



Queen Anne Estates Homeowner's Association  
P.O. Box 1552  
Bowie, MD 20717-1552  
qaeha.org

April 20, 2024

### **Minutes of The General Membership Meeting, April 9, 2024**

The annual meeting of the general membership was held April 9, 2024, at the Patuxent River 4-H Center. A social and dues collection began at 5pm, with food provided by Pinky's Eatery, owned by a member. The meeting ran from 6 to 7:30 pm, and was presided over by Britney Clark. A new board was elected.

**Attendees.** Other directors included Justin Richardson, Vice President; and, Chris Woodhead, Secretary. No known guests were present.

**Petition.** After the chairman's call to order, a point of order petition signed by 13 lot owners, stating that By-Laws prohibited association business without a quorum of directors and that the the first order of business must be the election of a new board. The newly elected Board for 2024 were William Hanka, President; Mark Anderson, VP; Betty Johnson, Treasurer; Steve Catalano, Secretary; Maryanne Leginus, Past President.

**Recordings.** A member made a point of order stating that Maryland law prohibits the recording of electronic communication unless all parties give consent, which was sustained by the presiding officer.

**Icebreaker.** The presiding officer requested the meeting proceed with an icebreaker by the VP for members to consider shared values as a community:

**Guest Speaker.** The presiding officer read a statement from the director of the 4H center, who intended to present, but was unable to attend the meeting.

**New Members.** Though not present, new members to the association were welcomed.

**Approval of Minutes.** The presiding officer called for approval of the 3/16/2023 member meeting minutes. One member stated that 55 pages of minutes are of an excessive length and in the future should be kept them to a more streamlined length. Another member made a motion to suspend voting on the minutes until the new BOD could review the minutes, which was granted by the presiding officer.

**Website.** The presiding officer, in response to a query from a member, clarified that the main page of the website was public and the documents page was private.

**Reports of Officers.** The treasurer discussed the spreadsheet to include members paid, taxes, and the bank account. The VP discussed a handout of community resources attached to the voting card. The secretary reported on attending an HOA meeting with Councilwoman Turner, 311, COC, and DPIE. The importance of ensuring any projects are approved by DPIE was stressed, to include interior home changes. Unapproved construction may become a problem upon selling one's home. Notes and handouts are on the website. The secretary reported on unfinished business from the 3/16/2023 Member Meeting. A member had inquired upon the legality of amending semi-annual meetings to annual meetings. This is legal per Maryland statute. A member had requested association social media. This was postponed indefinitely by the BOD as a website, and member and director listservs exist. If social media is desired a volunteer may lead a sub-committee. The QAEHA BOD mail drop box within the association properties was postponed indefinitely by the BOD. The request for virtual BOD meeting open to all members is possible but requires safeguards to comply with statutes to ensure due process protections. See the website for a discussion. Concerns for road collapses and potholes were postponed indefinitely by the BOD. If desired a volunteer may lead a sub-committee. Investigate if the association owes taxes. No taxes are owed. Provide the bank balance on treasurer's reports. Completed. Confirmation that all members, signed-in and voting at the 3/16/2023 Member Meeting, were in good standing by the end of the meeting. This was verified by the treasurer. After the BOD approves Amended By-Laws a copy shall be mailed via USPS to all members along with other necessary materials. Members with email addresses meeting e-communication requirements of state law will be sent a PDF. The old and new documents are posted on the website. Association request for a QAEHA website. Completed by the secretary. The secretary mentioned a petition in the back of the room regarding traffic.

**New business.** Motions from the BOD: The 2020 and 2021 BOD dues amnesty was passed. The vote to change "Past President" to "Additional Director(s)" failed.

**Questions and Announcements.** A member stated that she has called the county on numerous neighbors, and that the county is acting. Another member asked about the trees on the side of the road left by the county after clearing a road. A member recommended he call 311. The presiding officer was presented a gift for serving with distinction this last year.

**Adjournment.** The meeting was adjourned at 7:30.

There were no action items from the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher R. Woodhead". The signature is fluid and cursive, with the first name "Christopher" being more prominent than the last name "Woodhead".

Outgoing Secretary



Queen Anne Estates Homeowner's Association  
P.O. Box 1552  
Bowie, MD 20717-1552  
qaeha.org

March 19, 2024

Lot #

Upper Marlboro, MD 20774

**2024 ANNUAL MEETING AND DUES**

Dear

Our 2024 membership meeting will be Tuesday, April 9, 2024, 5pm to 7pm at the Patuxent River 4-H Center. Dues collection, and a food and drinks social will begin at 5pm. The meeting will begin at 6pm. One of our own, the Peaches family, of Pinky's Eatery in Owings, will be catering.

What to do:

1. ☐ Please pay your dues. Amongst other aspects, this allows voting. A dues letter is attached.
2. ☐ Please preview last year's minutes for approval. See the association webpage.
3. ☐ Please complete and mail, via USPS, the e-communications form, as desired.
4. ☐ Should you desire another to vote proxy on your behalf, please see the website instructions.
5. ☐ Please visit our website at [www.qaeha.org](http://www.qaeha.org). The Documents password is: QAEHA2024.
6. Should you desire any paper forms or documents please contact a director.

