

DEEP CREEK DISPATCH

Winter, 2006

Newsletter of the
Property Owners' Association
of Deep Creek Lake, Incorporated

New Lake Manager Named

The Maryland Department of Natural Resources (DNR) has named Carolyn Mathews as the new Deep Creek Lake Manager. Carolyn has been the Acting Manager since the retirement of Paul Durham. She has been with the DNR for 24 years and at Deep Creek Lake since 2001. Carolyn has worked with the POA in the past on lake issues and has a very fair and supportive approach. We are pleased with her appointment to the Lake Manager position.

Membership and POA Activities

POA membership for 2005 totaled 1,249, including 77 who have already paid through 2006. This edition of *The Dispatch* will be sent to our entire active mailing list of 2521, but the remainder of the 2006 issues will go only to dues paying members. Our mailing list was recently updated and now includes 626 new property owners who had not previously been included. This means that for some of you this may be your first issue of *The Dispatch* and we hope that you will join our organization.

We are a not-for-profit corporation, with a board of directors who are property owners from all areas of the lake. Some of our members are seasonal residents, others live at the lake year-round, and some represent the lake business community. The POA has been in existence for almost 70 years and we have representatives on the Deep Creek Lake governing board (Policy & Review Board).

Many of the POA Board members are full time residents with the ability to devote significant time to attending the meetings of County government boards and regulatory agency hearings. Our objective is to represent the interests of Deep Creek property owners with these governmental and regulatory agencies and to assure clear communication and flow of information. In the past, this responsibility has involved us in such issues as the State's purchase of the lake and the

subsequent buydown process, lake capacity studies, zoning and land use, monitoring lake water levels, boat regulations and safety, infrastructure planning including roads and sewers, area growth and development, and gypsy moth control planning. We act as the voice of the property owners, many of who are not permanent residents of Garrett County and are unable to devote the required time to this task.

We hold two general membership meetings each summer with governmental officials in attendance (County Commissioners, State House and Senate members, and State regulatory agency management including DNR and MDE). Our membership is strongly encouraged to attend these meetings and provide input and opinions to these government leaders and regulators. We also use these meetings (along with quarterly editions of *The Dispatch*) to inform and update our members on items of interest. We encourage the active involvement of all members who have the time and interest to serve on POA committees and as Board members; but for those members who are not able to be fully involved, our job is to represent you.

Your 2006 POA dues notice has been included in this issue along with a return envelope. Just complete the form and mail it with your check for \$30 to the POA, PO Box 816, McHenry, MD 21541 using the enclosed envelope. To determine if you are one of the 77 who have already paid for 2006, just check the mailing label on this issue of *The Dispatch*. The number after your name is the last year for which you paid POA dues.

2006 POA Meeting Schedule

The 2006 POA General Meetings will be held on Saturday June 24th and Saturday August 26th. Both meetings are at 8:30 am at the Garrett 8 Cinema. Please mark your calendar and attend. It is a great opportunity to meet Garrett County and State of Maryland officials, DNR management, and your POA Board Members. Items of interest to Deep Creek property owners will be discussed and the floor is always open to questions or comments from our members.

Vacation Rental Ordinance

The proposed Transient Vacation Rental Unit (TVRU) Licensing and Enforcement Ordinance will apply to all Deep Creek Lake watershed property owners who rent their units for periods of 14 days or less (for example, weekly rentals). Two public hearings were held during January by the County Commissioners to solicit comments. The proposed ordinance requires these units to be registered (\$50 one time charge) and be licensed (\$100 annually) with the county. To obtain a license, the unit must meet specified health and safety requirements including assuring water quality by including an ultra violet (UV) light disinfecting system (later the words "or other health department approved device" were added to this requirement) and by providing metal bear-proof trash enclosures, adequate parking and emergency exit plans. The new Office of Licensing and Enforcement headed by Patrick Kelly will implement and enforce the requirements of the ordinance.

Many comments were made about the requirement that all private water sources (wells) that supply water to a TVRU must include a UV system and be tested to check compliance with all state codes, regulations and requirements regarding drinking water, sanitary sewage disposal, swimming pools and hot tubs/spas. Several people and groups objected to the costly (\$800 to \$1,000) UV system or other costly system stating "if the water passes all the specified tests" it should be ok. Another major discussion concerned the requirement of one parking space for every bedroom in the unit. Several attendees pointed out that that much parking is not necessary or feasible. Comments on the bear-proof trash containers admitted that metal is desirable but many owners have spent a lot of money on wooden ones and should be grandfathered-in. Also, it was pointed out that non-rental units also contribute to the bear and trash problem.

The Commissioners closed the second hearing by stating that they are open to receive written comments by letters, e-mails, or faxes until the end of January. At the beginning of February, they will begin the "arduous task" of assembling and reviewing the comments that they have received and approving an amended ordinance that will work. A draft of the ordinance is on the County web site (www.garrettcounty.org/pandz/licenfman.html).

