

THE MOYAONE RESERVE • LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

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NO. 1

President's Note:

Decisions, Reports, and Special Guests at the Moyaone Association's December Budget Meeting

December Budget Meeting

Thank you to all the Moyaone Association members who attended the December 11 Budget Meeting. We also appreciate those of you who sent a proxy; without your support we would not have made quorum. I am pleased to say the Community unanimously approved the 2022 Moyaone Association budget.

Several other measures were voted on and approved by a majority vote. Those measures were: three capital improvement projects, 1) sports court renovation, 2) Wagner Center entrance roof, and 3) replacement fence around the dumpster. The sports court was approved with the provision that the cost not exceed \$10,000; any costs above the \$10K will be subsidized by fundraising. The Wagner Center roof and dumpster fence are not to exceed \$10,000.

In addition to the budget discussions, votes and approvals, the Accokeek Swim Team was officially added as a Moyaone Committee and at some point in 2022 the Bylaws will be amended to reflect this addition. Speaking of swimming, the Moyaone Pool is searching for a 2022 Season Manager, more details can be found on page 2.

John Mitchell and Bill Parker updated us on the on-going battle with airport noise. They mentioned positive developments in Montgomery County's fight against airplane noise that may help Southern MD in its fight. If you'd like to submit a Reagan National Airport Noise Complaint here are three ways to do so:

- 1) Summit a complaint directly to DCA by clicking HERE
- 2) File airport noise complaints (purchase a button clicker or

create an online account) HERE

3) Learn more about Southern Maryland Fair Skies HERE

We had three special guests open the meeting by giving us an overview of the Moyaone Reserve's place within Piscataway Park and an explanation of easements (see map and easement details on page 9), what that means for Moyaone property owners, as well as the process for National Park Service (NPS) approval for tree removal (see page 10). A special thanks goes to Laura Ford, President & CEO of the Accokeek Foundation; Michael Commisso, NPS Acting Deputy Superintendent; and Tom Reinhart, Director of Preservation, Mount Vernon, for speaking.

For more details from the meeting, the minutes are included in this edition of *Smoke Signals* (see pages 5–6).

2022 Dues

New year, new time to think about Moyaone Association membership dues renewals. I'll be sending an email to the community regarding 2022 dues soon, but if you want to get ahead of the game, you'll find the 2022 Dues Payment forms on pages 7–8. It was especially wonderful to see so many new families contribute to the community in 2021. My thanks to everyone, new and not-so-new, who paid their 2021 Moyaone dues; thank you and I sincerely hope you will contribute again in 2022.

Happy New Year, Friends & Neighbors!

— Rose Kim President, Moyaone Association MoyaonePresident@gmail.com



When the Wagner Community Center was built, it had a construction budget of approximately \$10,000. The building has been well used over the years for every kind of community or resident event. Always, since the beginning, the principal complaint has been the acoustics.

The problem is there are no soft surfaces to reduce reverberations — concrete floor, concrete block walls, and a metal roof. These elements make it harder to listen, hear, and understand what is being said as sounds bounce off every hard surface. It can make attending an event at the Wagner Center a frustrating experience, even for those with the best hearing.

After 60 years of frustration, it was time to look for solutions. A small committee was formed. Its members: Michael Leventhal (planner and Moyaone Board member); Rick Collin (architect); Charles Gaumond (physicist, underwater acoustics); Mary Lee Phelps (Moyaone Event Coordinator Extraordinaire); Frank Pipitone (musician, physicist); and Holly Wagner (long-time resident). There are many new neighbors in the community. If you have expertise you can lend to this endeavor, we'd love to hear from you at hbwagner1215@gmail.com

The committee was able to secure the pro-bono services of lan Hoffman, Professor of Acoustics, Graduate Program in Acoustics, Recording Arts and Sciences, Peabody Institute, Johns Hopkins University. As an Architectural Acoustics Designer for TALASKE, Hoffman led acoustic design ideation, research, and documentation for civic arts clients, theater companies, schools of music and houses of worship. A notable example is the Arena Stage renovation and expansion (2010). We are so lucky to have him!

