



UPCOMING MEETINGS

Meetings (dates to-be-determined) 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:

- JOIN CAN FOR FREE – <https://cambridgecan.org/join-can/>
- CAN Meeting Minutes – <https://cambridgecan.org/category/meetings/can-meetings-2021/>
- CAN's Unofficial City Council Meeting Notes – <https://cambridgecan.org/category/news/city-council-notes/>
- CAN's Unofficial 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



PRESIDENT'S MESSAGE – Welcome to CAN!

I am extremely pleased to announce that CAN has gone over 250 members this Spring. We now have membership for all Wards of the City which was a major goal of the organization. This is quite an accomplishment for an organization started a little over 4 years ago. Covid 19 has put a damper on our efforts to socialize and get to know people from all over the City, but we have managed to keep an eye on local governments, coordinate with other non-profits and keep our members informed.

The CAN board discussing ways to get back into the community and to get to know our neighbors. We, as many of you, are having a tough time readjusting our thinking to a vaccinated America. So if you have any ideas, please let us know. We would love to have your input.

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

CAN FILES OPEN MEETINGS COMPLAINT AGAINST COUNTY COUNCIL

This spring, CAN filed an Open Meetings Complaint against the Dorchester County Council. The Open Meetings Act (OMA), which is the law in Maryland, was designed to keep local governments transparent in their deliberations and debates. The OMA allows for only 15 exceptions to open meetings, which are listed in the ACT.

The County Council has for a number of years gone into closed session without saying why or who voted for the closed session, without giving the public a chance to object, and without limiting itself to the 15 exceptions as required by Law. The County Council and Administrative staff have been trained in the procedures but eventually do not like the OMA requirements. CAN does not want the Council to go into closed session, discuss anything they want and make decisions in secret, so we filed a complaint with the State's Attorney General, who oversees the OMA Compliance Board.

This is a lengthy procedure to resolve so we will keep you up to date on our progress.

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

MARINA UPDATE

CAN has a small Marina Committee to look at ways to improve one of Cambridge's biggest assets. The Committee has come up with several ideas such as a dingy dock, landscaping and dock improvements but our biggest effort to date is a finance study on the future of the Marina. As you know, a Marina is a wooden structure sitting in water so it doesn't take a genius to figure out that things are going to have to be replaced.

Years ago, the City took all the profits from the Marina and used them throughout the City. When it came time to replace the docks, the City had not set aside any funds and had to take out a large loan which cost the City approximately \$250,000 a year for a lot of years. This coming fiscal year, the City will pay the last installment on that loan. That's the good news.

The bad news is that 3 of the docks which were not replaced last time need replacement. There is also a problem with the overall design which allows for excessive wave action in the Marina. CAN has formulated a financial plan to address these issues, and we are waiting on feedback from the City and Oasis Marina, which is the private company that operates the Marina.

It is imperative that the City undertake a discussion on this issue so that we don't have to take out a large loan again. More to come.

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

P.S. If you have ideas on the Marina, please let me know – Chuck McFadden, Ragtime31@gmail.com

CITY COMMISSION HIGHLIGHTS

PROPOSED CHARTER CHANGE*

* Attached to this issue of the CAN Newsletter and available at
<https://cambridgecan.org/proposed-city-charter-change-june-14-2021/>

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Judge Stephen Rideout (Ret.)
swrideout@aol.com
June 16, 2021

Dear Readers:

Attached* is my Cambridge Matters about a recent proposal that was scheduled to be heard by City Council this past Monday. I have received lots of questions and concerns about it and so have written the attached and also attached the proposal that was removed from the agenda on Monday for future consideration and possibly a work session. I hope the attached help you to understand the issue and the solutions that I think are presently available under the current Charter to address them. I welcome your thoughts. If you have views regarding the proposal or what I have offered, please let your Commissioner and the Mayor know or let all of them know.

