



31st Annual Meeting
White Sands Civic Association, Inc.

June 8, 2007
Southern Community Center
6:30 PM

(Registration begins at 6:00 PM and the meeting will begin promptly at 6:30 PM.)

The purpose of this meeting is to approve the Annual Budget and elect Board Members.

AGENDA

1. Roll Call / Establishment of a Quorum
2. Minutes of the 2006 Annual Meeting
3. President's Address
4. Standing Committee Reports
 - a. Architectural Control Committee
 - i. Covenants Enforcement
 - b. Planning and Development Committee
 - i. Administrative Building Update
 - c. Finance Committee (Annual Budget)
5. Appointed Committee Reports
 - a. Beautification Committee
 - b. Neighborhood Watch Committee
 - c. Youth for a Better White Sands Committee
6. Old Business
7. New Business
 - a. Elections
8. Other Business
9. Adjournment

ENTITLEMENT TO VOTE

The record date for defining a member in good standing, under Article V, Section 1 and Article VIII, Section 7 of the Bylaws, and entitled to vote, has been established as May 18, 2007.

PROXY VOTES

If a member cannot attend, participation through a proxy is permitted under Article VIII, Section 1, (b) and Section 3 of the Bylaws. A proxy form is enclosed. A member or member's attorney-in-fact, may sign and date the form, and include the name of the person authorized to act by proxy. **The proxy form must be received by the Association no later than 2:00 PM June 8, 2006.**

BY ORDER OF THE BOARD OF DIRECTORS

Stephan Adrian, President

Directions to Southern Community Center: From entrance to White Sands, follow Route 2/4 south 4 miles to Route 760. Turn left on Route 760 and follow to traffic light at Route 765. Turn left on Route 765 and follow for a short distance to Appeal Road, (next to Appeal School). Turn left on Appeal Road to the Southern Community Center.

ELECTIONS

Patricia Scroggins (Incumbent): Patti has lived in the White Sands Community since 1993, and has served as a Board Director since September 20, 2001.

Since joining the Board, Patti has been actively involved with several community programs including the Neighborhood Watch and Playground Committees. She was instrumental in organizing several of our neighborhood yard sales, and continues to encourage her neighbors to participate in community oriented events. She currently serves as an active member on the Architectural Control Committee.

Patti has spent most of her career working in the District Court system, and currently serves the Calvert County Sheriff's Office in the Civil Process Department. She brings a wealth of knowledge to her position on the Board and works diligently to assist the Board and staff in following proper procedures with both covenant enforcement and collection efforts.

Patti looks forward to continuing her service to the White Sands Community, and to lending a hand wherever necessary to help keep our community a wonderful place to live.

Patti is currently the only resident who has committed to running for the one Board of Directors position open for election this year. This position will serve for a term of five (5) years (FY08 – FY13).

If you would be interested in serving on our Board of Directors, please be sure to encourage your friends and neighbors to list you as a write in candidate on the attached ballot.

How wonderful it is that nobody need wait a single moment before starting to improve the world.
 ~Anne Frank

FY08 ANNUAL BUDGET

FISCAL YEAR JULY 1, 2007 THROUGH JUNE 30, 2008

Based on \$180 General Assessment

INCOME

| | |
|---------------------------------|------------------|
| Membership Assessments (at 75%) | \$147,728 |
| Prior Year Assessments | \$15,000 |
| Impact Fees | \$2,000 |
| Interest Income | \$1,500 |
| Resale Packages | \$400 |
| Sub – total Income | \$166,628 |

| | |
|---------------------|-------------------------|
| Mortgage | \$225,000 |
| Draw from Reserves | \$236,522 |
| TOTAL INCOME | <u>\$628,150</u> |

General & Administrative

| | |
|--|-----------------|
| Accounting | \$3,000 |
| Legal Fees | \$7,500 |
| Professional Dues/Publications | \$750 |
| Insurance | \$10,000 |
| Real Estate Taxes | \$1,200 |
| Office Rental | \$21,300 |
| Neighborhood Watch | \$600 |
| Events | \$1,900 |
| Youth Committee | \$1,000 |
| Office Supplies | \$2,000 |
| Printing (Handbook, Newsletter, etc.) | \$2,500 |
| Postage (Handbook, Newsletter, Billings, Meetings, etc.) | \$3,000 |
| Merchant Fees (Credit Card Accept.) | \$750 |
| Website Hosting/Development | \$100 |
| Equipment | <u>\$6,000</u> |
| | \$61,600 |

Utilities

| | |
|-------------------------------|--------------|
| SMECO | |
| Street Lights and Electricity | \$3,000 |
| Office Electricity | \$2,500 |
| Security System | \$350 |
| Telephone | \$750 |
| Internet | <u>\$750</u> |
| | \$7,350 |

Contract Services

| | |
|------------------------------------|--------------|
| Professional Management Fees | \$52,500 |
| Grounds Maintenance | |
| Snow Removal | \$1,500 |
| Mowing/Litter Pick-up/Lot Clean-up | \$22,000 |
| Dumpsters | \$1,000 |
| Entrances/Landscaping | \$1,500 |
| Mosquito Control | <u>\$700</u> |
| | \$79,200 |

Sub-Total Expenses

\$148,150

Proposed Construction

| | |
|-------------------------|------------------|
| Roads | \$80,000 |
| Administration Building | <u>\$400,000</u> |
| | \$440,000 |

TOTAL EXPENSES

\$628,150

WHITE SANDS CIVIC ASSOCIATION, INC.
P.O. Box 57, Lusby, MD 20657

PROXY

I (We) _____ and _____ of
Property Owner Name Co-Owner Name (If applicable)

_____, being a member (s) in good standing of
Address
the White Sands Civic Association, Inc., under the provisions of the duly recorded legal instruments governing said Homeowner Association do hereby grant this Proxy to: (A person's name must be inserted here; if left blank it will automatically be given to a board member not currently up for election.)

Proxy's Name Proxy's Address if not Board Member

The named proxy is an Officer, Director, or property owner in good standing as provided in our Bylaws in Article VIII, Section 3. This proxy is effective for the Annual Meeting held June 8, 2007, and authorizes the holder to vote in my (our) behalf at the discretion of the proxy holder.

Property Owner's Signature Property Co-Owner Signature



You will have the opportunity to vote during the annual meeting, however, if you can not attend the annual meeting and are assigning a proxy to vote on your behalf, please make selections below to indicate how you would like your vote applied.

APPROVE ANNUAL BUDGET: Yes No

ELECTIONS: Directors – Please choose 1

- Patricia Scroggins* **Write – In** _____
- Write – In** _____

Property Owner/Co-Owner Name (s) Date

*Indicates Incumbent



**White Sands Civic
Association, Inc.**
8306 Swallow Lane
PO Box 57
Lusby, MD 20657

Phone:
410-586-8201

Fax:
240-235-2781

E-mail:
whitesands@wscainc.com

31ST ANNUAL MEETING

JUNE 8, 2007

6:30 PM

SOUTHERN COMMUNITY CENTER

BALLOT INSIDE

DON'T FORGET TO VOTE!

We're on the Web!
www.wscainc.com



White Sands Civic Association, Inc.
PO Box 57
Lusby, MD 20657

PRESORTED
STANDARD
U.S. POSTAGE PAID
LUSBY, MD 20657
PERMIT NO. 20

**PLEASE
VOTE!**