Board of Directors email: [qaeha-officers@googlegroups.com](mailto:qaeha-officers@googlegroups.com)  
Acting President/Treasurer: Britney Clark, 215-740-4552  
Vice President: Justin Richardson, 202-607-4672  
Secretary: Chris Woodhead, 443-280-1096

Sincerely,

Enclosed:

1. Dues Letter
2. Budget
3. E-Communications Form
4. Proposed Agenda



Queen Anne Estates Homeowner's Association  
P.O. Box 1552  
Bowie, MD 20717-1552  
[www.qaeha.org](http://www.qaeha.org)

March 19, 2024

Upper Marlboro, MD 20774

**SUBJECT: 2024 Annual Homeowner Association (HOA) Dues**

Happy 2024. I hope the new year is off to a good start for you and your household. HOA annual dues for 2024 in the amount of **\$40.00** must be received no later than **April 15, 2024**. Enclosed is a copy of our 2024 Annual Budget, along with the actual expenses incurred during 2023.

Checks should be payable to: **Queen Anne Estates Homeowners Association**

Please mail checks and any contact information updates to:

**Queen Anne Estates Homeowner's Association**  
**P.O. Box 1552**  
**Bowie, MD 20717-1552**

Or feel free to drop off your payment in person at: **219 King James Road**

Payments can also be made electronically using Zelle with the email address of [treasurerqaeha@gmail.com](mailto:treasurerqaeha@gmail.com).

Or dues can be paid at our Annual Membership Meeting on April 9, 2024. I will be available prior to our meeting from 5:00pm to 6:00pm at the 4-H Center

Please note if your annual dues are not paid to date prior to the start of the Annual Membership Meeting you will not be able to participate in any membership voting.

Please feel free to reach out if you have any questions or concerns about the above.

Respectfully,

Britney Clark  
QAEHOA Acting President &  
Treasurer





Queen Anne Estates Homeowner's Association  
P.O. Box 1552  
Bowie, MD 20717-1552  
qaeha.org

March 4, 2024

Lot #

Upper Marlboro, MD 20774

FROM: Your Secretary

SUBJECT: Written Permission Required for Electronic Communications

Despite amendments to our By-Laws, state law requires written lot owner permission for electronic communication of association business. The board may not communicate matters of association business to members via email without member approval on paper.

State law also requires officer certification that the lot owner has been provided the electronic notice of a meeting, delivered material, or information, as authorized by the lot owner. Notice or delivery by electronic transmission is considered *ineffective* if the association is unable to deliver two consecutive notices, and the inability to deliver the electronic transmission becomes known to the officer responsible for sending the electronic transmission. Posting information on an association website also constitutes *ineffective transmission*.

**Members who do not desire, or are unable to use electronic communications, will continue to receive communications via USPS. This form is not mandatory.**

Please mail the form to the P.O. Box. The secretary will email a receipt message.

Thanks again, best wishes, and be well.

Sincerely,



Queen Anne Estates Homeowner's Association  
P.O. Box 1552  
Bowie, MD 20717-1552  
qaeha.org

Lot #

Upper Marlboro, MD 20774

SUBJECT: Electronic Communications

As the owner of the above lot(s), the association board has permission to provide notice of association meetings or deliver association information by electronic transmission to the following email address(es):

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Please choose, as desired:

- ☐ This information may be shared on the association website.  
☐ Do not share this permission form or contents.

Listserv: qaeha-members@googlegroups.com. The association has an optional email Listserv allowing one to send an email to a single email address, which then sends to all participating members; i.e. one may email the entire group, as desired.

Please add the following email addresses to the QAEHA Member Listserve:

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\_\_\_\_\_  
Signature of lot owner

\_\_\_\_\_  
Date



Queen Anne Estates Homeowner's Association  
P.O. Box 1552  
Bowie, MD 20717-1552  
qaeha.org

**MEMBER MEETING AGENDA – APRIL 9, 2024**

5pm to 6pm – Food and Drinks Social and Annual Dues Collection

6pm to 7pm – Meeting

1. Call to order
2. Ice breaker
3. Guest speaker
4. Roll call
5. Welcome new members and guests
6. Approval of minutes
7. Reports of officers
8. Unfinished business
9. New business
  - a. Motions from the BOD:
    - 1) Approve the BOD dues amnesty of 2020 and 2021.” <sup>[1]</sup>
    - 2) Change By-Laws “Past President,” to “Additional Director(s).” <sup>[2]</sup>
  - b. Director nominations and elections.
    - 1) President
    - 2) Vice President
    - 3) Treasurer
    - 4) Secretary
    - 5) Additional Director(s), if approved (from above).
10. Questions.
11. Announcements / Open Discussion.
12. Adjournment.

<sup>[1]</sup> Funds and dues belong to the members. An increase or decrease necessitates membership approval.

<sup>[2]</sup> The 4/21/1999 minutes exhibit confusion with no resolution (see website). In 2018, a former secretary volunteered to serve. At the 3/16/2023 meeting the past president was not on ballot, yet remained a voting director; i.e. no accountability via due process. The 2023 president declined to serve upon resignation. A minimum of three directors are required.

The meeting is recorded for secretary minutes. This is allowed by law and encouraged by Maryland CAC and association and incorporation guidelines.



