

THE SHORELINE

Potomac –Westmoreland Shores

Newsletter Spring 2024



PRESIDENT'S CORNER

Greetings to all our neighbors in Potomac Westmoreland Shores!

Spring is here, as we prepare for another year here at the Shores. The board is working as hard as ever to ensure our community is in tip top shape, from ensuring the marina has its pier and ramp fixed from that past season's storms, to ensuring new locks are on the ramp and gate, getting out slip and membership applications, getting the grounds ready for clubhouse rentals, fixing drainage issues at the beach, ensuring potholes are filled, signs are up, and the list goes on and on.

As always, we will be doing many of the things we have done in the past, such as Meet and Greets, Membership Drives, and the like, while adding some new events such as Movie Days/Nights, and possibly bringing back some favorites, such as our Fall Festival and Christmas Bazaar. We appointed and welcomed a new interim Entertainment Chairperson and hope she stays on for the coming year (remember, annual meeting is the first Saturday in June at the clubhouse and we will be voting for officers for the PWSCC board). Stay tuned for coming events, check sign boards, the website and our online Association Calendar (accessible through the website) as well as Face Book. Remember, in case you need to reach out with a question or just want to say hello see our website at PWSCC.org or email us at PWSCC@hotmail.com.

The Board looks forward to working with the membership for another successful year. We are always looking for new Board members and your help to make the association a successful organization. I will be stepping down as President this year, as well as Acting Treasurer, so keep that in mind as you look for ways in which to help your community. Those that we know are running for positions will be listed, and any registered member can show up at the annual meeting and throw their hats into the ring!

I look forward to seeing you all again this year, and will hopefully see you all at the annual meeting in June.

Thanks for your continued support!
Mike Liskiewicz, PWSCC President



VICE PRESIDENT'S CORNER &

PWSCC completed the fiscal year with 138 total members out of some 550 community members. Of the members, 29 were slip holders, 2 were kayak storage holders, 69 were ramp key holders all of whom are required to join to obtain their use of the community facilities. This leaves 38 actual community members who contributed to pay the taxes, insurance, utilities, maintenance and operation of the community center, marina and beach.

Over the past year and on behalf of the Board I reviewed ownership and responsibility of the Board, the Community and obligations on behalf of Community assets. In the Circuit Court of Westmoreland County, Case No. Ct. 13-05, the opinion of the Court was that the Property Owners of the Westmoreland Shores Community are the legal owners of the community assets. Under Virginia law (as explained by the law firm Hubbard, Terry & Britt, Irvington, VA) these owners are legally responsible for these assets. PWSCC is the assigned responsible party for operation and maintenance of these assets.

In addition to the operation, maintenance, insurances, and payments the Association is responsible to the Owners for, the legal responsibilities of the Association - Tax returns, Reserve requirements, internal records, and government reporting requirements - are all ultimately the responsibility of the Owners. Without the Association the Owners of all properties in the subdivision are directly responsible for these requirements.

It seems appropriate to call attention to the lack of support by the Property Owners for their assets. PWSCC is supported only by volunteers and only by voluntary membership. Currently there are 8 people who devote the hours necessary to maintain, operate, and pay for community assets in compliance with state and local laws and regulations. Of the 550+ property owners in the community a net 30 contribute to the financial support of the PWSCC.

This lack of interest and support from those who own the community is “S#*\$+T”. To those who devote the hours and dollars to operate and maintain the community – “Thank You” for your work in this endeavor. To those 450+ of you who live here, don’t volunteer even to pick up the trash on the side of the streets; don’t pay the \$1.00 per week to keep the lights on, pay the taxes, insurance, mow the lawn or clean the beach – please consider leaving and let someone move in who cares about where they live!

Hugh Veal, Vice President /Membership Chair



COMMUNITY ACTION

We had a great community year. And many thanks to everyone that has helped with events and/or supported our community. This past year we came together to:

- Pick up litter in the neighborhood
- Had a community yard sale to raise money for Wendy’s Feline Friends
- Honor our first responders at our 2nd annual 1st Responders’ Day
- Decorate the clubhouse for thrilling indoors community Halloween Trick or Treat

*** Thank you, Cathy from **My Time Arts** for donating your time and talent to give our children spooky tattoos!

- Fulfill the Christmas wish list for a family of 3 children

We hosted a Q&A with the challenging candidates for board supervisor and sheriff.

Neighborhood Watch had a busy year with some vehicle break-ins and vandalism. We appreciate the quick responses from Westmoreland County Sheriff’s Office. First Sergeant Antwan Smith provided a talk about home physical security.

***Anyone who wishes to have their home security evaluated can contact First Sergeant Antwan Smith. ansmith@westcoso.us

As the warm weather begins, we have some upcoming events.

- Golf Cart Inspections - end of May / date not yet confirmed
- Community Clean Up Day - TBD
- Women’s Self-Defense Class
- Wildlife Education Day
- 1st Responders’ Day

If anyone has any suggestions, please contact any member of the board.



