



CAN member meetings are announced in advance and open to the public.

Everyone interested in CAN is invited to attend.

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CURRENT LINKS

- CAN’s Website – <https://cambridgecan.org>
- JOIN CAN FOR FREE – <https://cambridgecan.org/join-can/>
- CAN Meeting Minutes – <https://cambridgecan.org/category/meetings/>
- CAN Meeting Videos – <https://www.facebook.com/WHCPRadio/videos> or
<https://www.youtube.com/@whcpstudio4716>
- CAN’s City Council Meeting Notes – <https://cambridgecan.org/category/news/city-council-notes/>
- CAN’s Planning & Zoning Notes – <https://cambridgecan.org/category/news/p-and-z/>
- CAN on FaceBook – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
- Contact CAN – CambridgeCAN@yahoo.com





PRESIDENT'S MESSAGE – Changes Coming for CAN

-- Chuck McFadden

It is with sad emotions that CAN will say goodbye to two Board Members this year. The first is Rick Klepfer who has moved to Florida. Rich, a retired architect, was on the Board for a number of years and worked on various projects, but being a sailor, his passion was working on improving the Marina. He was on a committee that developed various proposals for improvements which helped the City move forward in this area.

The second is Tom Puglisi. Tom, a former college professor and later a senior executive at the Veterans Health Administration was the heart and soul of CAN. He has served as Secretary for a number of years. He took minutes at all meetings, kept historical records, put the newsletter together, covered the School Board meetings and Historic Preservation meetings, wrote welcoming letters to new members, and was the voice of calm at Board meetings. Tom's leadership will be sorely missed.

Three members will take on Tom's work for CAN. Kim Miller will be the new Secretary, and Beth Kline and Mary Ann McNamara have stepped up to take over the newsletter.

This brings me to you. CAN will have two Board vacancies this year. If you are interested in getting involved in City and County matters, CAN needs you. Contact me at Ragtime31@gmail.com. We are looking for people who are willing to take on projects or cover events and that will help guide CAN in continuing to be a positive force in Cambridge and Dorchester County.

-- Charles McFadden, President, CAN

Candidate Debates – October 5

CAN, along with WCHP, The Spy, and the Dorchester Star will be holding debates on October 5th between the candidates for Mayor and City Council. More details to follow as plans are firmed up.

Qualified Candidates

Mayor: Lajan Cephas; Andrew Bradshaw; La-Shon Foster

Ward 1: Laurel Atkiss; Brett Summers

Ward 2: Jenna LeCompte; Nancy Jackson; Jermaine Anderson; Shay Lewis-Sisco

Ward 3: Frank Stout; Gary Gordy

Ward 4: Sputty Cephas; Dave Cannon

Ward 5: Brian Roche

Timeline

September 27 (Friday): Voter registration deadline, 4 pm, Dorchester County Board of Elections

October 5 (Saturday): Candidate Debates

October 19 (Saturday): Election

December 3 (Tuesday): Run-off election, if necessary



CAMBRIDGE CORNER

CAMBRIDGE REAL ESTATE TRENDS

-- Fred and Martha Phillips-Patrick

National and Regional Residential Real Estate Developments

According to Reuters (9/18,2024), "The interest rate for the most popular U.S. home loan fell last week to its lowest level in two years, on anticipation the Federal Reserve will start cutting interest rates on Wednesday, September 18, potentially by as much as a half of a percentage point.

The average contract rate on a 30-year fixed-rate mortgage dropped 14 basis points in the week ended Sept. 13, to 6.15%, the Mortgage Bankers Association said on Wednesday. That was the lowest rate since Sept 2022, and followed a 14-basis-point drop the previous week."

The Federal Reserve did, in fact, cut the interest rate by a full 50 basis points on Wednesday, September 18, 2024.

How did Cambridge fare in this market environment of lowering mortgage interest rates in August 2024? Let's see.

Cambridge Market Update:

According to Realtor.com, in August 2024, the median listing home price in Cambridge, MD was \$299.9K, trending up a strong 15.4% year-over-year. The median home sold price was \$260K. Homes in Cambridge sold for 1.4% below asking price on average in August. On average, homes sell after 66 days on the market. The trend for median days on market has gone up since last month, and slightly up since last year. The market is characterized as a slight buyer's market in that the supply of homes is greater than the demand for homes.

