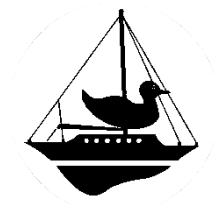


THE ULMSTEAD

Weathervane



Editor: Donna Kinlaw

weathervane@ulmstead.org

November 2024

From the President

Greetings Neighbors,

Mother Nature in all her glory has treated us to a string of the most beautiful days. I believe that this is the best time to be in Maryland, and Ulmstead is no exception. The mornings are crisp, the afternoons warm, and the evening moonlight is spectacular. I wish we could bottle this weather and take it out in January.

This is also the time of year when the UCI Board is busy preparing for the Budget meeting to be held on Saturday, November 23 at Gloria Dei Church. Please mark your calendars and plan to attend. If you cannot be there in person, please give your proxy to a Board Member, so your vote can be counted.

I want to take this opportunity to thank the Board members, department heads, and liaisons with a big shout out to Lois Findlay and Carey Goryl, whose guidance has enabled the Board to bring to the community a budget we can all recommend. This daunting task takes expertise and much patience. We are very lucky to have such pros assisting us. I continue to be overwhelmingly impressed by the spirit of volunteerism that I have witnessed over the past three years. Despite busy lives, full time jobs, and raising children, your Ulmstead neighbors find the time to be effective, and they make our neighborhood a better place. Hats off to them all! Maybe you'll consider joining them?

Hope to see as many of you as possible at the budget meeting.

Enjoy the beautiful fall weather, practice random acts of kindness each day, and remember that every day is an opportunity to be a great neighbor!

Ginny Vernick
president@ulmstead.org

UCI BUDGET MEETING NOTICE

Saturday, November 23, 2024

11:30 am - 1 pm

Gloria Dei! Lutheran Church

461 College Parkway

UCI members in good standing are encouraged to attend the annual UCI Budget Meeting. This is your annual chance to review the proposed UCI Budget in detail and to have Department Heads, the Barn Project Manager and Board Members answer your questions. Pizza will be served.

The Board's proposed budget is included in the November Weathervane. You can also download it from the Member Portal on UCI's website at www.ulmstead.com under the Members tab in the upper right. It does not become final until approved by the membership at the Budget Meeting.

If you cannot attend this meeting, please complete the PROXY below and give it to someone who will be attending to vote on your behalf. Or give your signed proxy to any Board Member authorizing them to vote on your behalf.

Ginny Vernick	Alli Smith	Julie Scully
Brian Tierney	Maureen Coelho	Kevin Cooley

UCI Budget Meeting Proxy for November 23, 2024

I, _____, live at _____

and I am a member in good standing of Ulmstead Club Inc. ("UCI"). I am unable to attend the UCI Budget Meeting Proxy on November 23, 2024, and I authorize