BUILDING & GROUNDS

We often have work on the pier, clubhouse and other grounds where it would be great to have a list of volunteers willing to help when needed. We are currently planning to paint the interior of our clubhouse sometime in May. So, if you have skills of any sort or are just willing to help out with upkeep of our property, please send your names, phone numbers and email to PWSCC@hotmail.com. Your help in supporting our Community is invaluable!



DOCKMASTER

Boating season draws near! Slip renewals have been mailed out. We may have a few slips available for rental after April 1. If interested, please let the Dock Master know so you will be entered on our wait list.

As a reminder: Please secure all items on your boat when you are not on board.

Have a safe boating season everyone!

ANNUAL MEETING INFORMATION



The Annual membership meeting will be held at

10: AM on Saturday, June 1, 2024 at our community center located @ 762 Shore Drive in Westmoreland Shores. You may obtain a membership application by visiting the **PWSCC.org** website. The application is for membership in PWSCC / Renewal of membership and Boat Slip/ramp key Yearly Rental.

If you wish to present an item for discussion at the annual meeting, you must submit a request to the PWSCC Board to do so. You must have your agenda item request to the Board NO LATER THAN May 15th. Please send this agenda item request to: PWSCC@hotmail.com

There will be an election of officers at the annual meeting. If you are interested in running for any position, please contact one of the current Board members for more information. Current Board members are listed on the PWSCC.org website.



ENTERTAINMENT

Hello Neighbors!

My name is Tondrille Sturgis. I am a wife to a lovely Pastor in Charles County Maryland, mother of 4 (1 son & 3 daughters), Minister, caregiver, and entrepreneur. We have relocated from Montgomery County Maryland, and have been PWSSC residents since 2022.

I am honored to be welcomed by the PWSSC committee and community as your Acting Entertainment Chairperson. My goal is to begin to cultivate a fun and exciting experience for our community (all ages and walks of life), while bringing the community closer together. To obtain my goal, my plan is to execute and coordinate many activities throughout the year with the assistance of my fellow neighbors!

I will be posting upcoming events and reminders on the PWSSC Facebook page. I kindly ask for and welcome your participation by communicating your ideas and suggestions. It takes us all to make our community an even Greater and enjoyable place to live! Let's have some Fun together

WE ARE ON FACEBOOK:



Like Us at PWSCC Potomac Westmoreland Shores Civic Corporation and check for updated community information and future events.

2024/2025 VACANT POSITIONS & NOMINATIONS

Detailed duties and responsibilities are contained in the PWSCC By-Laws and are available for viewing at our website PWSCC.org:

- President:** Running: Keith Dickerson
Frederic N. Howe, III
- Vice President:** Hugh Veal
- Treasurer:** Barb Maksimowicz
- Building & Grounds:** Open
- Finance:** Open
- Secretary:** Linda Lumpkin
- Dock Master:** Russell Glerum
- Commun. Action:** Elaine Corales
- Entertainment:** Tondrille Sturgis

Nominations may also be made at the Annual Membership meeting:

As Information:

ARTICLE – IV OFFICERS AND DIRECTORS

Section 1. Elected Officers. The officers of the Potomac-Westmoreland Shores Civic Corporation shall perform their duties as prescribed in the By-Laws and these Standing Rules.

OFFICERS AND DIRECTORS

Section 1. The four (4) Officers of this Corporation shall be a President, a Vice President, A Secretary, and a Treasurer. The five (5) Directors of the Corporation shall be a Finance Director, A building and Grounds Director, a Boat and Pier Dock Master, a Community Action Director and an Entertainment Director. The position of Clubhouse Rental Agent is a volunteer position and does not hold authority of vote.

The President shall:

Preside at all membership and Board of Directors meetings

1. Establish standing committees as prescribed in the By-Laws
2. Appoint such special committees as are necessary
3. Serve as ex-officio member of all committees
4. Perform such other duties as are appropriate to the office
5. Maintain the PWSCC.org website
6. Sign checks for the Corporation.

Building and Grounds Committee

1. This committee shall provide for the operation, maintenance and capital improvement of all corporation property
2. This committee shall issue such rules and regulations as are deemed necessary to protect and control the use of such property.

Finance Committee

The Finance Committee shall:

1. Prepare an annual operation budget for the corporation and present it to the Board of Directors prior to the annual meeting. The Board will submit the budget at the annual meeting for adoption. This budget shall authorize funds for the "fixed" operating costs of the corporation. In addition, the budget shall allocate funds for the operation of the Standing Committees. Budget expenditures shall not exceed the anticipated fiscal year income. Extraordinary expenditures, to fund capital improvements or repairs to corporation property, shall be drawn from the corporation savings account to the extent that they are available.
2. The Finance Committee shall audit the accounts of the Treasurer annually prior to the annual meeting
3. It shall recommend to the Board of Directors adjustment in dues and other fees and make recommendations for income producing activities that would be in the best interest of the corporation.

*ANNUAL General Membership
Meeting
Saturday, June 1, 2024 10:00*