Sales

Currently, according to Realtor.com, there are now 173 homes for sale (126 single family homes and 47 condos and townhomes) in the Cambridge area, up slightly from July. There are also 3 multifamily units for sale, as well as 57 farms and plots of land. The properties' asking prices range from \$10,000 for a small plot of land (.06 acres) on Phillips Street to \$1,795,000 for 296 acres of land on Decoursey Bridge Road.

According to Zillow.com, in August, 2024, 32 houses, condos, and townhouses were sold in Cambridge in August. The sold properties ranged in value from \$41,000 to \$1,350,000. Zillow reports that 115 Mill Street was sold for \$98,333. However, we could not independently verify that unusual price for such a large house and property.



5533 Whitehall Rd	\$560K	1611 Stone Boundary	\$219K	326 Shipyard Dr #326	\$270K
819 Parkway St	\$227K	1306 Colonial Ave	\$205K	1012 Locust St	\$339K
607 Widgeon Way	\$210K	1662 Terrapin Cir	\$351K	1661 Terrapin Cir	\$340K
103 Choptank Ave	\$450K	5 Sandy Acres Rd	\$1350K	401 Boundary Ave	\$125K
116 Teal Ln	\$260K	784 Hills Point Rd	\$665K	904 Peachblossom Ave	\$199K
1007 Central Ave	\$140K	702 Hughlett St	\$60K	609 Widgeon Way	\$20
420 Aurora St #1B	\$165K	900 Marshy Cv #207	\$270K	4 Nanticoke Rd	\$300K
1006 Willowmere Ln	\$250K	173 Mariners Way	\$300K	612 Hills Point Rd	\$1250K
413 Henry St	\$250K	1610 Hudson Rd	\$210K	410 Maryland Ave	\$259K
307 Maryland Ave	\$168K	633 High St	\$41K	2518 Boeing Way	\$268K
900 Marshy Cv #311	\$220K	405 Pleasant St	\$57K		

Cambridge in the News

The Dorchester Star reported that “At a Dorchester County Council meeting on Aug. 6, Council President Lenny Pfeffer announced the county has purchased the former Department of Social Services building, located at 627 Race St., for the Health department. The Race Street property was purchased for \$6.1 million from Leeward Holdings LLC. Pfeffer said they went to settlement the week before the County Council meeting.

According to an Aug. 9 news release from the county, next steps for the move include “minor renovations” to meet the needs of the department as well as the transfer of technology and infrastructure from Cedar Street to Race Street. The release said the start date of when the department will begin offering services out of the Race Street building is “fluid and largely dependent on when the aforementioned next steps are completed.”

CITY OF CAMBRIDGE - 2024 Leaf Collection Program

The fall leaf pick-up begins in mid-October through the middle of December. **MONDAYS:** Wards 1, 2 and 3 **TUESDAYS:** Wards 4, and 5. City residents are encouraged to follow the 4-Step Leaf Collection Program outlined below to properly collect and dispose of leaves throughout the city.

Follow the 4-steps to Fall Leaf Pickup:

- **STEP 1:** Be a resident that is actively participating in the City’s trash collection program. It’s a must! Contact the Department of Public Services (DPS) at 410-228-1955 if you’re not already an active participant.
- **STEP 2:** Bag your leaves using 30-gallon trash bags. Residents can dispose of up to 20 leaf bags per residence per week. Also, paper leaf bags you get from the store are okay to use.
- **STEP 3:** Call DPS office the Friday prior, to be placed on the list for the upcoming pickup day (410-228-1955). Let the City know that you are putting in time to do yard work that weekend and your bagged leaves will be on the curb ready for pickup.
- **STEP 4:** Follow this schedule for leaf pickup. The pickup schedule is divided into Wards. Place your leaf bags on the curb (not in the street) the night before your scheduled pickup.



DON'T put items other than leaves in the leaf bags. The City will not pick up leaf bags containing weeds, grass, sticks, trash, etc. If your leaf bags contain anything other than leaves, it's no longer a leaf bag, and they will be left at the curb, and you must dispose of them. The pickup is for leaves only!