– Steve

* Attached to this issue of the CAN Newsletter and available at
<https://cambridgecan.org/cambridge-matters-proposed-charter-change-june-16-2021/>

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Mayor Andrew Bradshaw

City of Cambridge

June 18, 2021

Good evening:

On the evening of June 16, I received an email including an essay that discussed the proposed amendment of the City of Cambridge's Charter for the establishment of a Department of Human Resources. The essay indicates the clear dedication and concern of the author for the City's well-being, but also contains incorrect assumptions and understanding, both of the proposal itself and of the language within the Charter of the City of Cambridge. My response to the essay is attached.* I hope this clarifies the matter, while also providing a more accurate view of the proposal and the present situation within the City of Cambridge. I appreciate everyone's dedication to ensuring we make the best decisions for Cambridge. Only with this level of care can Cambridge succeed in all the ways we know are capable.

Best,

Mayor Andrew Bradshaw

* Attached to this issue of the CAN Newsletter and available at

<https://cambridgecan.org/mayor-bradshaw-on-proposed-charter-amendment-june-18-2021/>

HISTORIC PRESERVATION COMMISSION (HPC)

By Sharon Smith

The May monthly meeting of the HPC was held on Wednesday, May 19th at 6pm via conference call. The audio of the meeting may be heard at TownHallStreams.com (click on Cambridge, MD). Under Old Business, new side entrance steps were approved. Nine new applications were reviewed and eight were granted Certificate(s) of Appropriateness (CoAs); primarily for fences, siding and a shed. One for a new sign downtown was deferred for additional information. It was noted that three additional cases were granted administrative approval by City staff for in-kind roof replacement and rain gutter replacement. The HPC meetings are held on the third Wednesday of each month; the next meeting is scheduled for June 16, 2021. The public may access the meeting at TownHallStreams.com (click on Cambridge, MD).

CAMBRIDGE CORNER

CAMBRIDGE REAL ESTATE TRENDS

By Fred and Martha Phillips-Patrick

Cambridge Market Update

Realtor.com reports that the median list price of homes in Cambridge was \$220K in May, 2021. Homes in Cambridge sold for approximately the asking price on average. Realtor.com characterized Cambridge as

a balanced market, which means that supply and demand were about equal. On average, homes in Cambridge sell after 64 days on the market. Median days on market has gone down since last month, and slightly down since last year.

Sales: Realtor.com shows that there are currently 100 homes for sale (89 single family homes and 11 condos and townhomes) in the Cambridge area, compared with 70 in March. Interestingly, there are also 64 parcels of land for sale, including a large plot on Horn's Point Road listed \$1,250,000.

Realtor.com reports that 31 single family, townhouses, and condo sales were completed in May, 2021, varying in price from **\$52,000** to **\$799,500**. They are:

1301 Glasgow St, \$360K	413 Waterfield Ct # Cu, \$220K	107 Mimosa Dr, \$220K
5122 North Dr, \$525K	900 Marshy Cv Unit 312, \$183K	1622 Osprey Cir, \$330K
5342 Bucktown Rd, \$143K	404 Leonards Ln, \$145K	207 Wood Duck Dr, \$164.5K
116 West End Ave, \$225K	5417 Mallard Ln, \$177K	700 Cattail Cv #412, \$195K
5018-20 David Greene Rd, \$799.5K	407 Osprey Cir, \$329K	103 Evans Ct, \$260K
5429 Whitehall Rd, \$375K	1325 Broadview Dr, \$440K	501 Bryn St, \$209K
901 Talisman Ln, \$175K	405 Washington St, \$55K	109 Willis St, \$279K
110 Audubon Ct, \$254K	200 Brant Way, \$145.5K	921 Race St, \$81k
5340 Bucktown Rd, \$156K	912 Springfield Ave, \$140K	301 Muir St #502, \$495K
105 Dorchester Ave, \$86K	1310 Hudson Rd, \$155K	1102 Locust St, \$320K
427 Robbins St, \$52K		

Median Sales Price: Given the relatively small number of sales, median sales price can vary quite a bit from month to month. Since November, 2013, monthly median sales prices have been as low as \$104K in June of 2015, as high as \$254.5K this past October, and now \$209K in May.

