

**33rd Annual Meeting
White Sands Civic Association, Inc.**

**June 12, 2009
Bob Jones Administrative Building
8285 Sycamore Road – Lusby, MD 20657
7:30 PM**

(Registration begins at 7:00 PM and the meeting will begin promptly at 7:30 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 2008 Annual Meeting
3. President's Address
4. Standing Committee Reports
 - a. Architectural Control Committee
 - i. Covenants Enforcement
 - b. Planning and Development Committee
 - c. Finance Committee
 - i. Annual Budget
5. Appointed Committee Reports
 - a. Beautification Committee
6. Old Business
7. New Business
 - a. Proposed changes to the Rules & Regulations
 - b. 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 determining a property owners right to vote on all matters included in this mailing and discussed during the general business of the Annual Meeting, has been established as May 22, 2009

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 12, 2009.**

BY ORDER OF THE BOARD OF DIRECTORS

Curt Hilpipre, President

Directions to Bob Jones Administrative Building: From Route 2/4 South, make a right into the White Sands Community. Follow White Sands Drive approximately 1.6 miles to the administrative building on the right.

ELECTIONS

Director Steve Adrian (incumbent): Steve was born in September 1957 in Albany, NY and graduated from Averill Park High School in 1975. Upon graduation, he enlisted in the Navy and enjoyed a 20 year career in naval aviation as a P-3 flight engineer. Other duties included operations supervisor, quality assurance supervisor and maintenance supervisor. Two permanent overseas assignments and extensive travels throughout the world have given Steve an appreciation of the United States.

Upon his retirement from the Navy in 1996, Steve worked for Boeing Aircraft as an aircraft mechanic. He received his Bachelors of Science degree in Professional Aeronautics in May 2000, and went on to work for DP Associates as a Senior Analyst acting as a consultant to the Navy. He has since become employed by the US Navy as an Assistant Program Manager for Test & Evaluation.

Steve married Kerri St. George of Newfoundland Canada in Gibraltar, UK in 1988. He is the proud father of two children, Stephan (b. 1990) and Samantha (b. 1993). He first lived in Southern Maryland in 1984 where he resided in Breton Bay in St. Mary's county. Upon his retirement from the Navy, he chose to return to the area and took up residence here in White Sands.

Steve became President of the White Sands Civic Association, Inc. in 2004, and was elected to his current term in 2006. As President, he served as the Ex Officio member to all committees of the Association, but he also enjoyed taking a leadership role on such committees as Finance and Planning & Development. At the July 10, 2008 Board of Directors meeting where officers were re-elected and committees re-confirmed, Steve relinquished his Presidency to Curt Hilpiper, and became the Treasurer for Fiscal year 2009. He has enjoyed his time serving on the board and looks forward to continuing his service.

Steve 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 (FY10 – FY15). 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.

Proposed changes to Rules & Regulations

Items to be removed are indicated with a "strikethrough" and new items are in italics. We are proposing the addition of a loitering regulation in order to minimize the current impact of undesirable activities that occur in the community. It will be enforced by our off duty sheriff's deputies during their patrols. Without this regulation, the sheriff's deputies are limited in the assistance they can give us with some of these problems. Please read the proposed regulation carefully, as it is very specific in detailing what we hope to accomplish with such a regulation.

HOLIDAY DECORATIONS

Holiday decorations must be removed within ~~thirty (30)~~ fifteen (15) days of the holiday.

LOITERING

Loitering in White Sands shall be prohibited as follows:

- a. *Loitering shall be defined as lingering or hanging around in a public place where one has no particular or legal purpose. A public place shall mean any place to which the general public has access for a lawful purpose, including the front or immediate area of any public streets, ways, grounds, areas, buildings or parks.*
- b. *When causing the obstruction of any public street, easement or any other public place or building by hindering or impeding or tending to hinder or, impede the free and uninterrupted passage of vehicle or pedestrian traffic.*
- c. *When committing in or upon any public street, easement or any other public place or building; or facing or fronting on any such public street, easement or any other public place or building, any act or thing which is an obstruction or interference to the free and uninterrupted use of property, or which prevents the free and or uninterrupted ingress, egress, and regress of said property.*
- d. *When obstructing or impeding the peaceful enjoyment of individual private property by the property owner and their visitors or guests.*

FY10 ANNUAL BUDGET

FISCAL YEAR JULY 1, 2009 THROUGH JUNE 30, 2010

INCOME

Membership Assessments (at 75%)	\$139,845
Prior Year Assessments	\$35,000
Impact Fees	\$2,000
Interest Income	\$1,500
Sub – total Income	\$177,845

Draw from Roads Reserves	\$60,000
Draw from Operating Reserves	\$1,580
TOTAL INCOME	<u>\$239,425</u>

General & Administrative

Accounting	\$2,900
Legal Fees	\$4,000
Professional Dues/Publications	\$500
Insurance	\$11,000
Real Estate Taxes	\$1,200
Mortgage	\$33,000
Neighborhood Watch Events	\$1,500
Office Supplies	\$2,200
Printing (Handbook, Newsletter, etc.)	\$2,500
Postage (Handbook, Newsletter, Billings, Meetings, etc.)	\$3,500
Merchant Fees (Credit Card Accept.)	\$1000
Website Hosting/Development	\$75
Equipment	<u>\$5,000</u>
	\$68,375

Utilities

SMECO	
Street Lights and Electricity	\$9,000
Office Electricity	\$2,400
Security System	\$600
Telephone/Internet	<u>\$1550</u>
	\$13,550

Contract Services

Professional Management Fees	
Management	\$41,500
Security	\$15,600
Grounds Maintenance	
Snow Removal	\$1,500
Mowing Contract	\$14,700
Litter Pick Up Contract	\$19,000
Dumpsters	\$1,000
Entrances/Landscaping	\$3,500
Mosquito Control	<u>\$700</u>
	\$97,500

Sub-Total Expenses

\$179,425

Proposed Construction

Roads Construction	\$50,000
Roads Engineering	<u>\$10,000</u>
	\$60,000

TOTAL EXPENSES

\$239,425

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 12, 2009, 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

APPROVE CHANGES TO RULES & REGULATIONS

Please vote for each item separately.

Yes No **Holiday Decorations**

Yes No **Loitering**

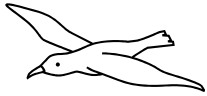
ELECTIONS: Directors – Please choose 1

Steve Adrian*

Write – In _____

Property Owner/Co-Owner Name (s) Date

*Indicates Incumbent



**White Sands Civic
Association, Inc.**
8285 Sycamore Road
Lusby, MD 20657

Phone:
410-586-8201

Fax:
240-235-2781

E-mail:
wsca@wscainc.com

33RD ANNUAL MEETING

JUNE 12, 2009

7:30 PM

Bob Jones Administrative Building

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

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

**PLEASE
VOTE!**