DON'T put leaves in the street or other areas where they can obstruct the flow of water. Residents are prohibited from placing leaves in gutters, ditches or streets. Sec. 16-9. - Depositing debris in gutters or sidewalks. No person shall deposit in the gutters or streets any ashes, leaves or other debris or material which might or could obstruct the free flow of water.

Tips:

- Shredding leaves with a mower will save time and money. Mulching is faster and easier on the back than raking. It's also easier on the wallet (no bags needed). The decomposing leaves and grass cover the soil between the individual grass plants where weeds can germinate.
- Studies have found that homeowners can attain a nearly 100% decrease in dandelions and crabgrass after mulching leaves for three years. Mulched leaves keep the soil warmer in winter and cooler in summer and the nutrients provided by mulching reduce the amount of fertilizer needed to achieve a green lawn in the spring.
- Be super eco-friendly: Especially in your backyard, leave the leaves! Leaves provide critical habitat for lightening bugs and Luna moths."

This notice is provided by DPS and the Cambridge Clean Water Advisory Committee. If you have any questions, contact the Department of Public Services at 410-228-1955.

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

MAIN STREET GALLERY – Cooking Up Some Art

-- *Theresa Knight McFadden*

For its fall show, Main Street Gallery in Cambridge is excited to present *Cooking Up Some Art*, a collaborative show of 11 guest artists who are friends and have been members of a 30-plus-year-old cooking group. The artists work in a variety of media that include painting, book art, photography, digital art, printmaking, collage, sculpture and fiber art and while their subjects vary widely, at least one creates delicious oil paintings of food. The guests will show alongside the gallery's eight member artists.

The group formed in the DC area when its founder, the late Michael B. Platt, a renowned artist and art professor at Howard University and Northern Virginia Community College, suggested to a few of his artist friends and art students that they all get together and cook. In those days, a cooking event took an entire day as the group gathered early to shop at area markets, groceries and specialty stores and then went to one or the other's homes and spent the rest of the day cooking and enjoying their feast. The group sometimes travelled as well to members' summer houses on the Shenandoah and the Choptank River where swimming, kayaking, fishing and sailing were also on the menu.

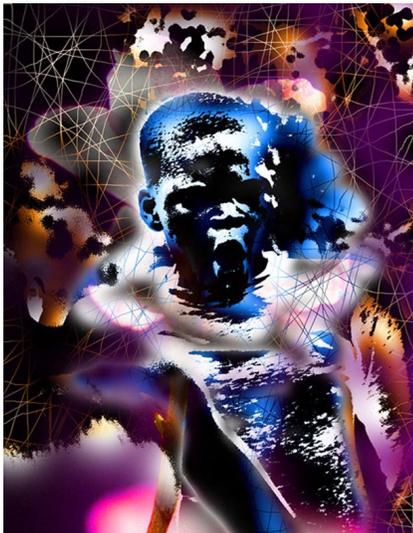


Cooking Group artists who are exhibiting at MSG are Washington DC artists, Carol Beane, Barbara Frank, Michael Platt, Lynn Sylvester, Ernestine Martin Wyatt and Donald Wyatt; Cambridge MD artist Theresa Knight McFadden; Takoma Park MD artist, Stephanie Sove Ney' Laurel MD artists, Debra Mathews Tyler and Dwight Tyler; and Springfield VA artist, Randi Trinka.

Cooking Up Some Art run through Sunday October 27. There will be an artist reception at the gallery on Second Saturday, October 12 from 5-8 pm. The receptions are free and open to the public and all are welcome. Light refreshments will be served.

Main Street Gallery is located at 518 Poplar St. in Cambridge, and is part of the vibrant Arts and Entertainment District. Gallery hours are Friday through Sunday from 11-5. The gallery requests that children under 18 be accompanied by an adult.

The gallery is currently reviewing work from prospective members and guest artists. Please contact MSG through its website @mainstgallery.net or by phoning 410-330-4659 if interested.



WHCP-FM 91.7 – Music Event Series

WHCP is a registered 501(c)3 non-profit organization supported by Membership Donations and Business Sponsorships. We are the only independently owned radio station on the Mid-Shore that provides local content, community news and information, and locally curated music programs!