Home Values: According to the most recent data on Long and Foster, "the median home value in Cambridge is \$222,900. This is higher than the county median home value of \$196,450. The national median home value is \$277,796. The average price of homes sold in Cambridge is \$222,900. Approximately 38% of Cambridge homes are owned, compared to 44% rented, while 18% are vacant."

Zillow reports that for the middle price tier of homes, Cambridge home values have gone up **7.9%** over the past year.

Conclusion: While the housing market data are encouraging, with a 7.9% increase in home values over the past year, the fact that some 18% of Cambridge homes are vacant is problematic. One suggestion that has been offered is a property tax surcharge on homes that have been vacant for a long period, creating a monetary incentive to the owners to move them into a more productive use. Interesting ...

CAMBRIDGE FUN FACTS AND LOCAL LORE

By Martha Phillips-Patrick

In case you missed it . . . The final Jeopardy question in the category "The 50 States" on February 9, 2021, was:

“While it has only 31 miles of coastline on the Atlantic, its shoreline is almost 3,200 miles, thanks to a large estuary and its tributaries.”

Two of the Jeopardy contestants got the correct answer: Maryland. (You knew that, right?)

The vast majority of Maryland's coastline is a result of its occupying the north half of the Chesapeake Bay. The Chesapeake Bay is the largest, and at one-time the most productive, estuary in the U.S.; and it is the third largest in the world.

Bonus Factoid: Many historians believe that "Chesapeake" is derived from the Algonquin word "chesepiooc" which means "great shellfish bay."

**To our readers: If you know any interesting factoids about our fair city,
please let us know so we can include them in future issues.**

THANK YOU, EAGLEMAN & THE CAMBRIDGE COMMUNITY

By Lynn Stewart

I've been fully vaccinated since Cinco de Mayo, emerging, little by little, from the cocoon I'd been living in for over a year. While some grand metamorphosis didn't occur—I am the same 50-something, flawed person I was when I entered the cocoon—I feel like a great weight has been lifted. Yet, the toll of the pandemic, for me, has been a sort of languishing. Feeling flat and unmotivated. My love of cycling and running and the ability to safely engage in those activities outside couldn't shake me out of my funk. So, when it was announced that Eagleman 2021 was a go, I secretly sighed. Not in some great relief as if to say, "Yay, it's happening!" No. It was more like a cry of "Uh oh, now I need to make a decision." Maybe I had been too careful during the crux of the pandemic, feeling fearful of any unmasked indoor activity. Looking back, I realize I would have been safe swimming at the YMCA. But, alas, I let my unjustifiable paranoia get the best of me. This brings us back to Cinco de Mayo—the day I put my toe back into the pool. Six weeks to be ready to swim 1.2 miles in the Choptank? Oy Vey.

During the weeks that followed, I floundered, flip-flopping daily, sometimes hourly even. One minute I felt certain I would defer until next year. A minute later, that deferral turned into a lengthy self-conversation about not doing it next year at all. A minute later still, I would have a flash of my past experiences with the enthusiasm of the town during Eagleman. At that moment, I was all in. This vicious cycle repeated itself over and over until my legs carried me—against my will and without my consent—to the check-in tent the Friday before the race. A smiling volunteer (who just happened to be a friend and fellow triathlete) tightened the official blue band around my trembling wrist. After that, there was no turning back.

And that's when I noticed, perhaps for the first time in more than a year, how happy people in the collective community seemed. So happy the race was on. So thrilled to be a part of the festivities. Glad to welcome veterans back and encourage novices. Happy to show visitors from near and far what our town is made of. On race day, the energy in the community was palpable, almost an entity in itself. I could feel the good vibes on the swim course as each breath brought my goggled eye out of the water, enabling me to see

the kayaks, paddleboards, and boats lining the rectangle. Guardian angles at the ready. Thank you! To the bike course volunteers who had the difficulty of handing bottles and food to exhausted cyclists—thank you! To the run the course heroes who made sure the ice was plentiful—thank you! To the behind-the-scenes volunteers—thank you! And to everyone who came out of their houses to cheer, line the streets, offer hoses, sprinklers, and great music—thank you!

