

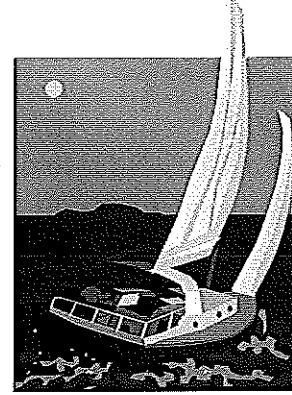
West View Shores Civic Association

Top of the Chesapeake Bay

18 Short Road

Earleville, Maryland 21919-2269

March 10, 2011



West View Shores Civic Association Newsletter

The Civic Association Board wants to give a big THANK YOU to Dave Nestel, Al Hazelton, Kevin Harvey and Rock Quinn. Last week the men began the cleanup of the Basin Area. After the previous week's ferocious high west winds and high water, our Basin Area was left strewn with large amounts of drift wood and other debris. The men quickly and unselfishly went to work gathering much of the wood and debris, collecting it in a central spot. Thanks guys for your hard work.

Also resulting from those high winds and tides we lost about six rather large trees along the water line at the end of the beach near the revetment. Bob has been in contact with the authority at Cecil County Department of Planning and Zoning about those trees. Bob was informed that the Maryland critical area buffer zone staff now (as of 1-1-11) requires a form to be completed stating the nature and resolution of any project within 110 feet of the waterline. Before anything can be done about the downed trees, we are required to go through this process first.

Thank you is also due to Chuck Harvey for continuing to supply the Civic Association with new flags for the flagpole at the entrance of West View Shores.

In addition to dealing with the downed trees, the Board will repair Basin Road near the beach to improve drainage that will prevent further erosion of the road. We hope to install dry hydrants at the same time (one by the beach area and another near the boat ramp). The dry hydrants should help with property insurance rates for all homeowners.

We have had another snowy winter and the Civic Association has ensured that West View Shores' roads have been plowed so that homeowners had safe access throughout the community.

We are continuing to attend Citizen Action Committee meetings in Baltimore regarding the dredging project. We have also been informed by the United States Geological Survey (USGS) that the results of their water testing of monitoring wells will be published in late Summer or early Fall.

IMPORTANT UPDATE

As promised in our last newsletter (2-11-11) we are bringing you more specifics regarding the Board's ongoing projects.

PROPOSED BYLAW REVISIONS

The Board met again (3-5-11) to discuss and finalize the proposed by-law revisions. Because we are a stock corporation, our by-laws must be in compliance with Maryland Corporate Code. We have also worked diligently to ensure that our by-laws are as fair as possible. Our goal is to present the proposed revised by-laws to the entire community soon.

We have previously established that the collection of "DUES" is not the appropriate term. The term "ASSESSMENT" becomes appropriate for the collection of monies for the maintenance and repair and upkeep of the community's assets. The assets include our roads, the Basin Area, the community building and its contents and a small parcel between Bluff Road and the waterline adjoining Bay View. The dollar amount of the assessment will be decided by you, the voters. This will happen at the annual meeting when the proposed budget is presented and finally accepted by you.

Because only shareholders may vote on corporation business, the Board has also proposed that every property owner become a shareholder. The Board is proposing that by establishing two classes of shares, we will satisfy the requirement that every property owner in a stock corporation be a shareholder. We have found that many stock corporations have classes of shares. Our recommendation is the establishment of a Class A (full shareholder) and a Class B (limited shareholder). The essential difference between the two classes is that Class A (full shareholders) be those who additionally vote on the disposition of stock assets. Class A shareholders are those who have purchased a \$600 share. Class B shareholders (those who do not own a \$600 share) will automatically be issued a Class B share. This includes property owners who presently do not own a share. All shareholders (Class A and Class B) can vote on all other issues including elections and annual assessment issues. Additionally any Class B shareholder is encouraged to and may purchase a Class A share, if they choose.

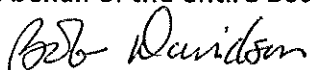
Other proposed by-law revisions cover such things as the elimination of the nominating committee, severability and repealer clauses and Officer Validation of by-law changes.

Soon, you will receive in the mail a copy of the by-laws with proposed revisions highlighted. Please read them and familiarize yourself with them.

The Board has called for a special meeting of all West View Shores property owners for the purpose of discussing the proposed by-law revisions. The meeting will be on Saturday May 7th at noon at Saint Paul's United Methodist Church in Earleville. The vote on the proposed by-law revisions will take place at the Spring Meeting on Saturday May 28th at the Community Building.

Finally, the Board has enclosed the list of known shareholders. If you are a shareholder and your name does not appear on this list make a copy of your share and send it to Bob or Tim so that you will be added to the shareholder list.

On behalf of the entire Board,



Share #	Property Owner	Lot Number(s)
2	Shaw	96,prt 97
7	Callifore	14, 15
14	Brooks	64
16	Young	100
17	Dannaker	231,232,233,234,235
25	Crawford	3 & prt 2
26	Sparks	195
28	McCaffery	7
30	Formica	167
31	Friedel	152, 153,156, 157
33	McCormick	30
34	Nethercott	22
36	McNelis	19, 20
41	Heimlich	4,5
43	Martin	62
45	Hemphill, Wm	25
47	Hill	68,70
50	English	121
52	Modzelewski	65
53	Woodruff	11
54	Hemphill, Bruce	25
56	Harvey	126
58	Appel	38
59	Gaspovavic	29
61	Christie/Pascale	44, 45
68	Porter	6
73	Brown, George	165
74	Elfrey	106 & prt 107
81	Willard	69
84	McFate	73
85	English	120
87	Higgins	80
89	Sparks	201
90	Andreoli	158
91	Sass	27, prt 26
92	D'Espisito Ryzner	117, 118
93	Lavin	35
98	Holub	119 &prt 113
100	Denning / Pierce	95,85,86
101	Shetzline	28
104	Leuliette	200
107	Fanning	101
108	Jester	56
110	Peck/Schwerzler	26
111	Bowman	183
112	Ransing	90

115	Miller, Fay	166 & prt 163
116	Fabiano	1 & prt 2
117	Abbott	46
118	Twadelle	89 & prt 88
119	O'Keefe	223,222,221
120	Dukeman	91
121	Davidson	229
122	Brightman	23
123	Bertz	10
124	Shitama	176
125	Steele	216,217,218
126	Curro	9
127	Brinsfield	37,38,41,42
128	Townes	145,146
129	Urbine	40
130	Quinn	110,111
131	Koster	12
132	Grady	57,58
133	Gipe	75
134	Nestel	32
135	Rowan	63, 64
136	Savastano	181, 182
137	Strickler	55 & prt 53
138	Payne	148
139	Kutz	98 & prt 97
140	Peake	142
141	Miller/Oates	149,150,151
142	Solarz	51 & prt53
143	Garvine	116 & prt 117
144	Eggitto	173, 174, 175
145	Moretto	199
77	Total Shares	