



**UPCOMING MEETING DATES**  
*Contingent Upon COVID-19 Restrictions*

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 Board of Directors and Executive Committee Meeting Minutes**
    - <https://cambridgecan.org/category/news/meetings/2020-meeting-minutes/>
  - **Commissioners' Corner –**
    - Messages from City Council Commissioners  
<https://cambridgecan.org/category/news/commissioner-posts/>
- Note: CAN invites messages from all City Council Commissioners for its Newsletter and Website.*
- **CAN Planning & Zoning Notes –** <https://cambridgecan.org/category/news/p-and-z/>
  - **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 #1 – I NEED YOUR HELP!**

I need your help. The City has done the right thing in going to “virtual” Council Meetings. There is no sense in going to a crowded room for hours to conduct the City’s business. The problem is that, according to the Open Meetings Act, the meetings are supposed to be open to the public and take public comments. After years of attending Council meetings and seeing people line up to speak, I find it disheartening that the public is essentially shut out of these virtual meetings. What is even worse is that the Council members can’t hear each other and are sometimes cut out of the meeting but are expected to vote anyway. The virtual system the City is using stinks!

What I need your help on is contacting the Mayor, the City Manager and/or your Council person and ask them to do the following:

1. Call around to other Cities to see what they are using, somebody must have figured this out.
2. Hire a consultant who knows how these systems work
3. Set up a system that is easy for the public to use and **advertise** how to use it. Get the log-in information and dates out to multiple organizations such as the Chamber of Commerce, CAN, Alpha Genesis, and other organizations and Churches that have large mailing lists.

I have been reluctant to write this since we are all going through this pandemic together and trying to figure things out, but this situation has been going on for six months and the City needs to get on top of it. So let’s help them by reminding them that Council meetings are not just for the Council members, but for the public as well. We are as much of a part of the system as they are, and we want open and transparent meetings.

### **Contact information:**

Mayor Victoria Jackson-Stanley – [Mayor@chooscambridge.com](mailto:Mayor@chooscambridge.com)

City Manager Patrick Comiskey- [pcomiskey@chooscambridge.com](mailto:pcomiskey@chooscambridge.com)

*Chuck McFadden, President, Cambridge Association of Neighborhoods (CAN)  
Ragtime31@gmail.com*

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## **PRESIDENT'S MESSAGE #2 – THE ELECTIONS ARE COMING, THE ELECTIONS ARE COMING!**

Well, election season is upon us in full blast. Besides the Federal and State Elections, we have our City and County elections. This year it will be different in more ways than one.

**The City election will be on the new date of October 17<sup>th</sup>.** The ballots will be mailed to all registered voters in late September and you can return your vote by mail or, if you prefer, vote in person on the date of the election at Chesapeake College on Race Street (instead of Sailwinds, as in previous years). If there are more than two candidates for a particular slot and no one gets 50% plus one, than there will be a runoff on December 5<sup>th</sup> of the top two candidates. Final filing for the City positions does not end until September 2<sup>nd</sup> so we still do not know all who might run, but it will be extremely important to review the positions of these candidates.

**The Dorchester County Board of Education elections will be held on November 3**, in conjunction with the Presidential election and the various State elections (same ballot, voting procedures, and locations). The Board of Education candidates are Phil Bramble and Mike D. Diaz (County Council District 1), Susan Morgan and Philip W. Rice (County Council District 3), and Laura Hill Layton and Voncia L. Molock (County Council District 5). These are also very important elections as they will determine the direction of Dorchester County Public Schools (DCPS) over the next four years.

To help us understand the candidates' positions, CAN in conjunction with WHCP, the Dorchester Chamber of Commerce, and the Dorchester Banner will sponsor three **Cambridge Community Conversations run by and moderated by the League of Women Voters**. The conversations on September 16<sup>th</sup> and 23<sup>rd</sup> (Wednesdays at 7 pm) will focus on the Mayoral and City Council positions, and the conversation on October 7<sup>th</sup> (also a Wednesday at 7 pm) will focus on the Dorchester County Board of Education election. Please mark these dates on your calendars.

The next four years are going to see growth in Cambridge. Projects like the Cambridge Marketplace with its medical center on Route 50, development of the Sailwinds property, the Packing House project, and Pine St. development are all going to be underway, and critical decisions will have to be made by our elected officials. The schools will be facing challenges from COVID-19 in addition to our existing problems with the system.

**Electing the right people will be critical to the future of Cambridge,  
so study the candidates' positions and VOTE!**

*Chuck McFadden, President, Cambridge Association of Neighborhoods (CAN)*  
[Ragtime31@gmail.com](mailto:Ragtime31@gmail.com)

*Note: CAN is a non-profit, non-political organization whose mission is to provide information to our members. CAN does not endorse any particular candidate.*

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## CAMBRIDGE REAL ESTATE TRENDS

*By Fred and Martha Phillips-Patrick*

**Market Update:** Redfin found that a record 27 percent of searchers on its website in April and May looked to relocate, mainly to small towns from large cities.