## 2024 Annual Budget & Actuals

INCOME	2024 Budget	2023 Actuals	2022 Actuals	2021 Actuals	2020 Actuals
Dues Per Lot	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
Number of Lots	36	34	34	0	0
<b>Total Income</b>	<b>\$ 1,440.00</b>	<b>\$ 1,360.00</b>	<b>\$ 1,360.00</b>	<b>\$ -</b>	<b>\$ -</b>
OPERATING EXPENSES	2024 Budget	2023 Actuals	2022 Actuals	2021 Actuals	2020 Actuals
Insurance	\$ 529.00	\$ 534.00	\$ 560.00	\$ 560.00	\$ 550.00
Lawn Care & Maintenance	\$ 350.00	\$ 250.00	\$ 400.00	\$ 150.00	\$ 340.00
Property taxes	\$ 75.00	\$ 55.60	\$ 286.48	\$ -	\$ 183.96
P.O. Box Fee	\$ 216.00	\$ 230.00	\$ 176.00	\$ 176.00	\$ 140.00
Office Supplies	\$ 50.00	\$ 41.72	\$ -	\$ -	\$ -
Website Fees	\$ 75.00	\$ -			
Miscellaneous	\$ 50.00	\$ 11.17	\$ -	\$ -	\$ -
<b>Total Operating Expenses</b>	<b>\$ 1,345.00</b>	<b>\$ 1,122.49</b>	<b>\$ 1,422.48</b>	<b>\$ 886.00</b>	<b>\$ 1,213.96</b>
<b>Balance (income minus expenses)</b>	<b>\$ 95.00</b>	<b>\$ 237.51</b>	<b>\$ (62.48)</b>	<b>\$ (886.00)</b>	<b>\$ (1,213.96)</b>
<b>Year End Bank of America Checking Account Balance</b>					
		<b>\$ 7,286.38</b>	<b>\$ 6,793.87</b>	<b>\$ 7,055.95</b>	<b>\$ 7,955.95</b>

QUORUM = 25% = 9 Lots

DUES	PRESENT or PROXY	LOT		
X		9	Nick Pasquini & Arline Grabner	200
X		10	Alfred & Mary Guaragna	17009
X		11	Mark & Kathryn Anderson	17101
X		12	Stephen & Terry Catalano	232
X		13	James Martinez	229
X		14	William & Ruth Brunner	17301
X		15	Lee & Grace Cross	17307
X		16	Chris & Carol-Ann Woodhead	227
X		17	Kim St. Amant	221
X		18	Kim St. Amant	223
X		19	Kim St. Amant	225
X		20	Jerry & Britney Clark	219
X		21	Doris Graham	308
		22	Mervin & Elizabeth Yetley	302
X		23	Randall & Karen Thompson	304
		24	Gage Hainer	303
		25	Carol Pasquini	305
X		26	John Brown & Linda Christensen	307
X		27	Sean & Sharon Theodore	309
		28	Lola Staples	215
X		29	David & Sandra Warrington	213
X		30	Guy & Jennifer Holmes	211
X		31	Hesro & Betty Johnson	207
X		32	Hesro & Betty Johnson	209
X		33	Randy & Marie Peaches	205
X		34	Harvey & Nicole Westbrook	202
		35	Ronald & Sylvia Fenwick	204
X		36	Shi Xiadong & Liu Jin	206
X		37	William Hanka	208
X		38	Thomas O'Connor	214
X		39	Patrick & Charlene Green *	216
X		40	Deloris Harris	220
X		41	Justin & Vanessa Richardson	222
X		42	Lori Taylor	226
X		43	Tony & Raquel Phillips	228
X		44	Robert & Mary Anne Leginus	230
			<b>TOTALS</b>	

MEMBER  
MEETING  
4/9/2024

PROXY LETTER

31

23

## EVENTS & RESOURCES

### 1. Free Document Shredding

Date: May 18th

Time: 8am-1pm

Location: Dr. Henry A. Wise Jr. High School  
12650 Brooke Lane  
Upper Marlboro, MD 20772

### 2. Mulch Madness Giveaway ( Free Mulch for PG County Residents)

Date: Saturday, April 20th

Time: 8am-1pm

Location: PG Organics Composting Facility  
6550 Maude Savoy Brown Road  
Upper Marlboro, MD

### 3. Waste Disposal Day ( Electronic and Hazardous Waste)

Date: April 27th

Time: 8am- 1pm

Location: Bowie Baysox Stadium  
4101 Crain Hwy.  
Bowie, MD 20716

### 4. Maryland Housing Rehabilitation Program-Single Family

The Maryland Housing Rehabilitation Program aims to provide affordable funding to address critical health and safety issues and bring properties into an agreement with applicable building codes and standards. MD Dept. of Housing and Community Development Special Loans: Contact: 301-429-7409

#### Addressable Items

- Mold Remediation
- Gas leaks
- Roof repair and replacement, Gutters
- Asbestos abatement
- Vermiculite removal
- Lead abatement
- Combustion appliance repair and replacement for Health and Safety concerns, including gas ranges, domestic water heaters, and space heat.
- Chimney Repair
- Foundation and sub-space water-proofing, and drainage, inclusive of bulk water mitigation by drain tile, sump pump, and minor grading.
- Radon mitigation
- Electrical hazard, Knob, and tube removal, inclusive of necessary service upgrades.
- Electrical upgrades for future home electrification. (<100A to 200A upgrades)
- Plumbing issues
- Water and well
- Septic and sewer
- Windows and doors only for H&S, water intrusion, and security.
- Structural repair - atrophy, rot, insect, settling, storm-related
- Access for disabled and seniors, inclusive of Chair lifts, handicap ramps, bars, railings, and doors.
- Fall and injury prevention (handrails, rubber treads, bathroom grab bars)
- Ductwork upgrades and installations (primarily for solid fuel-burning households- Mainly in Allegany and Garrett counties)
- Building shell stabilization (i.e. repair/replace missing sheetrock on exterior walls, point up deteriorated masonry that allows for water infiltration)
- Pest treatments (rats, roaches, and mice)

# **HOMEOWNERS' PETITION DEMANDING IMMEDIATE BOARD ELECTIONS**

We, the undersigned members of the Queen Anne Estates Homeowners Association, state the following:

- Whereas, 3 members of the Queen Anne Estates Homeowners Association Board of Directors resigned their positions on or about May 21, 2023, depriving the Board of a quorum of 3/5ths of its members;
- Whereas, Article VI, Section 5 of the bylaws stipulates that a quorum of the Board is necessary to transact business;
- Whereas, in May 2023, the outgoing President, Vice President, and Past President called for immediate Board elections;
- We hereby demand that the first order of business at the April 9 general membership meeting be the election of a new Board.