2006 Garrett County United Way Campaign

The local United Way Campaign is underway and contribution materials and information are enclosed with this newsletter. The POA Board of Directors has endorsed this charity and encourages POA members to

contribute. To obtain United Way funds, an agency must provide data showing specific benefit to Garrett County residents. The supported agencies and their program descriptions are listed in the enclosed information. The United Way and the POA Board appreciate your past support and urge you to continue your support. Please fill out the enclosed United Way form and send your contribution to the United Way in the enclosed postage paid envelope. The money given in Garrett County stays in Garrett County. Thank you.

Property Assessments

Deep Creek Lake property values and therefore property assessments continue to increase each year. Statewide, the assessments went up 67% from their last assessment, which is the largest increase in the past 25 years. All properties in Garrett County (and the rest of Maryland) are reassessed every 3 years by the local branch of the State Assessors Office. Property owners are notified of the results of the reassessment in early January. The reassessments conducted during 2005 become effective on January 1, 2006 and are the basis for the tax bill issued on July 1, 2006. In the Deep Creek Lake area (District 18 which contains about 6,000 properties), those properties located north of the 219 Bridge were included in the latest reassessment which will be the basis for the July 2006 tax bills. If an assessment increases, the increase is phased in over 3 years at 1/3 of the increase per year. While the assessment is controlled by the State, the county portion of the tax rate is controlled by the County (Garrett County's rate was \$1.00 per \$1000 of assessed value for 2005 property taxes; the rate had been \$1.036 for the prior 4 years). The Garrett County Commissioners will set the 2006 tax rate following hearings in March.

Joe Keating, supervisor of the Garrett County Branch of the State Assessors Office, will attend our next POA Board of Directors meeting to review details of the latest assessment changes for the lake area. We will report the results of this meeting in the Spring edition of the *Deep Creek Dispatch*.

2006 Lake Area Cultural Events

The Spring issue of the *Deep Creek Dispatch* (early May) will contain the complete lake area cultural event schedule but for your planning listed below are some events currently scheduled through early June.

GLAF (20th Year) (Call 866-356-0445 toll-free for Tickets and Information or buy on-line after March 1st at www.artsandentertainment.org): **March 17th—Garrett Teens Talent Show**, Garrett College Auditorium, 8:00pm, \$5; **March 25th—Winners Showcase** (Best of Show from March 17th Talent Show), Garrett College Auditorium, 7:30pm, \$5; **April 8th—Craig**

Karges (magic, mystery, humor, psychology and intuition), Garrett College Auditorium, 7:30pm, \$15/\$7/\$3; **May 13th—River City Brass Band**, Lodge at Wisp, 2:30pm, \$15/\$7/\$3; **June 2nd—ForeBiddin Picnic**—11:00am Putting Contest and 1:00pm Golf at Oakland Golf Club, 6:30pm Happy Hour, Dinner, and Auction at Will O' the Wisp—\$125 (Golf + Evening) or \$50 (Evening Only).

Our Town Theatre (Call 301-334-5640 for Tickets and Information; web www.ourtowntheatre.org): **February 20th to 25th** (8:00pm) and **February 26th** (2:00pm)—**You Can't Take It With You** (a warm, delightful comedy); **March 22nd to 25th** (8:00pm) and **March 26th** (2:00pm)—**Brief Lives** (one-man show starring Richard Hill in depictions of 17th Century England); **April 20th to 22nd** (8:00pm) and **April 23rd** (2:00pm)—**Medea** (adult play about a vengeful woman); **May 17th to 20th** (8:00pm) and **May 21st** (2:00pm)—**Rounding Third** (hilarious baseball play). Tickets for Friday and Saturday are \$8; other days are \$5.

Garrett Choral Society (Tickets at Gregg's Pharmacy or from Choral Society members; call 301-387-4624 for further information): **February 11th—Sweets For My Sweetie** with Mountain Top Dixieland Jazz Band (7:30pm, St. Peter's Parish Hall, \$10) Valentine Concert of romantic songs with desserts, singing valentines, and dancing; **April 8th** (evening) and **April 9th** (matinee)—**Faure Requiem** with Strings from Maryland Symphony (St. Peter's Catholic Church, \$10)

Garrett Community Concert Band (Tickets from Band members or at the door; call 301-387-3127 or 301-387-6463 for further information; web <http://home.earthlink.net/~communityband>): **May 5th—Spring Concert** (8:00pm, Wisp, \$8 adults, \$2 students)

Stage Wisp Series—Check the web site (www.wispresort.com/stage.htm) for their free concert series on Saturdays at 5:30pm in the Lodge at Wisp through March 18th.