Prof. Hoffman began his interaction with the committee by asking how the building was used and what was the source of sound for each activity. For example, at the Moyaone membership meetings the Board faces the membership from the wall opposite the main entrance; musicians usually array themselves in front of the back door; classes are held in various spots around the room; and good parties take up the entire room as do many other events. Prof. Hoffman and a graduate student took numerous measurements and modeled the movement of sound throughout the room. After a series of meetings with the committee, Prof Hoffman presented three recommendations. First, a system of baffles across the ceiling will reduce reverberation from high notes. Second, a new, insulated built-out wall, about 4 inches in depth, constructed against the wall containing the main entrance will reduce reverberation from low notes. His third recommendation is to reduce the noise produced by the heating and cooling systems as well as the dehumidifiers by simply turning them off, especially during those periods when clarity is critical to the occasion.

The next issues of *Smoke Signals* will include articles further explaining the solutions to reduce reverberation of sound in the Wagner Community Center. An informational and entertaining community-wide meeting will be scheduled in the early spring to consider adopting the project. Active participation from the audience will be encouraged.

Pledges of donations of any amount will be happily received.

Accepting Resumes for Moyaone Pool Manager Position Now!

Resumes are being accepted for the Moyaone Pool Manager position now through February 1, 2022. Send resumes electronically to <u>moyaonepool@gmail.com</u>. Job description and qualifications can be found by clicking here (<u>https://tinyurl.com/2p9f86s6</u>). Position will start in a limited part-time fashion in mid-March and become a 30-hour position starting the week before Memorial Day through the week after Labor Day. For further questions, email selection committee chair Nancy Weiman at nancyweiman@gmail.com.

Moyaone Association Board of Directors

- President Rose Kim MoyaonePresident@gmail.com
- Vice President Lindsay Laws MoyaoneVice President@gmail.com
- Secretary Lona Powell MoyaoneSecretary@gmail.com
- Comptroller Karen Bell MoyaoneComptroller@gmail.com
- Director-at-Large Michael Leventhal MoyaoneDirectorAtLarge@gmail.com



... that we don't have to use oxen to clear our roads of snow — because we can depend on Roads Chair Stan Fetter and his hard-working crew to get the work done. They did a great job in last week's snowstorm. Many thanks!

Keeping Our Roads Clear and Safe

- Kent L. Hibben, Public Affairs

Dear Neighbors:

Please join me in thanking Roads Chair Stan Fetter and contractors Paul Lincoln and Keith Hamilton for their daybreak-to-dusk work on the Moyaone road network. Also a hearty thanks goes to Moyaone Reserve's many volunteers who safely cleared roadways of trees and branches during our recent snowfalls.

Whenever trees fall across Moyaone Reserve's roads, please email <u>Stan@fetter.net</u> and <u>KentLHibben@gmail.com</u> with the following information:

- · Is it blocking one or both lanes?
- · What is the closest mailbox number, and road name?
- Is the tree on a wire?

As the Moyaone Roads snowplow focuses **ONLY** on Moyaone roads, the names listed below are **driveway** snowplowers that are for hire this winter, by anyone who individually contracts with them for driveway snowplowing arrangements.

Driveway Snow Plowers for hire:

- Troy Ackers (240) 882-4298
- Jim Boone (240) 832-3591
- Tommy Clagett (301) 751-4171
- Dennis Gilroy (301) 775-6743 or (301) 743-2232

For more information, contact Kent at: (240) 474-2229 temporary text/phone KentLHibben@gmail.com

Date for Annual Moyaone Chili Challenge Moved to March 5 DATE CHANGE

Due to the current rise in COVID cases, the Moyaone Chili Challenge is moving from February 5 to Saturday, March 5, 2022. This move gives chefs of the Moyaone extra time to create wonderfully delicious chili recipes. There will be prizes for the best plant-based chili and for the best chili with meat. The Moyaone brewers are busy making a variety of beer to complement the chili. All chili fixings will also be available.

Mark your calendars for March 5. Contest entry details to follow.

New Neighbors in the Moyaone

Welcome new neighbors Kerry and Hilary Cook to the Moyaone Reserve. Kerry and her daughter Hilary are the new owners of 910 Bryan Point Road, or "the Pink House" to those who are long-time Moyaone residents. Kerry is a professor at the University of Texas at Austin with research on predicting and understanding climate change and climate variability around the world. She is looking forward to moving to our beautiful woods and being close to her daughter, grand-daughter and new grand-baby to be.