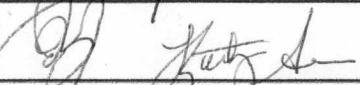
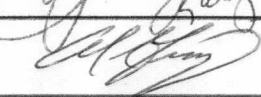
PRINTED NAME	SIGNATURE	ADDRESS
1 Terry Catalano	Terry Catalano	232 King James Rd Upper Marlboro, MD 20774
2 Robert C. Legius	[Signature]	230 KING JAMES RD UPPER MARLBORO MD 20774
(2) 3 Betty Jol	Betty [Signature]	209/207 King James Rd Upper Marlboro MD 20774
4 Nick Pasquini	Nick Pasquini	200 KING JAMES RD U.M., MD 20774
5 Al G. [Signature]	[Signature]	17009 QUEEN ANNE RD UPPER MARLBORO, MD 20774
6 Harvey Westbrock	[Signature]	202 King James Rd Upper Marlboro MD 20774
7 Guy Holmes	[Signature]	211 King James Rd Upper Marlboro, MD 20774
8 William Hanks	[Signature]	208 KING JAMES 20774
9 [Signature]	[Signature]	307 KSC U.M., MD, 20774
10 Sandra Warrington	Sandra Warrington	213 King James
11 Thomas O'Connor	[Signature]	214 King James Rd U.M. 20774

104 LOTS

## **HOMEOWNERS' PETITION DEMANDING IMMEDIATE BOARD ELECTIONS**

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PRINTED NAME	SIGNATURE	ADDRESS
McEEK → Kathryn Anderson		17101 Queen Anne Rd Upper Marlboro, MD 20774
AL + MARYANN GUARALTA		17009 QUEEN ANNE RD UPPER MARLBORO, MD 20774

(Lot 11)

(Lot 10)

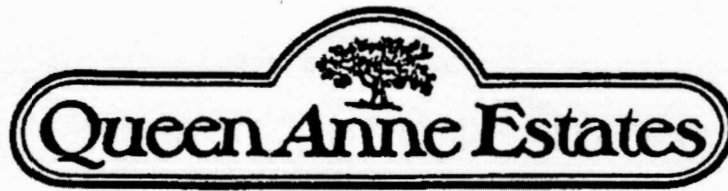


## HOMEOWNERS' PETITION DEMANDING IMMEDIATE BOARD ELECTIONS

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[illegible]



Queen Anne Estates Homeowner's Association  
P.O. Box 1552, Bowie, MD 20717-1552  
qaeha.com

RECEIPT OF PROXY	
Date	4/7/24
Time	6:16pm
Lot Owner Initials	PBG
Secretary Initials	BLC

### REQUEST FOR PROXY VOTE

Member meeting on Tuesday, April 9, 2024, at 6pm.

I am requesting a proxy form to vote in the above election.

<u>39</u> Lot #	<u>Patrick Green</u> Printed Name	<u>4/7/24</u> Date
<u>24 King James Rd</u> Street Address		
<u>Patrick Green</u> Signature of Lot Owner		

Secretary Copy – To Be Filed With Vote Records

3/30/2024

**Queen Anne Estates Homeowner's Association**

**REGISTER OF APPLICATIONS FOR PROXIES & FINAL PROXY VOTE**

Member meeting on Tuesday, April 9, 2024, at 6pm.

LOT#	REQUEST RECEIVED BY/DATE	PROXY GIVEN BY/ DATE	PROXY RECEIVED BY/DATE/ TIME	LOT# OF PROXY	MOTIONS *		
					FOR	AGN	
39	4/7/24	Pat Green 4/7/24	Britney Clark 4/7/24 6-16pm	37			Approve Dues Amnesty
							Amend By- Laws
							Approve Dues Amnesty
							Amend By- Laws
							Approve Dues Amnesty
							Amend By- Laws
							Approve Dues Amnesty
							Amend By- Laws
							Approve Dues Amnesty
							Amend By- Laws
							Approve Dues Amnesty
							Amend By- Laws



Queen Anne Estates Homeowner's Association  
P.O. Box 1552, Bowie, MD 20717-1552  
qaeha.com

**PROXY VOTE**

Member meeting on Tuesday, April 9, 2024, at 6pm.

I appoint WILLIAM HANNA as my proxy for this meeting.

- AND -

Motions from the BOD, known in advance of the meeting:

☒ My proxy will vote on all motions.

- OR -

☐ My votes on the motions are as follows (X):

FOR	AGAINST	ABSTAIN	
			Approve the BOD dues amnesty of 2020 and 2021.
			Amendment to the By-Laws: "Past President," renamed, "Additional Director(s)."