McHenry Festival (Ticket information will be announced in April; web www.highlandfest.info): **June 2nd through 4th—Friday St. Andrew's at Wisp Golf Tournament**; Friday night **Celtic Concert** 8:00pm at Wisp with Bonnie Rideout (internationally acclaimed Scottish fiddler) and the rollicking Celtic band Coyote Run; Saturday **Highland Festival** (open 9:00am to 5pm).

Music at Penn Alps (Web www.musicatpennalps.org)—Details of the 2006 schedule have not yet been announced but the concerts will be held at 7:30pm on Saturday nights at Penn Alps from June 3 through September 2. The schedule will be in the Spring Issue of *The Dispatch*.

Little Yough Music Series—Dates and performers have not yet been announced; the schedule will be in the Spring issue of *The Dispatch*.

Thousand Acres Development

The proposed lakeside golf community on 600 acres at Thousand Acres is planned to include an 18-hole golf course, clubhouse and restaurant, lakeside park on 900 feet of lakefront, homes, and condominiums. Also included are a boat-launching ramp, 18 overnight boat slips, a transient dock for 20 vessels, 6 off-shore mooring buoys, a 200 foot wide swimming area extending 100 feet from shore, hiking and biking trails, and nature walks. The entire project is expected to take 10 to 15 years to complete with 50% of the land set aside as green space. Lot sales and golf course construction are scheduled to begin in 2006 with the golf course open to the public for daily play in 2008. Private memberships will be available to both residents and non-residents of Thousand Acres. The development will be located on the northern shore of Green Glade Cove, opposite Hazelhurst. The developers (Thousand Acres Development Inc known as TADInc.) state that there will be no individual docks for property owners, the site is not a commercial marina, and the boat launching ramp will be tightly controlled so as not to exceed the 18 boat slips available and club members' private docks elsewhere on the lake.

At our last POA Board of Directors Meeting, TADInc made a presentation describing their proposed development. Several residents from the Thousand Acres, Hazelhurst, and Green Glade area also attended. While the concept of the development sounds positive, there are many details which have not yet been defined and this has raised the concern of some residents in the lake residential area. Such items as the number of club members, details of the restaurant (its size, location in relation to the waterfront, hours of operation, noise and light pollution controls), specific controls on the boat launch ramp and docking facilities, and the likelihood of significantly increased boat traffic in the narrow and shallow Green Glade Cove are of special concern to property owners in the area. Some residents fear that the two 100 foot docks and swim area would restrict the usable area of the cove, slowing boat speed to a no-wake status and eliminating recreational use such as skiing and tubing that residents in that area have enjoyed for decades.

At the November 29, 2005 meeting of the County Commissioners, an amendment to the Deep Creek Zoning Ordinance was adopted which allows a clubhouse with commercial facilities in conjunction with an 18-hole public golf course in a lake residential zoned area by special exception only. Upon application by TADInc, a public special exception hearing will be held to review their specific proposal. POA representatives have attended all public meetings held so far with the County Commissioners and the Planning & Land Development Board and will continue to do so as further details are presented.

POA Board Members

Lou Battistella, Secretary '07 301-387-2094 Lbatt859@aol.com	Marge Mahood '07 301-387-5885 mahood@gcnetmail.net
Michael Belmonte '06 301-387-6371	W. Tom Myers, Treasurer '08 301-387-9162 tom@mountaineerlog.com
Louise Conjura '07 301-387-5857 lconjura@gcnetmail.net	Bill Nickles, VP Membership '06 301-387-2506 BillNickles@hotmail.com
Dale Copeland '06 301-533-0469 pattyanddale@verizon.net	Carole Perez '08 301-387-5406 LCPerez@Adelphia.net
Troy Ellington '08 301-387-9232 troyellington@mindspring.com	Ted Rissell '08 301-387-6463 tedriss@earthlink.net
Katheryn Gemberling, '07 301-384-2850 VP Planning kgember@aol.com	Robert Sutton '08 301-387-4957 rasutton@nauticon.net
Scott Johnson, '06 301-387-8547 President scott.johnson@coldwellbanker.com	Fred Thayer '07 301-387-9439 fthayer@mindspring.com
Jonathan Kessler '06 301-387-6229 Smiley@smileysfunzone.com	Roger Titus, Senior VP '07 301-344-0052 rwtitus@hotmail.com
Ed King '08 301-387-5702 ed.king@longandfoster.com	Barry Weinberg '06 weinutr@verizon.net

Hospital Expansion

The new 18,000 square foot wing of Garrett County Memorial Hospital was opened in mid-January 2006. The \$8.5 million project took two years from ground breaking to opening and significantly improves the emergency

room and same-day surgery treatment capability. Additional improvements are underway in the Radiology area and the laboratory and will be completed later this year. While we all hope that we won't need hospital care while at the lake, it is good to know that improved capabilities are in place if we need to use them.