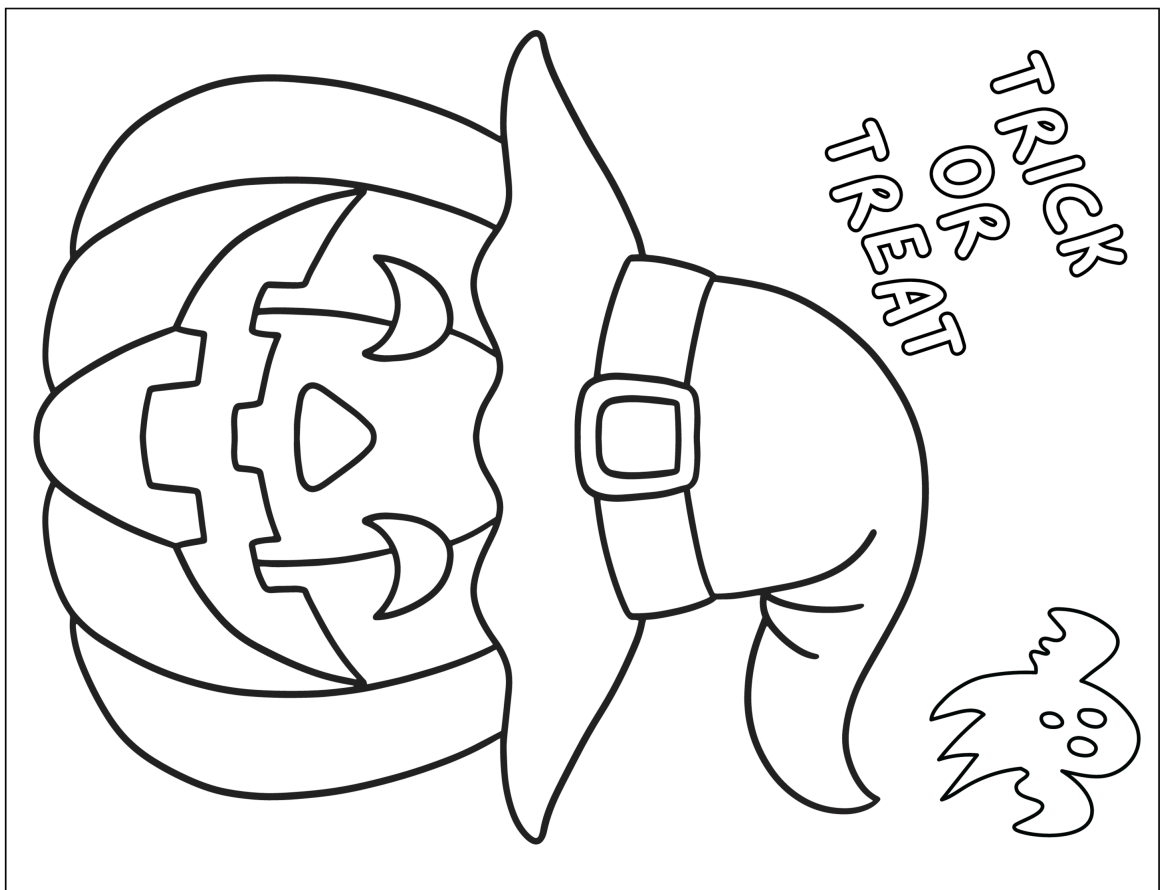
Coming Friday, December 18th. Holiday Lights Contest

LTPOA will once again send out the “Light Judges” to take in the bright and festive decorations throughout London Towne. The contest starts on November 27, 2026 and continues until the final judging on December 18, 2026. Judges will be driving through the neighborhood between 5:30pm and 8:30pm. Lights must be on in order to be judged.

Additional information, including how to register your house so the judges will be sure to see it, will be posted on the Community Calendar ([ltpoa.info/community calendar](http://ltpoa.info/community-calendar)) and the London Towne Facebook page as we get closer to the date.



SunCatcherStudio.com



Color this picture and bring it to **MONSTER BASH** for a special prize.

London Towne Property Owners
Association, Inc.
Post Office Box 356
Edgewater, MD 21037



PRE SORTED
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Boat Slip Rentals/Dock Masters:

Section 1: James Bertram	203-464-9650
Section 2: Alan Spicer	410-507-0649
Section 3: John Porter	410-956-4808
Section 4: Shane Cole	443-591-7445
Section 5: Tony Sledge	240-882-1250

SCBD Administration 443-458-8449

Hall Rental 410-956-4808

LTPOA Officers:

Ralph Brady, President	410-956-4808
Don Creveling, Vice President	410-956-4808
Karen Porter, Treasurer	410-956-4808
Diane DePew, Secretary	410-956-4808

Section Presidents:

Michael Ryan, Section 1	410-956-6157
Michelle Brady, Section 2	443-223-0231
John Navarro, Section 3	301-892-0534
Mike Hrubiak, Section 4	410-956-4808
Anthony Sledge, Section 5	240-882-1250

Section Meeting Times:

Section 1 - 2nd Tuesday of the month at 7:00 p.m.
Section 2 - 3rd Tuesday of the month at 7:00 p.m.
March-October.
Section 3 - 2nd Wednesday of the month at 7:00 p.m.
March-October.
Section 4 - Last Thursday of the month at 7:00 p.m.
February, March, May, June, August, September, and October.
Section 5 - 3rd Wednesday of the month at 7:00 p.m.
March to October.
All meetings are at the Club House unless otherwise announced