216 Patrick Green 4/7/24  
Lot # Printed Name Date

Patrick Green  
Signature of Lot Owner

B

4/1+124

6:16pm

Proxy Vote

Patricia Green #39

## QAEHA Member Meeting - Director Voting Guide

4/9/2024

Quorum. 9. Present = 23

Passing a Motion & Election to Office.  $2/3 = 15.3$  (16)

Amending a document. 60% = 13.8 (14)

Majority = 11.5 (12)

**Quorum.** 25% of voting members, or  $36 \div 4 = 9$  lots. Concrete. "Official Meeting. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, twenty-five percent (25%) of the votes of Class A membership shall constitute an official meeting for any action except as otherwise provided in the Declaration or these By-Laws."

**Passing a Motion.** This requires  $2/3$  of voting members. "Votes Required. On each matter submitted to the members for a vote, a two-thirds ( $2/3$ ) majority of the votes cast by all class A members at a meeting at which a meeting quorum is present shall be sufficient for passage or approval, unless otherwise provided in the Declaration, Maryland law, or these By-Laws."

**Election to Office.** Same as above. "Election to the Board of Directors shall be by show of hands. At such election the voting members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving two-thirds ( $2/3$ ) of the voting members' votes will be elected."

It is possible that one or more individuals running may not win. There are no procedures for a runoff.

If not enough votes occur, the office remains empty.

**Amending a document.** By-Laws require  $2/3$ . State statutes require 60% or less.

§11B-116. "Amendment of governing document (c) Notwithstanding the provisions of a governing document, a homeowners association may amend the governing document by the affirmative vote of lot owners in good standing having at least 60% of the votes in the development, or by a lower percentage if required in the governing document."

What if no procedures exist in the rules? It then appears it is up to Britney to decide how to resolve.

**"Rules of Procedure.** The rules of order and all other matters of procedure at any meeting of members shall be determined by the chairman of the meeting." It would appear that any other topic would be a simple majority vote. This is where Roberts Rules would come in handy.

POSITION:

*PRESIDENT*

	NOMINEE	NOMINEE	NOMINEE		
LOT	<i>HANICA</i>				
9	X			Nick Pasquini & Arline Grabner	200
10	X			Alfred & Mary Guaragna	17009
11	X			Mark & Kathryn Anderson	17101
12	X			Stephen & Terry Catalano	232
13				James Martinez	229
14				William & Ruth Brunner	17301
15				Lee & Grace Cross	17307
16				Christopher & Carol Woodhead	227
17	X			Kim St. Amant	221
18	X			Kim St. Amant	223
19	X			Kim St. Amant	225
20	X			Jerry & Britney Clark	219
21				Doris Graham	308
22				Mervin & Elizabeth Yetley	302
23				Randall & Karen Thompson	304
24				Gage Hainer	303
25				Carol Pasquini	305
26	X			John Brown & Linda Christensen	307
27				Sean & Sharon Theodore	309
28				Lola Staples	215
29	X			David & Sandra Warrington	213
30	X			Guy & Jennifer Holmes	211
31	X			Hesro & Betty Johnson	207
32	X			Hesro & Betty Johnson	209
33	X			Randy & Marie T Peaches	205
34	X			Harvey & Nicole Westbrook	202
35				Ronald & Sylvia Fenwick	204
36				Shi Xiadong & Liu Jin	206
37	X			William Hanka	208
38	X			Thomas O'Connor	214
39	X			Patrick & Charlene Green	216
40	X			Deloris Harris	220
41	X			Justin & Vanessa Richardson	222
42	X			Lori Taylor	226
43				Tony & Raquel Phillips	228
44	X			Robert & Mary Anne Leginus	230
	<i>22</i>			TOTALS	



POSITION:

VP

	NOMINEE	NOMINEE	NOMINEE	
LOT	M. ANDERSON			
9	X			Nick Pasquini & Arline Grabner 200
10	X			Alfred & Mary Guaragna 17009
11	X			Mark & Kathryn Anderson 17101
12	X			Stephen & Terry Catalano 232
13				James Martinez 229
14				William & Ruth Brunner 17301
15				Lee & Grace Cross 17307
16	X			Christopher & Carol Woodhead 227
17	X			Kim St. Amant 221
18	X			Kim St. Amant 223
19	X			Kim St. Amant 225
20	X			Jerry & Britney Clark 219
21				Doris Graham 308
22				Mervin & Elizabeth Yetley 302
23				Randall & Karen Thompson 304
24				Gage Hainer 303
25				Carol Pasquini 305
26	X			John Brown & Linda Christensen 307
27				Sean & Sharon Theodore 309
28				Lola Staples 215
29	X			David & Sandra Warrington 213
30	X			Guy & Jennifer Holmes 211
31	X			Hesro & Betty Johnson 207
32	X			Hesro & Betty Johnson 209
33	X			Randy & Marie T Peaches 205
34	X			Harvey & Nicole Westbrook 202
35				Ronald & Sylvia Fenwick 204
36				Shi Xiadong & Liu Jin 206
37	X			William Hanka 208
38	X			Thomas O'Connor 214
39	X			Patrick & Charlene Green 216
40	X			Deloris Harris 220
41	X			Justin & Vanessa Richardson 222
42	X			Lori Taylor 226
43				Tony & Raquel Phillips 228
44	X			Robert & Mary Anne Leginus 230
	23			TOTALS



POSITION:

TREASURER

	NOMINEE	NOMINEE	NOMINEE		
LOT	B. JOHNSON				
9	X			Nick Pasquini & Arline Grabner	200
10	X			Alfred & Mary Guaragna	17009
11	X			Mark & Kathryn Anderson	17101
12	X			Stephen & Terry Catalano	232
13				James Martinez	229
14				William & Ruth Brunner	17301
15				Lee & Grace Cross	17307
16				Christopher & Carol Woodhead	227
17	X			Kim St. Amant	221
18	X			Kim St. Amant	223
19	X			Kim St. Amant	225
20	X			Jerry & Britney Clark	219
21				Doris Graham	308
22				Mervin & Elizabeth Yetley	302
23				Randall & Karen Thompson	304
24				Gage Hainer	303
25				Carol Pasquini	305
26	X			John Brown & Linda Christensen	307
27				Sean & Sharon Theodore	309
28				Lola Staples	215
29	X			David & Sandra Warrington	213
30	X			Guy & Jennifer Holmes	211
31	X			Hesro & Betty Johnson	207
32	X			Hesro & Betty Johnson	209
33	X			Randy & Marie T Peaches	205
34	X			Harvey & Nicole Westbrook	202
35				Ronald & Sylvia Fenwick	204
36				Shi Xiadong & Liu Jin	206
37	X			William Hanka	208
38	X			Thomas O'Connor	214
39	X			Patrick & Charlene Green	216
40	X			Deloris Harris	220
41	X			Justin & Vanessa Richardson	222
42	X			Lori Taylor	226
43				Tony & Raquel Phillips	228
44	X			Robert & Mary Anne Leginus	230
	22			TOTALS	

POSITION: *SECRETARY*

	<i>ST.</i> NOMINEE	NOMINEE	NOMINEE	
LOT	<i>CATALANO</i>			
9	X			Nick Pasquini & Arline Grabner 200
10	X			Alfred & Mary Guaragna 17009
11	X			Mark & Kathryn Anderson 17101
12	X			Stephen & Terry Catalano 232
13				James Martinez 229
14				William & Ruth Brunner 17301
15				Lee & Grace Cross 17307
16				Christopher & Carol Woodhead 227
17	X			Kim St. Amant 221
18	X			Kim St. Amant 223
19	X			Kim St. Amant 225
20	X			Jerry & Britney Clark 219
21				Doris Graham 308
22				Mervin & Elizabeth Yetley 302
23				Randall & Karen Thompson 304
24				Gage Hainer 303
25				Carol Pasquini 305
26	X			John Brown & Linda Christensen 307
27				Sean & Sharon Theodore 309
28				Lola Staples 215
29	X			David & Sandra Warrington 213
30	X			Guy & Jennifer Holmes 211
31	X			Hesro & Betty Johnson 207
32	X			Hesro & Betty Johnson 209
33	X			Randy & Marie T Peaches 205
34	X			Harvey & Nicole Westbrook 202
35				Ronald & Sylvia Fenwick 204
36				Shi Xiadong & Liu Jin 206
37	X			William Hanka 208
38	X			Thomas O'Connor 214
39	X			Patrick & Charlene Green 216
40	X			Deloris Harris 220
41	X			Justin & Vanessa Richardson 222
42	X			Lori Taylor 226
43				Tony & Raquel Phillips 228
44	X			Robert & Mary Anne Leginus 230
	<i>22</i>			TOTALS

POSITION:

PAST PRESIDENT

	NOMINEE	NOMINEE	NOMINEE	
LOT	M.A. LEGINUS			
9	X			Nick Pasquini & Arline Grabner 200
10	X			Alfred & Mary Guaragna 17009
11	X			Mark & Kathryn Anderson 17101
12	X			Stephen & Terry Catalano 232
13				James Martinez 229
14				William & Ruth Brunner 17301
15				Lee & Grace Cross 17307
16				Christopher & Carol Woodhead 227
17	X			Kim St. Amant 221
18	X			Kim St. Amant 223
19	X			Kim St. Amant 225
20	X			Jerry & Britney Clark 219
21				Doris Graham 308
22				Mervin & Elizabeth Yetley 302
23				Randall & Karen Thompson 304
24				Gage Hainer 303
25				Carol Pasquini 305
26	X			John Brown & Linda Christensen 307
27				Sean & Sharon Theodore 309
28				Lola Staples 215
29	X			David & Sandra Warrington 213
30	X			Guy & Jennifer Holmes 211
31	X			Hesro & Betty Johnson 207
32	X			Hesro & Betty Johnson 209
33	X			Randy & Marie T Peaches 205
34	X			Harvey & Nicole Westbrook 202
35				Ronald & Sylvia Fenwick 204
36				Shi Xiadong & Liu Jin 206
37	X			William Hanka 208
38	X			Thomas O'Connor 214
39	X			Patrick & Charlene Green 216
40	X			Deloris Harris 220
41	X			Justin & Vanessa Richardson 222
42	X			Lori Taylor 226
43				Tony & Raquel Phillips 228
44	X			Robert & Mary Anne Leginus 230
	22			TOTALS



## PATUXENT RIVER 4-H CENTER FOUNDATION

18405 Queen Anne Road  
Upper Marlboro, MD 20774

Good evening,

I appreciate the opportunity to meet you all and chat about what we do here at The Patuxent River 4-H Center. Unfortunately, I was unexpectedly needed elsewhere. I asked that someone share the following with you on my behalf. I am certain they will do a much better job with the public speaking than myself.

We are a nonprofit foundation established in 1965. Our mission is to provide a nurturing and inclusive environment where youth can connect with nature and discover the wonders of our environment. Through our broad range of educational opportunities and programs, we aim to raise awareness about environmental conservation, natural resources, water quality, and farming. We strive to inspire and empower young minds, instilling leadership, problem-solving skills, and fostering lifelong friendships. By offering outdoor education programs and summer camps, we aim to encourage children to reconnect with nature, cultivate a love for the outdoors, and become passionate advocates for our planet's future. We believe together, we can make a positive impact on the world around us.