The community (volunteers and spectators alike) reset me. Seeing your smiling faces during the race choked me up, made me cry joyfully. You—all of you—put Cambridge on the map and make it a great place to live, work, play, and visit. It is because of you—your energy, your joy, your enthusiasm—that I'm no longer languishing. And for that, I thank you.

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

GERRY BOYLE FIRECRACKER KIDS TRIATHLON – JULY 4

Come take part in a Cambridge tradition – the 2021 Firecracker Kids Triathlon will be held on Sunday, July 4th at the Dorchester Family YMCA (201 Talbot Avenue, Cambridge, MD 21613). This annual event starts at 8am and includes athletes in the 6-7 year old, 8-9 year old, 10-11 year old, 12-13 year old and 14-15 age groups. Swimming, biking, and running are adjusted by age group. With the start of the race at 8am and an expected conclusion time of 11 am, this is a great way to kick off the holiday weekend. And as always, the Firecracker Kids Triathlon is USA Triathlon sanctioned event!

Sign up: <https://www.trisignup.com/Race/MD/Cambridge/FirecrackerKidsTriathlon>
Additional information at <https://cambridgemultisport.wordpress.com/>

HARRIET'S JOURNEY HOME – BIKE THE UNDERGROUND RAILROAD – ADULT RIDE SAVE THE DATE – OCTOBER 16, 2021

Alpha Genesis Community Development Corporation has organized the **BIKE THE UGRR – ADULT RIDE** as part of the **Harriet's Journey Home** project.

To celebrate the life of our very own Harriett Tubman, we want to invite you to join us as we bike 25-mile or 43-mile portions of the Underground Railroad (UGRR) right here in beautiful Dorchester County. We are excited to show many of the historical markers in our area, and are VERY excited to say that the proceeds from this event will go towards the costs of the newest monument commemorating Harriett!

We hope that you will join us as we leave from Cambridge South-Dorchester High School and travel along the same routes that Harriett would have! Additional details and registration information can be found at <https://runsignup.com/Race/MD/Cambridge/BikeTheUGRR>

PLEASE CONSIDER VOLUNTEERING – Volunteers are re needed to staff registration tables, rest stops, and endpoint activities. **To volunteer, contact Tom Puglisi at tom.puglisi@comcast.net.**

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. Meals 'til Monday needs your support to keep providing essential nourishment to our children. **Donations are fully tax deductible and can be made at <https://www.msfc.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/.



DORCHESTER COUNTY LEARNING LABS

Dorchester County Learning Labs



Dorchester County Learning Labs is intended to be a community led, safe-space program designed to minimize learning loss and increase socialization opportunities during the 2020-2021 year. The Learning Labs program is currently being created. When launched it will consist of multiple sites around the city where students can go on virtual learning days for some or all of the day. Sites will follow strict COVID-19 safety regulations. Below please find sites that are currently operating and have availability for students. For more information please reach out to the organizations directly.



New Beginnings

522 Greenwood Ave.
Cambridge, MD 21613

Days of Operation: Monday - Friday

Session 1: 8:30-12:30

Session 2: 1:00-3:30

Contact: 410-228-1950 or 443-521-0030



Harvesting Hope

447 Race Street
Cambridge, MD 21613

Days of Operation:

Monday - Thursday

Time: 8:30- 3:30

Contact: (443) 351-4846

Cambridge Empowerment Center

615 B Pine Street
Cambridge, MD 21613

Days of Operation: Tuesday- Friday

Session 1: 8:00-12:00

Session 2: 12:00 - 4:00

Contact: (410)901-1397

Community Partners:



CAMBRIDGE EMPOWERMENT CENTER

The Empowerment Center works in partnership with the community to provide youth development through education, skills training, mentorship and other support services. 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.



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 is FREE for CY2021** – information is available on the CAN website at <https://cambridgecan.org/join-can/>.

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 to volunteer.

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 to volunteer.

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 to volunteer.

POWER WASHER AVAILABLE

CAN has an electric power washer available to members. *Contact* Chuck McFadden at Ragtime31@gmail.com if you would like to borrow it for a project.