Artists' Alliance Looks toward Spring

Accokeek Artists' Alliance (AAA) members will have the opportunity to participate in a Valentine's Day art exchange. Members who choose to donate an original artwork (concealed) will have the pleasure of receiving a surprise artwork in return. Members who experienced this February event before know that this is lively and unpredictable.

Accokeek Artist Alliance artists are busy creating art for a spring exhibit at the Mattawoman Creek Art Center at Smallwood State Park in Charles County, March 18–April 17. If you've never been to this scenic and hidden gem of an art venue, you now have good reason to go. Be sure to mark your calendar for March 20 for AAA's opening reception.

Another event sure to draw crowds is coming up in April. During the Moyaone Homes Tour on April 30, AAA artists will be exhibiting and selling art at Daniel Wise's entrancing Barn Studio at 820 Bryan Point Road. This will be the first time the historic and popular Moyaone Homes Tour has included an art sale for ticket holders.

And, as always, we welcome new members. If you are an art lover and/or art maker, join this inspiring group. You can fill out a membership form at <u>www.accokeekartistsalliance.com</u>.



Alice Ferguson Foundation Meets Virtually for Annual Meeting, January 23

Become A Member of the Alice Ferguson Foundation We are delighted to invite you and your family to join our new and exciting membership program, featuring five tiers with exclusive perks and many opportunities to visit our 330-acre historic farm and environmental center. Hard Bargain Farm is the perfect place to spend quality time in the great outdoors and make unforgettable family memories that will last a lifetime. Let us be your home away from home.

All memberships include each member of the household and are 50% tax deductible. Our membership program follows the calendar year.

Take a look at the benefits each tier offers and choose the level that is perfect for you by scanning the QR code to the right with your mobile phone or by visiting this link <u>here</u>.



Annual AFF Member Meeting Reminder

Members of the Alice Ferguson Foundation are invited to join us virtually via Zoom for our 68th Annual Member Meeting on Sunday, January 23 at 4 pm.

The meeting will feature highlights of our program accomplishments, and plans for 2022. We will honor our retiring board members, as well as welcome our newly elected board members. Please let us know you'll be joining here.

Take our Community Survey!

As we begin this new year we want to get to know our community members better. Who are you? What brings you to the Farm? What do you value? <u>Take our survey and let us know!</u> Your responses will allow us to cater our programs and events to better serve you as we rebuild onwards and upwards together.



Members that complete <u>the survey</u> will be placed in a drawing for a limited edition Centennial Celebration ornament, honoring 100 years of Henry and Alice Ferguson's ownership of our beautiful property. The drawing will take place during the member

meeting on January 23.

Alice Ferguson Foundation, 2001 Bryan Point Rd.; fergusonfoundation.org



Pups in Piscataway Park

Piscataway Park is not just a great place for humans to visit —it's also a great place to bring your four-legged best friend. Keep your pup leashed, clean up dog waste, and check out this special online trail guide just for dogs to keep them safe and happy:

https://tinyurl.com/2fk3f3pa

Trails include the Pumpkin Ash Trail, Blackberry Trail, and Riverview Trail, all rated "easy" and 0.6 miles or less.

The Accokeek Foundation at Piscataway Park is located at 3400 Bryan Point Road, Accokeek; info@accokeek.org

New Bulk Trash System to Start in PG County

Clear the Curb / Despejemos la Acera. Prince George's County's bulky trash service will be implementing a new system that is faster and more efficient for residents. Starting February 14, residents with PG County-provided services can place UP TO 2 standard bulky items at the curb for collection on their regular trash day.

Residents will still need to schedule pickup of white goods (appliances) via PGC311. After January 21, regular bulky trash appointments will no longer be accepted via PGC311 in order to prepare for these new changes.

Learn more about the changes, including a list of acceptable items, at http://mypgc.us/ clearthecurb. #CleartheCurbPGC

Moyaone Association Annual Budget Meeting Minutes

Dec. 11, 2021 Wagner Center Pavilion 2311 Bryan Point Rd., Accokeek MD 20607

Board members in attendance: Rose Kim (President), Lona Powell (Secretary), Michael Leventhal (Director-at-Large), Karen Bell (Comptroller)

Committee Chairs in attendance: Crystal Garcia (Membership), Kent Hibben (Public Affairs), Rhonda Hanson (Pool), Stan Fetter (Roads), Mary Lee Phelps (Fundraising), John Hollyfield (Building and Grounds)

Trustees in attendance: Rita Bergman, Paul Livingston, Bill Robertson

Call to Order

A quorum was verified, and the meeting was called to order by president, Rose Kim at 3:06.

