

# The Conciliator

London Towne Community Neighborhood Newsletter

Volume: XCXIII

Spring 2026

No. 91



From the President  
"Tigger" Ralph T. Brady



## London Towne Community Update

As we navigate the final stretch of this brisk winter, it's heartening to see the smoke curling from chimneys and the quiet beauty of our community under a frost. While the chill has been a bit more persistent this year, the spirit of London Towne remains as warm as ever.

### Spring is Just Around the Corner

We are already hard at work planning for a vibrant spring season! Keep an eye on the community calendar ([ltpoa.info](http://ltpoa.info)) for our upcoming **community clean-up days** and the return of our seasonal outdoor gatherings. It's almost time to trade the snow shovels for gardening gloves.

### Community Harmony & Reminders

To keep London Towne a premier place to live, we have a few friendly reminders to ensure everyone enjoys our shared spaces:

- **Paws on Leashes:** We love our furry residents! However, for the safety of other dogs, children, and neighbors, please keep your dogs on a leash at all times when off your property. Don't forget to "scoop the poop" to keep our common areas clean.
- **Parking Etiquette:** Please be mindful of street parking. Ensure that emergency vehicles and school buses have plenty of clearance to pass safely. Whenever possible, utilize driveways to keep the sightlines clear for pedestrians. And get your community Stickers.
- **Supervise Children and Pets:** Keep a close eye on loved ones near the piers and bulkheads.
- **Life Jackets:** If you are heading out on a boat for some fishing or recreation, please ensure all safety gear is accessible and functional.

### A Culture of Good Will

The greatest asset of London Towne isn't our docks or our parks—it's **you**. Whether it's checking on a neighbor during a cold snap or lending a hand with a heavy grocery bag, these small acts of kindness define our community. Let's continue to lead with patience and neighborly "good will" as we transition into the new season.

Stay warm, stay safe, and we look forward to seeing you all out and about very soon!

## 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 3 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](http://ltpoa.info).**



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!



Prefer a digital version of The Conciliator? You can read The Conciliator, in color, on our web page at [ltpoa.info](http://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](mailto:ltpoainfo@gmail.com) Please put Digital Conciliator in the subject field.



# RAMPS and CREDENTIALS

## LTPOA IDENTIFICATION STICKERS



Vehicle/vessel/trailer credential stickers and boat ramp keys are available through online communication (see below). They are **NOT** available during community meetings.

Credential stickers are needed to park on community property (ie beaches, parks, playgrounds, boat docks, etc.). Guest passes for vehicle parking on community property are available from Section Presidents (listed on last page of this newsletter)

If you need a ramp key only, or ramp key and stickers, please send requests for online purchase to **candr.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). Once the invoice is paid by credit/debit card a representative will contact you for key/sticker delivery.

If you need stickers only, please send requests for online purchase to **stickers.ltpoa@gmail.com**. In the email include picture of your registration(s) along with your London Towne address and cell phone number. After your information is validated, you will receive an invoice from a STICKER representative via Square (online payment system). Once the invoice is paid by credit/debit card, stickers will be delivered.

### Sticker and Ramp Key Fees

Property Owner Stickers (Valid for 3 calendar years beginning in the year issued) are \$6.00.

Stickers for Renters and Dependents of Property Owners (Valid for the 1 calendar year in which it is issued) are \$10.00.

Ramp Keys are \$50.00. The key is valid for the calendar year in which it is issued. Turn in your old ramp keys to avoid additional fees.

### What Documentation Is Required to Purchase Stickers?

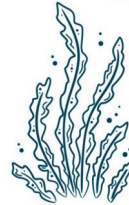
- **Property Owners** - Proof of Property Ownership (Deed, Tax Bill or Settlement papers)
- **Tenants/Renters** - Proof of Residency (A fully executed current lease with names of all parties, property address and the expiration date)
- **All current vehicle, vessel and/or trailer registrations. The documentation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

**Erosion Committee Report:**  
Don Creveling

Though we have had a very cold winter, a major erosion project was started this January in Glebe Creek directly across from Westminster Park.

The installation of rip-rap, sand, and spring/summer plantings, will help to protect the shoreline from topside erosion and natural wave and tide action.

Please walk or drive by and see recent effort to maintain our shoreline.





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# LTPOA ANNUAL SOCK BURNING AND TUG OF WAR SATURDAY, April 25, 2026



2:00pm

Join your neighbors at the section 3 picnic area for a traditional rite of spring, sock burning. (see below for the origin of this tradition as described on Spinsheet.com)

Following the burning there will be a tug of war across the creek between the areas of sections 3 and 5. Now is the time to get your team together for a match up between the sections.

Hot dogs & hamburgers will be provided. Please bring a side dish or dessert to share.

