

September 4, 2024

To CAP Membership:

Update on the Diggs Rd. Lot Sale:

- The Grading Permit has been submitted twice and is nearing approval.
- Perc test conducted in April, plans submitted to Health Department 1st review had only a single comment which was complied with and the plans have been resubmitted.
- **Variance -This is a two step process:**
 - “Prefile review”, the complete plan and variance package is submitted to the county staff , Buyer received and complied with their review comments
 - Full variance hearing- this has been scheduled for September 17 and the hearing officer has 30 days to render a decision.
- **Modification to steep slopes and their buffers**
 - This was submitted and reviewed for the County to schedule information meeting date of September 4th (today),
 - 14 day comment period then Buyer must send modification application to County and get decision - could take up to 6 weeks.
 - This process takes the longest, could take up to 2-1/2 months - so final permit issuance is projected to be mid-December.
- **Current settlement was Sept 27 - 3 month Extension to December 27 was approved by CAP Board in August 15**

New Kayak Rack Extension

Thank you to Art Croucher and Mike Ogburn for creating an extension to the Kayak Rack that provides 6 more slots. If you would like to purchase a slot, please go to the CAP Website, fill out the form, and pay the fee.

Entrance Area Plantings Grant/Volunteer Day

Thank you to Mary Yee for applying for and obtaining a Grant for \$2,785 for plantings for our front entrance! We need volunteers to prep the area on October 11 and plant the native plants on Saturday October 12.

Increase in Your Property Value

As a water-privileged community, we all enjoy a boost to our property values. The level of this increase depends on how well we maintain and improve our Common Areas. Next year, we will be creating a plan for improving/replacing our Pavilion and Playground.

We Need You

Our annual CAP Board Elections will take place at the November General Meeting. Please consider donating your time and skills for the management and betterment of our community. We have no representation at all from Severn Landing and their voice needs to be heard. We will want to know about your interest at our September General Meeting on September 19.

Patrick Hall
CAP President