President

The May meeting minutes were approved after a typo was pointed out.

Rose introduced several community partners that had been invited to briefly speak:

Laura Ford, President and CEO of the Accokeek

Foundation. Laura said that our community is a remarkable conservation story that has been used as a model countless times. Our easements mean that we share the park and she said it was important to educate new homeowners on this.

Michael Commisso, Acting Deputy Superintendent of National Capital Parks East (NCPE). Michael said that NCPE manages 15 sites, including Anacostia Park, Greenbelt, Oxon Cove, Ft. Foote, Ft. Washington, Marshall Hall and Piscataway Park. He confirmed that we homeowners are in the legislative boundary of Piscataway Park. We can get more information on our easements at Piscataway_easements/nps.gov. There is a form to fill out for tree removal. There are only two biologists for these parks, but we can get in touch with them if we have issues.

Tom Reinhart, Director of Preservation of Mount Vernon.

Tom said Mount Vernon has been trying to expand concern for the viewshed with support for the things that landowners in the viewshed care about, such as managing the deer population. He said that the useful viewshed calculator website will come back online in January. He gave his contact info as <u>reinhart@mountvernon.org</u> and invited us to share our concerns.

Rose gave a shoutout to Ruth Gaumond for her great job getting the *Smoke Signals* newsletter out every month, then she turned the meeting over to comptroller, Karen Bell.

Comptroller

Karen said that of the 236 lots, 156 have paid their dues. Of the developed lots, we have 144 paid and 42 unpaid and 5 partial payments. Of the unimproved lots we have 12 paid and 38 unpaid. We are ending the year with a \$17,000 surplus. \$10K of that is from new residents paying. We also had a strong pool season, with swim lessons, guests, and swim team bringing in revenue. The presented budget reflects the increase in dues revenue. To estimate expenses, the last three years were looked at for trends. Karen fielded a couple of budget questions, and a motion was made to pass the budget. The motion passed. Rose made a pitch to the membership to encourage dues payment by any friends or neighbors who may not be paying and she thanked everyone who worked on the budget.

Capital improvements do not come out of the working budget, but instead come out of the T. Rowe Price investment account. Rose introduced Crystal Garcia to talk about three capital improvement projects proposed for 2022. These were a roof over the Wagner Center entrance and new fencing around the dumpster area, both estimated NTE \$10K. Crystal described the third project as a sports court improvement for the basketball court, to be combined with a pickleball court, and a steel storage box, NTE \$10K. The sports court estimate exceeds this but the fundraising committee will commit up to \$5K towards it and some donations will also be accepted for full funding.

When asked how these fit with the master plan, Rose said that we envision outside improvements for 2022 and we hope to look at improvements inside the Wagner Center in 2023. A suggestion was made that improved toilet facilities should be prioritized.

There were questions about the T. Rowe Price account:

Q: What is the annual interest generated? A: \$23K is YTD interest.

Q: How much is in the account? A: Current value is \$329,435.

Some people spoke up in support of the concept. One member's 84-year-old dad plays pickleball 6 days a week. Rose was asked if improving the soccer infrastructure was considered. Rose said we are happy to consider that. It is the membership that drives what gets on the list.

The motion was made and passed to accept the capital improvements budget of \$20K.

Chair and Standing Committees Report

Roads

Stan Fetter explained a little about the challenges of maintaining the roads. We get significant savings by selfmaintaining them. The \$30,000 we spent this year would have been \$700–800K if we had contracted out the work. He

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Moyaone Association Annual Budget Meeting Minutes

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reminded people that driving over 15 mph causes washboarding on the roads, so the biggest help is to keep the speed down. He also urged homeowners to selectively trim their road frontage. Taking care of leaning trees should be the responsibility of the landowner whose frontage they are on. John Hollyfield also reminded people to not use ice melting chemicals on the gravel roads. A suggestion was made to reach out to the Post Office to get them to drive slower, but Stan said that the lady running the Post Office has no power but if they knew someone with clout, that would be a good idea. Bobby Gheen offered to share the issue with his USPS point of contact. Stan and others agreed that having trash picked up only once a week was also better for the roads.