BYOB and BYOS (bring your own socks)



The annual sock burning ritual began in 1978 (some say during the harsh winter of 1977, others say early 80s), when local (Annapolis) yardman and sailor Bob Turner, fed up with the year's grueling winter grabbed a Budweiser and decided to rid himself of the oppressive (and perhaps pungent?) necessities of winter in a bonfire at the spring equinox. Since then, this spontaneous gesture has been replicated by many up and down the Chesapeake Bay and beyond.

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



## Section News

### Section One: Michael Ryan Reported by Camryn Lee

As we welcome spring, we want to take a moment to thank everyone in Section One for the kindness and neighborly spirit shown during the recent snowstorm. It was great to see residents helping one another shovel driveways and walkways—those small acts of kindness truly make our community special.

We're also looking ahead to our first Section One meeting of 2026, which will be held on March 10 at 7:00 PM in the clubhouse. We hope you'll join us as we kick off the year together.

April will bring one of our favorite traditions: putting the pinwheels on the beach to keep the geese away. If you'd like to volunteer to help place them please email **LTPOASectionOne@gmail.com**.

Additionally, kayak rack assignments will be happening soon. If you're interested in securing a spot, please email **tryanhc@gmail.com**.

As the weather warms, we're excited to see Section One come alive with spring flowers, decorations, and brighter days ahead. The neighborhood always looks especially beautiful this time of year, and we can't wait to enjoy the season with all of you. Here's to a wonderful spring in Section One



A real estate advertisement for Amanda Graf, Realtor at Douglas Realty. The ad features a portrait of Amanda Graf on the left, her name in a blue script font, and the Douglas Realty logo on the right. The logo consists of a stylized 'D' with a house icon inside. Below the name, it says 'REALTOR®' and provides contact information: 'Direct: 610-202-6517' and 'Office: 410-255-3690'. The Douglas Realty logo also includes the tagline 'FINE HOMES & ESTATES'. There are small icons of a house and a person in the bottom left corner of the ad.

## Section News

### Section Two: Michele Brady

Happy Spring!!!!

Kim Miller will be accepting donations to cover the cost of the monthly rental for the port-a-potty for the summer. ([kmundorff@gmail.com](mailto: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](mailto:bigspice@comcast.net)

**Kayak Master:** Kim Miller, [kmundorff@gmail.com](mailto:kmundorff@gmail.com);

**Questions:** Contact Michele Brady, 443-223-0231, phone or text or by email at [shelgw@yahoo.com](mailto:shelgw@yahoo.com).

### Section Three: John Navarro

The first section 3 meeting of the year will be held on Wednesday, March 11, 2026 at 7:00 in the clubhouse. Come join us as we get ready to celebrate another spring in London Towne.



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## Section News

### Section 4: Mike Hrubciak

Hopefully, warmer weather will come soon! This is a reminder to slip holders to please reach out to our Dockmaster to renew your slip. Also, please remember to check your community vehicle stickers and make sure they are up to date. Have a nice spring.

### Section 5: Tony Sledge

Welcome Spring!

After all the cold, chilly days and a massive snowfall, we welcome spring with open arms.

The next Section 5 meetings will be held on March 18 and April 18, 2026. Both meetings will take place at the **clubhouse at 7:00 PM.**

**Section 5 Officers are: Anthony Sledge, President; Greg Adams, Vice President; Lisa Sours, Treasurer; and Secretary, Joan Dawson.**

We currently have **limited boat slips available** for the upcoming season. For detailed information regarding docks and kayak procedures, please contact the Dockmasters: Tony Sledge 240-882-1250 (cell) or Bret Swain [bretswain@hotmail.com](mailto:bretswain@hotmail.com). Kayak/canoe racks may be used again beginning **March 31, 2026**. All kayaks and canoes on the racks **must have LTPOA stickers** affixed.

We would also like to welcome all new Beach 5 neighbors to the community! We maintain an email distribution list for more up-to-date information. If you would like to be added, please email your address to [nolimitmoney1@gmail.com](mailto:nolimitmoney1@gmail.com).

Be sure to visit the community web page for upcoming dates and event notices.

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## Holiday Lights



Thank you so much to everyone who entered their home in this year's Holiday Light judging! It's always so much fun to see how festive London Towne gets during the holidays. We had four judging categories this year: Most Original, Most Lights, Most Traditional, and Best of London Towne.

A big thank-you to **Waterman's Tavern** - Edgewater for generously donating a \$50 gift card for our **Best of London Towne** winner — we really appreciate it!

### Here are the winners:

**Most Lights** — 1916 Woodsboro Place

**Most Traditional** — 525 Shore Drive

**Most Original**— 1612 Havre de Grace Drive

**Best of London Towne**— 1523 Shore Drive



### And some others worth mentioning:

509 Shore Drive, 1814 Shore Drive, 114 Oakwood Road ,  
1706 Midland Road, 1622 Grange Road, 606 Delmar (boat and tree).



Thanks to my fellow judges: Donna,  
MaryLou, and Liz.”