Given these data, we have heard from local realtors that folks are actively looking for safer (and cheaper) places to which to move. How have these changes affected Cambridge's real estate market? Let's see what the July numbers suggest.

**Sales:** Currently, according to Realtor.com, there are 84 homes for sale (75 single family homes and 9 condos and townhomes) in the Cambridge area compared with 98 in June. The median sold price in our last issue was \$175K compared with \$215K in this issue's listing. Thus, we saw fewer homes for sale in July, and the sold price higher than in previous months.

For the month of July, according to Realtor.com, 21 single family, townhouses, and condo sales were completed, varying in price from **\$22,000** to **\$895,000**. They are:

102 Cambridge Lndg Unit B, \$340K	713 Hills Point Rd, \$140K	1419 Stone Boundary Rd, \$100K
13 Jenkins Creek Rd, \$284K	5820 Ross Neck Rd, \$650K	4908 David Greene Rd, \$166.5K
105 Night Heron Ct, \$105K	900 Marshy Cv Unit 407, \$215K	106 Talbot Ave, \$235K
<b>3 Choptank Ave, \$895K</b>	205 West End Ave, \$125K	1608 Hudson Road, \$310K
201 Maple Ave, \$315K	1130 Hudson Rd, \$800K	307 Talbot Ave, \$270K
707 Church St, \$80K	<b>802 Center St, \$22K</b>	5217 Heron Rd, \$685K
907 Lagrange Ave, \$210K	117 West End Ave, \$170k	620 Twin Point Cove Rd, \$205K

**Median Sales Price:** Given the relatively small number of sales, median sales prices can vary quite a bit from month to month. 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, and \$215K in July, 2020.

**Home Values:** Over the last year, according to Long and Foster, the median home value in Cambridge, MD (all of zip code 21613) is \$209,900. This is higher than the county median home value of \$150,000. The national median home value is \$231,815. Approximately 39% of Cambridge homes are owned, compared to 45% rented, while 16% are vacant.

**Conclusion:** 21 houses, townhouses, and condos have sold over the last month; the median sales price has increased; and there are fewer homes for sale. The data may indicate that there has been an increase in demand for homes in Cambridge, potentially a good sign for the value of homes located here.

**Real Estate Fun Fact or Fiction:** William Kidd, also known as Captain Kidd (c. 1655 – 23 May 1701) was a Scottish sailor who was eventually tried and executed for piracy after returning from a voyage to the Indian Ocean. Rumor has it that in 1699 Captain Kidd hid treasure, stolen from sugar traders, on land which today is Horn Point Lab. Wikipedia doesn't just make this stuff up. Happy hunting.

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## LOCAL CORONAVIRUS INFORMATION

*By Martha and Fred Phillips-Patrick*

The best resource we have found for up-to-date, local information about the Coronavirus is the Maryland Department of Health Coronavirus website at <http://coronavirus.maryland.gov/>. The site includes a dashboard with the most current statistical data from every Maryland County, as well as information on symptoms, resources, and frequently asked question.

**Covid-19 Update:** According to the latest statistics from the Dorchester County Health Department (as of August 14, 2020), there were a total of 34 active cases in the County, with two persons hospitalized. In our previous report (June 23<sup>rd</sup>), there were just 13 active cases and only one hospitalized.

Marylanders are advised to take precautions to slow the spread of COVID-19, as follows:

- Wear a mask in public
- Practice social distancing
- Wash your hands often with soap and water
- Cover your mouth and nose while sneezing or coughing and avoid touching your face
- Avoid contact with sick people, and if sick, stay home and call your health care provider
- Avoid handshaking, hugging, and other intimate types of greeting

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COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

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**MIDSHORE MEALS TIL MONDAY**

*MidShore Meals 'til Monday* sends food home over the weekends all year round for nearly 250 food-insecure children in Dorchester County. During summer months, they 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. During a “normal” month *MidShore Meals 'til Monday* provides food assistance for about 500 students. *MidShore Meals 'til Monday* is providing extra food and meals to the children of Dorchester County during the school closures amid COVID-19.

*Meals 'til Monday* needs your support in order to keep providing essential nourishment to our children. Donations are fully tax deductible and can be made at <https://www.mscf.org/donate-online/>. For more information about *MidShore Meals 'til Monday*, please call Leslie Bishop, Director, at 703-371-5191, or visit their Facebook page or website at [www.midshoremealstilmonday.org/](http://www.midshoremealstilmonday.org/).



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**CAMBRIDGE EMPOWERMENT CENTER**

The Empowerment Center mission is to work in partnership with the community to provide youth development through education, skills training, mentorship and other support services. Additionally, we strive to inspire confidence, self-esteem, a desire for lifelong learning, and to contribute to the health and well-being of the Dorchester County youth and community. Our youth enrichment programs provide kids with computer experience and other skills that help them succeed in school and life. Our computer literacy lab is utilized by many in our community to develop basic computer skills.



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## CAN's MISSION & MEMBERSHIP

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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/>.

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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* Chuck McFadden at [Ragtime31@gmail.com](mailto:Ragtime31@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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## 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.