Financial Trustees & T. Rowe Price

The trustees presented information from a risk assessment that they had been working on, primarily driven by the concern for severe weather events. The buildings we own are covered by insurance, but the roads aren't. They developed a model to look at the risks. Risk is measured by multiplying probability x consequence. The resulting "score" for each risk is then multiplied by a specified, fixed dollar value. These are then added up to determine the total risk. The trustees came up with four recommendations: 1, continue the self-maintenance of the roads; 2, have a budget line item to add money to the T. Rowe Price fund annually to cover risk exposure; 3, maintain a minimum of \$250K in the T. Rowe Price account, 4, have the trustees review the risks annually.

There was some discussion of previous bad storms. Paul said that he thinks we will see once-a-century storms coming every 20–30 years.

Pool

Lindsay Laws discussed the work of the pool manager search committee. She, along with Nancy Weiman and Rhonda Hanson have been detailing the job requirements and have a plan to have the position open for the whole month of January, getting someone in place by March. She asked for community help in spreading the word about this job opportunity. The candidate can be either from within or from outside the community.

Public Affairs

Kent Hibben again encouraged people, especially newcomers, to learn all about the neighborhood that they can. He mentioned helpful books, of which there are several, including *Moyaone Reserve* by George Hanssen. He urged using the community bumper stickers.

Other Business

John Mitchell and Bill Parker spoke about the work of the National Capitol Community Working Group that they are on that works to address airplane noise. They had good news that things may improve with the consultant that is being hired by the county. They said that the South flow is not too bad, but we have problems with the North flow. They described different ways to complain about the noise, including a website that lets you file complaints online and a wearable device that you can just press a button to automatically make a complaint. An app is in the works.

Michael Leventhal spoke about a committee that had been formed to investigate improving the acoustics of the Wagner Center. He, along with Holly Wagner, Rick Collins, and Frank Pipitone are working on this. An acoustic engineer has been out to the building and suggested a plan of installing baffles, which would cost between \$10K and \$15K. There will be a future public meeting on this subject, and look for future articles in *Smoke Signals*. It was suggested that we just use microphones at the meetings instead of spending \$15K. The present meeting was the first time we had used a microphone.

The final business item was introduced by Rose. She thought we would have more transparency and reduced liabilities if the Accokeek Swim Team (AST) became a standing committee of the Moyaone Association. AST will still be autonomous, but we will have the oversight we need.

The motion was made, seconded, and passed to have AST be a standing committee of the Moyaone Association.

New member Michael Lynotte introduced himself.

The meeting adjourned at 4:50 pm and everyone was invited to stay and socialize.



2022 Moyaone Association Full Member Dues Invoice/Consolidated Fee \$770 – Lot with Residence

Please return this form with your method of payment either noted or included to <u>MoyaoneComptroller@gmail.com</u> no later than March 1, 2022

 Name:

 Street Address:

Email/Phone:

Community Consolidated Fee Covers the Following:

- Maintenance & grading services for all private roads, ensuring safety and accessibility for all residents and emergency vehicles.
- Snow removal from all private roads.
- Access to the Moyaone Commons including playground, covered pavilion, outdoor kitchen, picnic area, sports court & playing fields. Complimentary WiFi is available at the pool, community center and parking lot.
- Membership to the Community Swimming Pool, home of the Accokeek Gators Swim Team. The pool attracts families to the Moyaone Reserve and makes it a more desirable place to live.
- One vote per household on all matters brought to a vote by the Moyaone Association.
- Complimentary 1x private use of the Wagner Center or Commons Facilities (excluding pool).
- Moyaone community garden membership (space available basis).
- Subscription to Smoke Signals, the monthly community newsletter.