We started here with a partnership that included MNCPPC and UMD 4-H extension. Before this building and cabins were built our office was in the barn near the parking lot. The foundation built Merkle & Smith cabins and we held camps and environmental programs for schools & youth groups. MNCPPC saw the great potential here and built this building to support our programs and camps. There were full camps and activities for youth and adults. The foundation decided to build a third cabin. Sadly, between the county permit department delays, builders passing away and several other contractors giving up, that cabin is still not completed after more than 16 years. In 2010 we lost a major component to the vision, establishment and drive of the foundation, Bonnie Dunn. Bonnie was a lifelong 4-Her and dedicated her life to sharing her love of nature & the environment as well as teaching how to preserve it. As years passed, we also lost

her many connections with both the extension and commission. Trying to rebuild our programs in a world where nature takes a back seat to sports and electronics has been difficult. Then you add the likes of "the beltway sniper" who ended most school field trips. Now schools have more regulated field trips. I believe all Prince Georges County public schools go to Camp Schmidt for their outdoor education requirements. Of course, then there was Covid – well we all know how that went.

We are steadily building our camps back and getting more youth involved. We have pancake breakfasts and other fundraisers to raise money for the programs and furnish our new cabin. Volunteers are always needed for anything from program teachers, camp staff to help with fundraising.

We would love to have more community involvement. Whether its participation in our fundraisers, camps, volunteering, or involvement in our "give back "efforts. As part of our program, we encourage and help youth with opportunities to "Give Back" to their community. We have done food drives, toys for tots, made blankets and such with youth involvement.

Please keep us in mind, particularly if you know teens who may need service-learning hours for school or someone retired having skills or knowledge they would like to share.

Thank you again for this opportunity. Please feel free to call or email if you have any questions or ideas you want to share.

Thank you!

Respectfully,  
Jocelyn Winemiller

301 312-5292  
Staff.pr4hc@gmail.com



2023 FALL

TOPIC: MOTION RE: MINUTES (6)				
FOR	LOT	AGAINST		
X	9		Nick Pasquini & Arline Grabner	200
X	10		Alfred & Mary Guaragna	17009
X	11		Mark & Kathryn Anderson	17101
X	12		Stephen & Terry Catalano	232
	13		James Martinez	229
	14		William & Ruth Brunner	17301
	15		Lee & Grace Cross	17307
	16	X	Christopher & Carol Woodhead	227
	17	X	Kim St. Amant	221
	18	X	Kim St. Amant	223
	19	X	Kim St. Amant	225
	20	X	Jerry & Britney Clark	219
	21		Doris Graham	308
	22		Mervin & Elizabeth Yetley	302
	23		Randall & Karen Thompson	304
	24		Gage Hainer	303
	25		Carol Pasquini	305
X	26		John Brown & Linda Christensen	307
	27		Sean & Sharon Theodore	309
	28		Lola Staples	215
X	29		David & Sandra Warrington	213
X	30		Guy & Jennifer Holmes	211
X	31		Hesro & Betty Johnson	207
X	32		Hesro & Betty Johnson	209
	33	X	Randy & Marie T Peaches	205
X	34		Harvey & Nicole Westbrook	202
	35		Ronald & Sylvia Fenwick	204
	36		Shi Xiadong & Liu Jin	206
X	37		William Hanka	208
X	38		Thomas O'Connor	214
X	39		Patrick & Charlene Green	216
	40		Deloris Harris	220
	41	X	Justin & Vanessa Richardson	222
	42	X	Lori Taylor	226
	43		Tony & Raquel Phillips	228
X	44		Robert & Mary Anne Leginus	230
14		8	TOTALS	

MOTION: "DEFER VOTING ON THE 2023 MEMBER MEETING MINUTES UNTIL THE NEW BOARD MAY REVIEW" PRIOR TO THE NEXT MEMBERSHIP MEETING.

16 NEEDED TO PASS (2/3)

2023 MT4.

FAIL

TOPIC: APPROVE MINUTES (12)				
FOR	LOT	AGAINST		
	9	X	Nick Pasquini & Arline Grabner	200
	10	X	Alfred & Mary Guaragna	17009
	11	X	Mark & Kathryn Anderson	17101
	12	X	Stephen & Terry Catalano	232
	13		James Martinez	229
	14		William & Ruth Brunner	17301
	15		Lee & Grace Cross	17307
X	16		Christopher & Carol Woodhead	227
X	17		Kim St. Amant	221
X	18		Kim St. Amant	223
X	19		Kim St. Amant	225
X	20		Jerry & Britney Clark	219
	21		Doris Graham	308
	22		Mervin & Elizabeth Yetley	302
	23		Randall & Karen Thompson	304
	24		Gage Hainer	303
	25		Carol Pasquini	305
	26	X	John Brown & Linda Christensen	307
	27		Sean & Sharon Theodore	309
	28		Lola Staples	215
	29	X	David & Sandra Warrington	213
	30	X	Guy & Jennifer Holmes	211
	31	X	Hesro & Betty Johnson	207
	32	X	Hesro & Betty Johnson	209
	33		Randy & Marie T Peaches	205
	34	X	Harvey & Nicole Westbrook	202
	35		Ronald & Sylvia Fenwick	204
	36		Shi Xiadong & Liu Jin	206
	37	X	William Hanka	208
	38	X	Thomas O'Connor	214
	39	X	Patrick & Charlene Green	216
	40		Deloris Harris	220
X	41		Justin & Vanessa Richardson	222
X	42		Lori Taylor	226
	43		Tony & Raquel Phillips	228
	44	X	Robert & Mary Anne Leginus	230
7			TOTALS	

