



West View Shores Civic Association, Inc.
Top of the Chesapeake Bay
18 Short Rd
Earleville, MD 21919
Web: www.westviewshores.org

WEST VIEW SHORES SUMMER NEWSLETTER JULY 2017

Hope you are enjoying the summer at West View. The good news is that our new roads are wonderful - very smooth with less speed bumps. The not so good news is that many residents have voiced concerns that vehicles, including golf carts, are traveling much too fast for our community's environment and the blatant disregard of STOP signs. Although our community's rules and guidelines are on the back page of the Community Directory, it's been included at the end of this newsletter for your reading pleasure. Please take notice of the entries concerning dogs and open burning.

A ring was found on Midway Drive on Monday, July 10th. To claim, please contact Dave Crawford, dcrawford6162@gmail.com or (302) 545-3979.

Two Upcoming WVSCA Events

1. Saturday, August 12 - CRAB and BEEF FEST - 4pm - 7pm - Beach area

Price: \$25/person (13 yrs. and over), \$10/children (6-12 yrs.), no charge under 5 years of age. The price per person covers the cost of crabs, the meat entree and corn on the cob.

Bring a side dish/dessert to share and beverages of your choice. In order to ensure a good mix of side dishes and desserts, we are asking that if your last name begins with:

A to M – bring a dessert

N to Z – bring a side dish

Contact: Kim Bennett (302) 753-6516; kimbaenv@gmail.com) or Rose Kannuck (302-893-3082; rkannuck@gmail.com)

Payment needed by August 5th to determine quantity of crabs and steak. Payment may be mailed to WVSCA, 18 Short Rd, Earleville, MD 21919 as long as it reaches the mailbox by the August 5th deadline.

Info required with payment:

of adults/children over 13 years old _____ @ \$25.00 each

of children under 13 years old _____ @ \$10.00 each

of non-paying children under 5 years _____

Total \$ _____

2. Saturday, August 26 - West View Shores Civic Association Annual Meeting - 9am - Community Building, Circle Drive & Short Road

Notice of 2017 Election for officers and directors for the WVS Civic Association

The annual election for open positions in the WVS Civic Association will be held at the Annual Meeting scheduled for August 26, 2017.

The following positions are open for election:

- | | |
|------------------------|------------------------|
| 1. Vice President | 5. Director - East |
| 2. Secretary | 6. Director - West |
| 3. Treasurer | 7. Director - Central |
| 4. Assistant Treasurer | 8. Director - At Large |

District Boundaries:

Eastern District - area east and north of North Drive

Central District - area bounded by Low Road, Basin Road, North Drive, and South Drive

West District - area bounded by South Drive, Bluff Road, Basin Road up to Low Road

If you are interested in serving your community as an elected official of the Civic Association, please contact a member of the election committee by **August 1, 2017**. You must be a full share stockholder in the WVS Civic Association with all maintenance fees in good standing to be placed on the ballot. Ballots will be mailed prior to the Annual Meeting.

2017 Election Committee:

Chair - Kim Bennett

Co-Chair - Helena Davidson

Non-board members - Steve Holub and Carolann Candy

Water Project Update

Keybold started the on lot work to hook up to homes in Bay View Estates this past week. They expect to start in West View around the end of September. We are talking with the contractor to see if water hookups in WVS can begin sooner.

The on-lot construction consists of the installation of a water meter at your front property line, the installation of piping from the meter to tie into your existing water system, the installation of a buried shut-off valve on your lot (Phase 1), interior plumbing as necessary to make the final connection to your indoor piping (Phase 2), and the abandonment of your well (Phase 3).

The Transmission Main pipelines (extend from the Town of Cecilton to the Pearce Creek Service Area) have passed all appropriate potability tests. The Distribution Main pipelines (throughout the communities) are currently undergoing potability testing.

For information about the water project and the Pearce Creek site project, please refer to:

<http://www.pearcecreekoutreach.com>

Drainage Update

With the installation of the water lines and the completion of our roads, many of our drainage problems have been solved. We still have situations at Basin and Low Roads, Short and Circle, Short and Basin, and a couple of other areas.

We are currently working on a plan to obtain a price from a local contractor, have the Board determine the feasibility of the expenditure, present a proposal to the community and have the shareholders vote on the proposal that includes the expenditure.

A share in West View Shores Civic Association*

What does it represent? What is it's history? Why should every property owner have one?

*Most of the following information was excerpted from a paper written by Rev. Bill Hemphill in 1997. Rev. Hemphill is a long time resident of West View Shores and a former president of the WVS Civic Association.

A bit of history is necessary to understand the meaning of being a shareholder in our community. In 1946, Paul and Nell DeTamble acquired the 265 acres known as the "Beach Farm" and began to plan West View Shores as a development of 234 building lots surrounding a proposed "yacht basin" and community park plus a proposed club house, stores, and gas station. The first lots sold and the first houses built were all in what is now WVS as the arial photo taken in 1951 shows. (for photo, go to westviewshores.org under News, Event Photos, Misc photos).

The DeTambles soon learned that beautiful dreams are not easily turned into reality. In the expensive process of dredging for the yacht basin, severe storms filled up with sand all that had been excavated until it must have seemed like pouring money into a bottomless pit. Bankruptcy was the final result, followed soon after by the tragic suicide of Mrs. DeTamble. With nothing left of his dream, Paul DeTamble disappeared from the area.

On August 16, 1955, a public sale was conducted at the County Court House and Mr. Everett Walls acquired the 180 acres of undeveloped lands for \$ 28,500. The following year he deeded this to the Bay View Reality Company and began developing Bay View Estates. The remaining unsold lots, our road system, and the basin area in the developed 85 acres known as West View Shores was acquired by Mr. Bernard Segal of Elkton.