Payment Methods – Deadline March 1, 2022

- \$770 CHECK paid to: The Moyaone Association (Mailed to PO Box 113, Accokeek, MD 20607)
- \$770 VENMO Payment @moyaonecomptroller
- \$77 x10 ACH payments

ACH Payment Plan

- Ten (10) ACH payments of \$77 can be debited monthly FEB NOV
- Registration required by February 10, 2022
- Contact Karen Bell MoyaoneComptroller@gmail.com for details

Questions? Contact Moyaone Comptroller, Karen Bell Email: <u>MoyaoneComptroller@gmail.com</u>



2022 Moyaone Association Membership Dues Invoice – Undeveloped Lot

Name:

Lot Address:

Mailing Address:

Email/Phone:

\$150 Undeveloped Lot (UL)

Community Annual Fee Covers the Following:

- Roads maintenance & grading services, ensuring safety and accessibility for all residents and emergency vehicles.
- Snow removal.
- Access to the Community Commons including playground, covered pavilion, outdoor kitchen, picnic area, sports court & playing fields.
- Subscription to Smoke Signals, the monthly community newsletter.

Payment Methods – Deadline – March 1, 2022

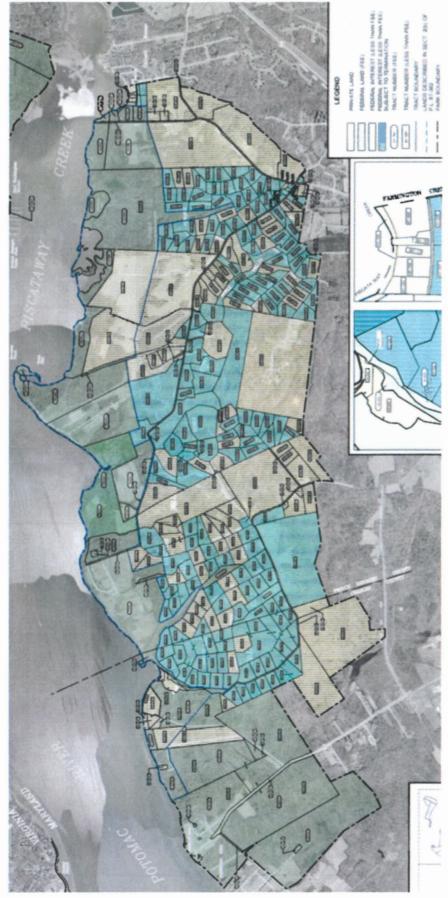
- \$150 Check paid to: The Moyaone Association (Mailed to PO BOX 113, Accokeek, MD 20607)
- \$150 Venmo Payment @moyaonecomptroller

Questions? Contact Moyaone Comptroller, Karen Bell Email: <u>MoyaoneComptroller@gmail.com</u>



National Capital Parks- East Piscataway Park

Legislated Boundaries of Piscataway Park



National Park Service Approval Process	 Prior to the start of the project, reach out to park staff and request a Project Information Form (PIF). For tree removal specifically, reach out to <u>PISC Easement@nps.gov</u> Additional information may be requested. Complete the PIF and return to staff. Answer all questions. Include photographs and maps. Project drawings may be necessary, including development plans. Work with park staff to schedule a site visit and address any concerns. Receive your written permission from the National Park Service and begin the project. Additional monitoring may occur during the project. 	NACE Staff Park Contacts	PISC Easement@nps.gov	Barbara Wadding, <i>Park Ranger Fort Washington Park</i> <u>barbara wadding@nps.gov</u>	Michael Commisso, Acting Deputy Superintendent michael commisso@nps.gov	Daniel Weldon, Acting Resource Management Division Supervisor daniel weldon@nps.gov	Lara Hannon, <i>Natural Resources Program Manager</i> lara hannon@nps.gov
Piscataway Park Easements	 Generally, lots should remain +/- 5 acres in size- and that parcels this size or larger are the only ones that can be developed. Intent to keep the area under easements a single family residential/ agrarian in character. For the construction of a house, landowners are allowed to clear +/- ½ acre of woody vegetation to construct the structure on the parcel. Please see note below Land uses not allowed: hotels apartment buildings industrial activities sand, gravel, or claypits gas storage tanks sewer treatment plants 	 golf course tourist homes billboards 		Activities that need NPS approval	be cut without the written permission of the Secretary of the Interior or his designee- NACE. Plans for the tree clearing must be submitted to the park with a 30-day	review period PISC Easement@nps.gov . Revegetation plans may be necessary. Site visits, including balloon testing, may occur.	