## LTPOA 2026 EVENTS

Month	Date	Time	Event
<b>March</b>	3/20/2026	7-9pm	Family Game Night
<b>April</b>	4/11/2026	8am-1pm	Yard Sale
	4/25/2026	2pm	Annual Sock Burning , Cookout & Tug-O-War
<b>May</b>	5/9/2026	8am-1pm	Yard Sale
	5/25/2026	Sunrise	Memorial Day Flag Raising
<b>June</b>	6/13/2026	8am-1pm	Yard Sale
	6/20/2026	1pm	Kid's Bike Parade
	6/20/2026	2-3pm	Rambling Raft Race
<b>July</b>	7/11/2026	11am	Water Parade
	7/11/2026	12pm	BBQ – Section 1
	7/11/2026 TBD	7pm	Comedy Show TBD
<b>August</b>	8/8 to 8/16/2026		LTPOA Community Awareness Week – More details to follow
	8/1 to 8/15/2026		Photo Contest
	8/8 to 8/15/2026		Bay Country Fishing Contest
	8/8/2026	8am-1pm	Community Week Yard Sale
	8/12/2026	6:30pm	Volleyball
	8/14/2026	7pm	Pet Show
	8/16/2026	1-5pm	Crab Feast & Community Awards
<b>September</b>	9/12/2026	8am-1pm	Yard Sale
	9/12/2026 TBD	7pm	Comedy Show TBD
	9/26/2026	1-8pm	Community Concert
<b>October</b>	10/10/2026	8am-1pm	Yard Sale
	10/16/2026	7-9pm	Monster Bash & Trunk or Treat
<b>December</b>	12/5/2026	10am- 2pm	Holiday Craft Fair
	12/18/2026	5:30-8pm	Holiday Light Contest Judging

## **Park & Planning:**

Tom Walsh



Welcome to spring. There is an ongoing debate as to how we all survived one of the worse winters in memory. As a competitor, I always like setting records, but my electrical bill was not the record I wanted to set. That was a COLD winter.

As many saw, the floating swimming platform [as I type this] is/was under the ice. All the other swimming platforms are stationary. One of the problems we have with swimming platforms is that the sea gulls and geese really enjoy hanging out on them. It is what they leave behind is the problem. This summer we are going to conduct an experimental project on the Section 1 stationary swimming platform in the hopes of discouraging them from hanging out. Hopefully, they will take their 'gifts' to another place. We will give a report at the end of the season to see how well this worked.

Lastly, each year, the Park & Planning committee updates its 5-year plan. This is a constantly evolving plan, so if you have any ideas for our parklands, beaches and playgrounds, please go to your Section meeting and let your ideas be heard & come to the committee for discussion.

**Don't miss the recently updated LTPOA webpage.  
LTPOA.info**



### **HELP WANTED!!**

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

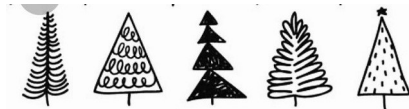
You do not have to join a committee to participate. You can volunteer for a specific event or whatever fits your schedule.

Send an email [ltpoainfo@gmail.com](mailto:ltpoainfo@gmail.com) and join in the fun.

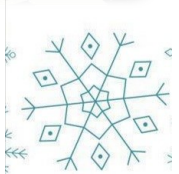


## Fire House Santa

Santa and Mrs Clause made a stop at the LTPOA clubhouse before heading out into the community to collect toys for those less fortunate.



## Holiday Craft Fair





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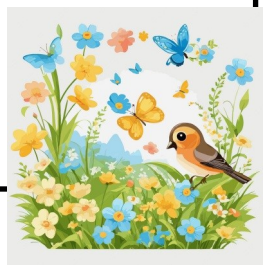
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**2026 Yard Sale Dates**

Yard sales will resume this spring. They run from 8:00am - 1:00pm, set up starts at 7:00am. Spaces are \$20.00, tables \$10.00. No reservation required.

Join us on April 11, May 9, June 13, Aug 8, Sept 12, and Oct 10. Please note that there currently is no yard sale scheduled in July and the August sale will take place during the LTPOA Community Awareness Week.

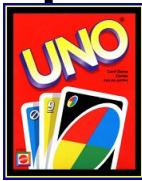


## Family Game Night!!!!

Game nights in January and February were so much fun so we're doing it one more time. Join us at the clubhouse on Friday, March 20, from 7:00pm to 9:00pm .

Bring a game, join in with others or play one of ours.

BYO snacks and beverages. Hope to see you there!



### January Family Game Night



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Section 2: Alan Spicer	410-507-0649
Section 3: John Porter	240-994-4407
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  
Don Creveling, Vice President  
Karen Porter, Treasurer  
Diane DePew, Secretary

**Section Presidents:**

Michael Ryan, Section 1	410-956-6157
Michelle Brady, Section 2	443-223-0231
John Navarro, Section 3	301-892-0534
Mike Hrubciak, Section 4	410-703-6287
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