Get ready WHCP's Live Music Events, presented as a part of our on-going commitment to bringing live music to the area and support local musicians too. Info at <https://whcp.org/events/>



DORCHESTER COUNTY LIBRARIES

Both branches of the Dorchester County Public Library will be closed for Indigenous Peoples' Day / Columbus Day on Monday, October 14th.

Cambridge Library Events:

Weekly

Every Wednesday, 10:30am - Story Time (Stories, songs, and crafts for ages 0-5.)

Every Wednesday, 4-5pm - Teen Anime Club (Anime related activities, games, and prizes for ages 12-17.)

Monthly

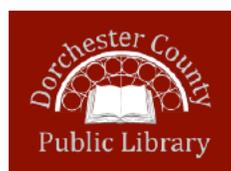
- Every 1st Monday (10/7), 4:30-5:30pm - Kids' Paint Night (For ages 6 and up. Children under 8 must remain with their grown-up.)
- Every 2nd Tuesday (10/8), 4:30-5:30pm - STEM Lab (Science, technology, engineering, and math related activities for ages 6+.)
- Every 2nd Saturday (10/12), 9:00am-1:00pm - Friends of the Library Book Sale (Proceeds benefit library programs and materials!)
- Every 3rd Monday (10/21), 4:30-5:30pm - Paint Night (Drawing, painting, and more! Aimed at adults, but 13+ may attend.)
- Every 3rd Tuesday (10/15), 4:30-5:30pm - Stitch & Knit (Calling all handi-crafters - bring your crochet and knitting needles and get stitching with us! Aimed at adults, but 13+ may attend.)
- Every 4th Monday (10/28), 4:30-5:30pm - Dorchester Discussions Book Club (Fun fiction and light refreshments. Aimed at adults, but 16+ may attend.)

Special

Saturday, October 26, 2-3pm - Family Halloween Costume Party

October Events at the Hurlock Library:

- Story Time every Wednesday at 10:30
- New Kids Homework Club
 - Every Wednesday starting October 2nd at 4:00PM for ages 8+
- Board Game Night 10/8 at 4:30
- 2 Part Special Effects Make-Up Tutorial with Hannah (Ages 13+)
 - Thursdays 10/10 and 10/17 at 5:00PM
- Book Club: A Long Petal of the Sea by Isabel Allende
 - 10/24 at 5:00PM
- Spooky Slime Night
 - Tuesday 10/29 at 4:30PM





MIDSHORE MEALS TIL MONDAY

MidShore Meals 'til Monday is working to end childhood hunger on Maryland's Eastern Shore by providing weekend food for food-insecure children in Dorchester County. *Meals 'til Monday* sends home healthy, nutritious food for children at the end of each school week and during the summer months for breakfast, lunch and snacks to bridge the hunger gap for children without access to adequate food.

Meals 'til Monday currently provides food for more than 500 elementary, middle and high school students. Donations can be made at <https://www.mscf.org/donate-online/>. For more information, please call the Director at 703-371-5191 or visit their website at www.midshoremealstilmonday.org/.



ONE MISSION CAMBRIDGE

Since June 2022, One Mission Cambridge has operated a vibrant mission center in the heart of Cambridge. The mission center is operational on a consistent schedule. The consensus among clients is that these ministries operate in a manner that projects love, compassion, and grace. The vast majority of clients view the mission center favorably and often comment on how well they are greeted and treated at the mission center. The positive feedback from the community, expressing appreciation for the excellent work of assisting the vulnerable population, is a testament to the value of our mission center.

The mission center is a hub of activity, offering a wide range of services during its daily opening hours to meet the diverse needs of our community. From food distribution to computer access, assistance with job applications, lunch, and fellowship, the center is a one-stop shop for those in need. It is also a crucial resource for homeless individuals and others, providing a safe space for cooling/warming and emotional support. The center's doors are open to new individuals daily, further expanding its reach and impact.

In the summer of 2024, the mission center expanded its space to nearly twice the size. This has allowed the organization to serve better the increasing number of guests requesting assistance. Volunteers are the lifeblood of our mission center, and we need your help to continue our fantastic work. If you want to make a difference in our community, please consider volunteering. Contact our mission center manager, Shelly, at 443-521-5226 or manager@onemissioncambridge.org for more details.