12 NEEDED TO PASS (MAJORITY)

# AMNESTY REMAINS IN PLACE PER

MEMBERSHIP

TOPIC: DUES AMNESTY				
FOR	LOT	AGAINST		
	9	X	Nick Pasquini & Arline Grabner	200
	10		Alfred & Mary Guaragna	17009
	11	X	Mark & Kathryn Anderson	17101
	12	X	Stephen & Terry Catalano	232
	13		James Martinez	229
	14		William & Ruth Brunner	17301
	15		Lee & Grace Cross	17307
	16		Christopher & Carol Woodhead	227
	17	X	Kim St. Amant	221
	18	X	Kim St. Amant	223
	19	X	Kim St. Amant	225
X	20		Jerry & Britney Clark	219
	21		Doris Graham	308
	22		Mervin & Elizabeth Yetley	302
	23		Randall & Karen Thompson	304
	24		Gage Hainer	303
	25		Carol Pasquini	305
	26	X	John Brown & Linda Christensen	307
	27		Sean & Sharon Theodore	309
	28		Lola Staples	215
	29	X	David & Sandra Warrington	213
	30	X	Guy & Jennifer Holmes	211
	31	X	Hesro & Betty Johnson	207
	32	X	Hesro & Betty Johnson	209
	33	X	Randy & Marie T Peaches	205
	34	X	Harvey & Nicole Westbrook	202
	35		Ronald & Sylvia Fenwick	204
	36		Shi Xiadong & Liu Jin	206
	37	X	William Hanka	208
	38	X	Thomas O'Connor	214
	39	X	Patrick & Charlene Green	216
	40	X	Deloris Harris	220
	41	X	Justin & Vanessa Richardson	222
	42	X	Lori Taylor	226
	43		Tony & Raquel Phillips	228
	44	X	Robert & Mary Anne Leginus	230
		20	TOTALS	



FAIL

TOPIC: CHANGE TITLE: ADDITIONAL DIRECTOR(S)				
FOR	LOT	AGAINST		
	9	X	Nick Pasquini & Arline Grabner	200
	10		Alfred & Mary Guaragna	17009
	11	X	Mark & Kathryn Anderson	17101
	12	X	Stephen & Terry Catalano	232
	13		James Martinez	229
	14		William & Ruth Brunner	17301
	15		Lee & Grace Cross	17307
X	16		Christopher & Carol Woodhead	227
	17	X	Kim St. Amant	221
	18	X	Kim St. Amant	223
	19	X	Kim St. Amant	225
	20	X	Jerry & Britney Clark	219
	21		Doris Graham	308
	22		Mervin & Elizabeth Yetley	302
	23		Randall & Karen Thompson	304
	24		Gage Hainer	303
	25		Carol Pasquini	305
	26	X	John Brown & Linda Christensen	307
	27		Sean & Sharon Theodore	309
	28		Lola Staples	215
	29	X	David & Sandra Warrington	213
	30	X	Guy & Jennifer Holmes	211
	31	X	Hesro & Betty Johnson	207
	32	X	Hesro & Betty Johnson	209
	33	X	Randy & Marie T Peaches	205
X	34		Harvey & Nicole Westbrook	202
	35		Ronald & Sylvia Fenwick	204
	36		Shi Xiadong & Liu Jin	206
	37	X	William Hanka	208
	38	X	Thomas O'Connor	214
	39	X	Patrick & Charlene Green	216
	40	X	Deloris Harris	220
X	41		Justin & Vanessa Richardson	222
	42		Lori Taylor	226
	43		Tony & Raquel Phillips	228
	44	X	Robert & Mary Anne Leginus	230
3		18	TOTALS	(14)



Queen Anne Estates Homeowner's Association

P.O. Box 1552

Bowie, MD 20717-1552

qaeha.org

EXAMPLE

The Honorable Ingrid S. Watson  
Wayne K. Curry Administration Building  
1301 McCormick Drive  
2nd Floor  
Largo, MD 20774

April 9, 2024

SUBJECT: Town of Queen Anne Traffic Levels Petition

Dear Council Member Watson,

It was a pleasure to meet you at the HOA Roundtable on March 6<sup>th</sup>. Thank you for sponsoring COC, 311, and DPIE to discuss their roles. The event was well worth attending.

Our association represents your constituents in the town of Queen Anne. The town hosts over a thousand citizens, an historic plantation and AME church, an array of local businesses, churches, a private school, 4H youth center, and includes our former sheriff's family and former commander of the D.C. National Guard. The town's main road, Queen Anne Road, is used as shortcut from Rt301 south, to I97 and the eastern shore, and vice versa. The Southlake and Mill Branch Crossing developments, poor WaWa stoplight design, and chronic Rt301 accidents have made it worse. The Key Bridge collapse is now inducing large commercial vehicles. Parts of the road are single lane. Trees and cables are hit. Despite sharp turns preventing large busses and tractor-trailers reasonable access, they still attempt passage. Driving speeds are high.

As soon as able, please contact us to assist us in planning reasonable solutions to dramatically reduce this thoroughfare problem.

Thank you for your service, best wishes, and be well.

Sincerely,

President & Treasurer: Britney Clark 215-740-4552

Vice President: Justin Richardson 202-607-4672

Secretary: Chris Woodhead 443-280-1096

Email: qaeha-officers@googlegroups.com

Attached:

Signatures of Association Members

Visual Depiction of Queen Anne Thoroughfare Problem