



**UPCOMING MEETING DATES**

Thursday, September 12, 2019

Thursday, November 14, 2019

Thursday, January 9, 2020 (Annual Business Meeting)

Thursday, March 12, 2020

Thursday, May 14, 2020

Thursday, July 9, 2020

Thursday, September 10, 2020

Thursday, November 12, 2020-

*All Meetings will be held at 7:00 pm in the WHCP Meeting Room  
516 Race Street, Cambridge, MD 21613*

All CAN Board meetings are open to the public. Everyone interested in CAN is invited to attend.

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**CURRENT LINKS:**

- **CAN Meeting Minutes - Board Meeting July 11, 2019; Executive Committee Meeting August 22, 2019**
  - <https://cambridgecan.org/category/news/meetings/can-meeting-minutes/can-meeting-minutes-2019/>
- **Commissioner’s Corner –**
  - **Ward 1: Cambridge Matters: Messages from Commissioner Steve Rideout**  
<https://cambridgecan.org/category/news/commissioner-posts/>

*Note: CAN invites messages from all City Council Commissioners for its Newsletter and Website.*

- **CAN’s Website –** <https://cambridgecan.org>
- **CAN on FaceBook –** <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
- **Contact CAN –** [CambridgeCAN@yahoo.com](mailto:CambridgeCAN@yahoo.com)

## PRESIDENT'S MESSAGE – OUR COLLECTIVE VOICE

People often ask me, **“Why should I join CAN.”** I then go on with a lengthy explanation about developing a “neighborhood feel” where neighbors help neighbors and develop social networks in the community. I usually get a nice smile and a thank you.

Thinking about it this morning, I came up with another approach. As you know, **60% of the homes in Cambridge are owned by landlords.** They are working their issues everyday with City officials. Their main concerns revolve around their costs, and they are not interested in any inspections, regulations or city ordinances that would reduce their overall profits. **Remember, the landlords are talking to city employees and elected officials every day.**

The individual homeowner usually doesn't have the time to research issues and then get neighbors behind them. That is where CAN comes in. **We have a group that follows zoning issues, new regulations, and trends in Cambridge real estate that affect you.** We try to keep you up to date and also develop community opinions on zoning issues and with new or changed regulations.

By joining CAN, you lend your voice to the neighborhood. **Your single voice becomes much stronger when you join your neighbors.**

**CAN has been able to sway City Council opinion on several issues because we can let our neighbors know what is going on and then let ourselves be heard collectively.** Please join now,

*Chuck McFadden,  
President, Cambridge Association of Neighborhoods (CAN)*



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## POWER WASHER AVAILABLE

CAN has an electric power washer available to members. Contact Chuck McFadden at [Ragtime31@gmail.com](mailto:Ragtime31@gmail.com) if you would like to borrow it for a project.

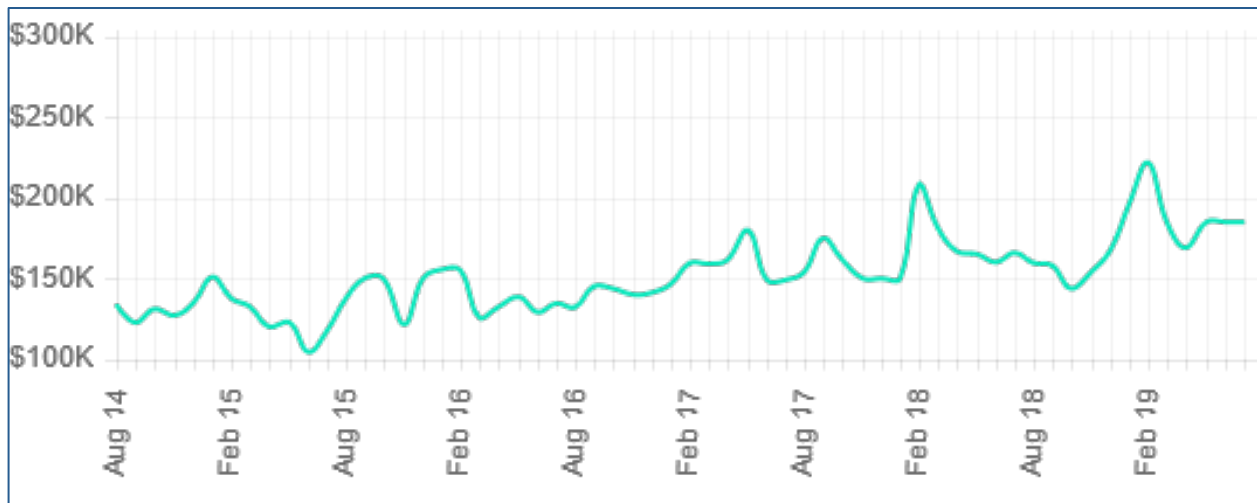
**CAMBRIDGE REAL ESTATE TRENDS**

**Sales:** Currently, according to Realtor.com, there are about 138 homes for sale in the Cambridge area. They include 136 single-family homes and 2 condos or townhomes. The average time on the market before sale was 173 days, with the median listing price of \$227k. In August 2019, the housing market in Cambridge was a buyer's market, with houses selling for 3.67% below asking.