HABITAT CHOPTANK

Habitat Choptank has tax credits to offer as part of the Community Investment Tax Credit (CITC) program! This program is funded by the State of Maryland and allows qualified nonprofits to use state tax credits as incentive for donations. Habitat Choptank's tax credit donations are for our Maces Lane project in Cambridge to fund market research and site planning for a new mixed-income neighborhood that will



include home ownership opportunities, as well as rental units to meet the diverse array of housing needs and income levels in this community. Here's how the CITC program works (see table for an illustration):

- Tax credits equal 50% of the value of the donation. Minimum gift is \$500.
- Tax credits are in addition to deductions on both Federal and State taxes for a charitable contribution.
- Tax credits must be used in the year in which the donation is made.
- Tax credits are on a first come, first served basis and are limited.
- You must contact us first to receive the proper forms and instructions.
- For more information, contact us at 410-476-3204 or development@habitatchoptank.org.

CAMBRIDGE EMPOWERMENT CENTER



Summer Program Ended with Amazing Opportunities for the Kids --
Helping Girls through a Grant from the Women and Girls Fund

The children were in the summer program for 9 weeks, 4 days a week, 8 hours each day. In addition to the 21 girls, we also had 4 young women on staff, 3 in college and one in HS who helped get the girls involved in the STEM activities. The younger girls had a variety of lessons with hands-on activities including building with Legos and blocks, planting seeds and vegetables, basic coding, math skills, and science. The older children used some Kiwi kits to do science experiments, build a robot, and learn about chemistry and electricity. They also worked on math and reading skills. This encouraged all the girls to get involved in activities which were new to them.

Our Pre-K program has begun. We're so excited to begin our new program, and we still have room for your little toddler! Our Pre-K program serves ages 3, 4, and young 5-year-olds.

- Sept – May
- Hours and Days: Monday through Thursday 9am – 12 noon

There is a one-time charge of \$25 and then it's free.

After-School program has started too! State Licensed, since last year. After-School program runs Monday through Thursday for children aged 5 to 12. If your child goes to Sandy Hill, Maple, or Choptank Elementary School; at the end of the day, they can get on a school bus which goes right to the Center.

Do You Know? We are supported by grants, local companies and individual donors. Please visit our website: Cambridge Empowerment Center to learn more.

PO Box 494 ■ 615B Pine Street
Cambridge, MD 21613 ■ 410-901-1397
cambridgeempowermentcenter.com



October Jazz At The Mural With Hickory Grove

Oct 11, 2024 | 7:00 PM

Vintage Venue

Groove into autumn at our October Jazz at the Mural event with Hickory Grove!

[Buy Tickets](#)

JOIN US FOR 'JAZZ AT THE MURAL' WITH
HICKORY GROVE

\$20
Donation
Appreciated

OCT. 11TH, 2024
7:00 - 8:30 PM

VINTAGE VENUE
447 Race St, Cambridge

**BENEFITTING THE HARRIET TUBMAN
MUSEUM AND EDUCATIONAL CENTER**

SPONSORED BY THE MARYLAND HISTORICAL TRUST



CAN MISSION, MEMBERSHIP, BOARD of DIRECTORS, and COMMITTEES

MISSION. The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance. CAN protects and enhances 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's Bylaws can be found on the CAN website at <https://cambridgecan.org/welcome/about/bylaws/>.

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

CAN BOARD OF DIRECTORS. CAN is governed by a Board of Directors elected by CAN members at its annual January Business Meeting. Board Members whose terms expire in January 2026 are President – Chuck McFadden; Treasurer – Dave Thatcher; Members at Large – Mary Ellen Jesien, Kim Miller, Brad Rice, Donna Tower, and Judd Vickers. Board Members whose terms expire in January 2026 are Vice-President – Roman Jesien; Secretary – Tom Puglisi; Members at Large – Andre Duerinckx, Rick Klepfer, and Sharon Smith.

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 Raqtme31@gmail.com to volunteer.

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 Raqtme31@gmail.com to volunteer.

CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED. CAN'S Communications Committee needs writers, including volunteers to take unofficial notes at public meetings. *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 Raqtme31@gmail.com.