In 1965 the WVS Civic Association contracted to have our gravel roads tarred and chipped at a cost of \$ 15,050. This was funded by some accumulated money in the treasury plus interest-free loans provided by 44 of the property owners. Bernard Segal, owner of the roads, contributed \$ 2,500 and gave the right of first refusal to the Civic Association should he ever decide to sell the ownership of them.

In 1973, Mr. Segal informed the community that he wanted to sell the basin area for development. Fearing this would destroy the privacy of our community, it was decided to try to raise the \$ 60,000 he was asking for the land by asking each property owner to buy a share at \$ 600. The process of raising this money was progressing when suddenly in June 1974, Mr. Segal notified the community that he had a buyer. Since he had given us the right of first refusal, he asked for our deposit of \$ 6,000 if we wanted to exercise this right.

Five interested persons in West View Shores advanced the money for the deposit and took steps to form a corporation known as the West View Shores Environmental Association to complete the purchase. Their hasty action to acquire this land was fueled by a rumor the Mr. Segal was going to install a trailer park like Buttonwood Beach around a yacht basin. The purchase included not only the basin property but also the title to the roads and riparian rights to the entire waterfront. The total cost of \$ 61,729 was financed by 73 property owners who purchased 103.6 shares at \$ 600 per share. Some property owners bought multiple shares since not all property owners would buy a share.

The West View Shores Civic Association and the West View Shores Environmental Association co-existed for some time. Eventually the two groups merged, those that purchased more than one share in the beginning were repaid for their additional shares, there was an expectation that current property owners would purchase a share as were new property owners unless they had purchased a share directly from the former owner of their property. Also, the by-laws were rewritten and stated that only share holders were entitled to vote on stock assets decisions of the community. As of July 31, 1997, 72

property owners had a share and several others were in the process of buying one on the \$100 per year plan.

Rev. Hemphill ended his paper in 1997 by stating: Why should you own a share? A share symbolizes your ownership in this private community. Ownership means that you really believe in this community and want to have a say in everything that happens for its improvement. As one of our newer homeowners put it "I'm proud to be a property owner in this community and I want to buy a share in the community itself because I feel good about being here."

July 2017 update: Of the approximately 150 properties, there are currently 101 active shares. The 2013 by-laws state that the limit of shares is one per household (property) and that all shares of the Association stock shall remain within the ownership of the property owners of West View. The price is still \$ 600. Only share owners are entitled to vote on matters concerning the assets (finances, roads, open space community property, etc) of the Association and eligible to be elected as officers and board members.

The West View Shores Civic Association has always and continues to encourage it's residents to invest in our community. If interested, please contact any officer or member of the Board of Directors.

West View Shores Community Rules and Guidelines

We have formatted the Community Rules and Guidelines on a separate page (below) so that you can print (if receiving this via email) and display in your residence for your family and guests to view.

As always, please view our website - **westviewshores.org** for community news, upcoming events and updates.

West View Shores Community Rules and Guidelines

We are all responsible for maintaining the beauty, safety, and peacefulness of our community. If everyone follows these rules and guidelines, we will all be able to enjoy our neighborhood.

Risk and Liability

- Our insurance company has advised that the use of the roads, boat ramp, pier, beach and swimming area are at your own risk and liability.
- Parents are responsible for minor children.

Noise at Night or Early Morning

- Voices and vehicle noise often seems louder at night and early morning. Please keep noise at a respectful level in all areas of the community, especially when using the beach area in the evenings.

Beach Area

- Keep all watercraft away from the swimming area.
- Place buoys outside of the swimming area.
- Beach area is closed at midnight.
- Keep area free of trash and debris - use the trash cans.

Motor Vehicles

- It is important to maintain slow speeds throughout the community as our grandchildren, our children, and our neighbors, walk, run, bike and play on our roads with an expectation that they can do so without worry.
- The speed limit for all motorized vehicles is 20 miles per hour.
- Observe stop signs by making sure no cars are coming and stop before proceeding.

Boating

- The boat ramp is for the use of residents and their guests only.
- Motor boats and jet skis must be launched at the boat ramp.
- Use of the pier is for loading/unloading while parking/retrieving vehicles. Do not tie up a water craft and leave it in the area.
- Park vehicles and trailers in the designated parking areas.
- Keep all water craft out of the swimming areas.

Dogs

- Dogs must be leashed in West View Shores.
- Dogs are not permitted on the beach from Memorial Day to Labor Day.
- Pick up after your dog when walking them in the community.

Burning

- No open burning is permitted from Memorial Day to Labor Day.
- The Cecil County Health Department institutes a burning ban for air quality reasons from June 1 through August 31 each year. Cecil County Health Department, Environmental Health Services 410-996-5160
- Burning bans during dry conditions may also be imposed by the Maryland Forest Service at other times. Maryland Forest Service, Black Hill Ranger Station at 410-287-5777

Basin Area Open Space

- West View Shores' basin area open space is bounded by Basin Road and the water's edge. The operation of motorized vehicles is not permitted within the open space (protected land and beach area). Exceptions are designated parking and driving areas and maintenance vehicles.

Signs

- Signs placed on community property must have permission of the WVSCA board. They need to be 36"x36" or smaller and placed independently of any existing structure within 30 days of event and removed after 5 days of the event.
- On private property, signs need to be of appropriate size (vendor-36"x36", political-18"x18") and removed following the completion of services or election.

July 2017