In August, according to Realtor.com, 31 single-family homes and condo sales were completed, varying in price from \$750,000 to \$25,000. They are:

2700 Willow Oak, 207D, \$365k	607 Hubert St, \$50K	710 Locust St, \$52K
5409 Mallard Ln, \$148K	1 Court Ln Unit 201, \$400k	109 Willis St, \$45K
1012 Race St, \$70k	206 Regulator Dr, \$250K	110 Richardson Dr, \$125K
902 Hudson Rd, \$72.5K	107 Mill St, \$330K	213 Choptank Ave, \$85k
102 Markley Ct, \$308K	115 Choptank Ter, \$750K	203 Wood Duck Dr, \$144k
1110 Race St, \$166K	2273 Hudson Rd, \$225K	710 Moores Ave, \$39K
2229 Hudson Rd, \$35K	900 Marshy Cove, 303, \$210K	4 Harris Dr, \$350K
1310 Glasgow St, \$150K	5554 Bonnie Brook Rd, \$248K	300 E Appleby Ave, \$25K
1634 Osprey Cir, \$260K	501 Edlon Park Dr, \$170K	204 Muir St, C, \$380K
3 Nanticoke Rd, \$180K	401 Bayly Ave, \$111K	1 Nanticoke Rd, \$198K
509 Goldsborough Ave, \$190		

**Median Sales Price:** Given the relatively small number of sales, median sales prices can vary quite a bit from month to month. With this in mind, this graph shows the median sales price trend over the last five years for the Cambridge area (source: Trulia). Since November 2013, monthly median sales prices have been as high as \$222,000 in February of this year, and as low as \$104,250 in June of 2015. The median sales price for homes in Cambridge for over the last month was up to \$218K, based on 31 home sales.



**Home Values:** Zillow estimates the median home values (not sales prices) over time. According to a Zillow report, the median home value in Cambridge is \$132,700. Cambridge home values now have declined -2.1% over the past year and Zillow predicts they will fall -1.0% within the next year. The median price of homes currently listed in Cambridge is \$224,944. (continued on next page)

## CAMBRIDGE REAL ESTATE TRENDS - continued

The percent of delinquent mortgages in Cambridge is 2.2%, which is higher than the national value of 1.1%. With U.S. home values having fallen by more than 20% nationally from their peak in 2007 until their trough in late 2011, many homeowners are now underwater on their mortgages, meaning they owe more than their home is worth. The percent of Cambridge homeowners underwater on their mortgage is 17.7%.

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## CAN's MISSION & MEMBERSHIP

The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to (a) enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance; and (b) protect and enhance the value of properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission.

CAN welcomes members from **any and all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. Membership information is available on the CAN website at <https://cambridgecan.org/join-can/>

- **CAN's Website** – <https://cambridgecan.org>
  - **CAN on FaceBook** – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
  - **Contact CAN** – [CambridgeCAN@yahoo.com](mailto:CambridgeCAN@yahoo.com)
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## CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES

The Housing Quality Committee monitors issues affecting the quality of housing and the maintenance of property values in the City, including code enforcement. Committee members attend Planning Commission meetings to monitor zoning-related issues and report the information to the Board and Membership. *Please contact Greg Boss at [gvb21230@gmail.com](mailto:gvb21230@gmail.com) or Judd Vickers at [judd.vickers@gmail.com](mailto:judd.vickers@gmail.com) to volunteer.*

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## CAN NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'

"Neighborhoods" are organized by small groups willing to work together to address neighborhood issues through small social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes community-wide events. *Contact Chuck McFadden at [Ragtime31@gmail.com](mailto:Ragtime31@gmail.com) to volunteer.*

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## CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED

CAN'S Communications Committee desperately needs **writers** and **photographers** to develop articles about CAN and its activities, get them published in local newspapers, and have them promoted by local media *Please contact Tom Puglisi at [tom.puglisi@comcast.net](mailto:tom.puglisi@comcast.net) to volunteer.*

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COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

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**NATHAN OF DORCHESTER**

The Skipjack Nathan of Dorchester sails May through October on the beautiful Choptank River from historic Cambridge. The Nathan was commissioned on July 4, 1994. Funded by contributors and built by volunteers, the Nathan was built to preserve the wooden boat building skills and maritime heritage of the region. She was the last Skipjack to be built as an oyster dredge boat. The Nathan is always on the lookout for experienced volunteers and licensed Captains. For information call 410-228-7141, access our website at [www.skipjack-nathan.org](http://www.skipjack-nathan.org), or email us at [info@skipjack-nathan.org](mailto:info@skipjack-nathan.org).

**MIDSHORE MEALS TIL MONDAY**

Mid Shore Meals 'til Monday sends food home over the weekends all year round for nearly 250 food-insecure children in Dorchester County. During these summer months, we provide food to children attending summer school at all elementary schools, the Maces Lane STEM program, the Empowerment Center (Flagg Camp), the Judy Center, and New Beginnings, as well as children whose parents are counseled at Clearview Professional Center. For additional information, please visit our Facebook page or our website at <http://www.Midshoremealstilmonday.org>, or call Leslie Bishop, Director, at 703 371-5191.



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**SHORERIVERS**

**ShoreRivers** is taking its water quality monitoring data to the next level with its RiverWatch platform, which allows the public to see grades for the sampling stations as data are collected throughout the sampling season. Read about river news, events, and water quality monitoring at: <https://www.shorerivers.org>

**ShoreRivers Annual River Report Card**

ShoreRivers reports that the entire Choptank River and its tributaries declined in water quality in 2018. Check out the full report for the rivers in our area at: <https://static1.squarespace.com/static/5983720d59cc68fa41f034db/t/5ccc7c1ae2c48310125df48d/1556904989192/2018+ShoreRivers+Report+Card+FINAL+-+WEB.pdf>