_____ to vote on my behalf regarding the matters at this meeting.

Signature of Member in Good Standing

UCI GENERAL OPERATING BUDGET

		2023 ACTUALS	2024 APPROVED BUDGET	2024 FULL YEAR PROJECTION	2025 BUDGET
INCOME					
Note 1	Dues - Current	\$ 315,000	\$ 323,750	\$ 320,975	\$ 323,750
Note 2	Dues - Prior Years	\$ 9,750	\$ 6,000	\$ 11,390	\$ 6,000
Note 3	Late Fees	\$ 1,300	\$ 1,440	\$ 755	\$ 900
Note 4	Interest Income	\$ 14,557	\$ 20,000	\$ 46,676	\$ 32,000
TOTAL INCOME		\$ 340,607	\$ 351,190	\$ 379,796	\$ 363,550
EXPENSES					
Membership & Administrative					
	Bereavements	\$ 279	\$ 350	\$ 150	\$ 300
	Membership Directory	\$ 3,180	\$ 1,300	\$ 1,950	\$ 2,200
	Weathervane	\$ 3,628	\$ 3,500	\$ 3,471	\$ 3,500
	Digital Communications (web/email)	\$ 1,461	\$ 1,500	\$ 2,102	\$ 2,000
	Welcoming/Admin Supplies	\$ 1,549	\$ 500	\$ 115	\$ 500
	Holiday Luminaries	\$ 946	\$ 1,200	\$ 1,100	\$ 1,200
Note 5	Accounting & Tax Services	\$ 11,585	\$ 12,000	\$ 5,000	\$ 12,100
Note 6	Accounting Software & Hosting	\$ 1,050	\$ 1,200	\$ 1,154	\$ 970
Note 7	Bank Fees	\$ 749	\$ 1,000	\$ 574	\$ 660
	Professional Fees	\$ -	\$ 500	\$ -	\$ 500
	Legal Fees	\$ 2,568	\$ 10,000	\$ 435	\$ -
Note 8	Dues Payment Processing	\$ 1,731	\$ 2,000	\$ 2,631	\$ 2,600
	UCI Reserve Studies	\$ 3,490	\$ -	\$ -	\$ -
	Postage, Supplies, Other	\$ 779	\$ 1,000	\$ 1,000	\$ 1,000
Note 9	Insurance Liability/Umbrella Policy	\$ 12,209	\$ 12,942	\$ 11,458	\$ 12,146
Note 10	Property Taxes	\$ 5,003	\$ 6,000	\$ 5,283	\$ 6,000
Note 11	Unrelated Business Income Tax	\$ 3,736	\$ 2,500	\$ 13,449	\$ 9,945
Total		\$ 53,943	\$ 57,492	\$ 49,872	\$ 55,621
Repairs & Maintenance					
Note 12	Beach Park	\$ 9,831	\$ 15,000	\$ 9,295	\$ 9,540
Note 13	Scenic/Mowing	\$ 9,060	\$ 13,000	\$ 14,496	\$ 17,200
Note 14	R&M - Misc. General Repairs	\$ 1,501	\$ 20,000	\$ 1,000	\$ 13,000
Note 15	Barn Sprinkler Maintenance	\$ 1,987	\$ 1,600	\$ 2,080	\$ 2,124
Total		\$ 22,379	\$ 49,600	\$ 26,871	\$ 41,864
Security Department					
Note 16	Security Surveillance	\$ 7,200	\$ 8,687	\$ 6,552	\$ 6,924
	Security Rewards / Other	\$ 900	\$ 1,000	\$ 187	\$ 500
Total		\$ 8,100	\$ 9,687	\$ 6,739	\$ 7,424
Social Department					
Note 17	4th of July Parade	\$ 659	\$ 800	\$ 840	\$ 1,000
Note 17	4th of July Beach Park	\$ 938	\$ 800	\$ 764	\$ 900
	Children's Parties	\$ 158	\$ 500	\$ -	\$ 500
	Family Camp Out	\$ -	\$ 500	\$ -	\$ 650
	Fishing Tournament	\$ 171	\$ 400	\$ 120	\$ 400
	Ladies Wine and Cheese	\$ 2,045	\$ 2,000	\$ 1,953	\$ 2,200
	Mens Beer & Brats	\$ 2,103	\$ 2,000	\$ 3,307	\$ 2,200
	Spring into Summer	\$ 4,058	\$ 4,000	\$ 4,186	\$ 4,000
	Holiday Boat Parade & Tree Lighting	\$ 712	\$ 900	\$ 900	\$ 950
	Senior Socials	\$ -	\$ 500	\$ -	\$ 500
Total		\$ 10,844	\$ 12,400	\$ 12,070	\$ 13,300
Utilities/Sanitation					
	Dumpsters (Beach)	\$ 6,647	\$ 7,000	\$ 4,166	\$ 4,095
	Electric & Gas	\$ 6,651	\$ 8,000	\$ 4,800	\$ 5,520

UCI GENERAL OPERATING BUDGET

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	UCI Reserve Studies	\$ 3,490	\$ -	\$ -	\$ -
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Social Department					
Note 17	4th of July Parade	\$ 659	\$ 800	\$ 840	\$ 1,000
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	Senior Socials	\$ -	\$ 500	\$ -	\$ 500
Total		\$ 10,844	\$ 12,400	\$ 12,070	\$ 13,300
Utilities/Sanitation					
	Dumpsters (Beach)	\$ 6,647	\$ 7,000	\$ 4,166	\$ 4,095
	Electric & Gas	\$ 6,651	\$ 8,000	\$ 4,800	\$ 5,520

TENNIS OPERATING BUDGET

		2023 ACTUALS	2024 APPROVED BUDGET	2024 FULL YEAR PROJECTION	2025 BUDGET
INCOME					
Note 1	Tennis Dues	\$ 21,840	\$ 23,625	\$ 24,605	\$ 26,400
	Money Market Interest	\$ 1,144	\$ 500	\$ 785	\$ 500
TOTAL INCOME	Total	\$ 22,984	\$ 24,125	\$ 25,390	\$ 26,900
EXPENSES					
Administrative					
	Tennis Programs		\$ 1,200	\$ -	\$ 1,200
Note 2	Liability Insurance	\$ 927	\$ 983	\$ 870	\$ 922
Note 3	Unrelated Business Income Tax			\$ 198	\$ 146
	Postage, Supplies, Other		\$ 30	\$ -	\$ -
Note 4	Tennis Dues Payment Processing			\$ 774	\$ 770
Note 5	Court Reservation System	\$ 1,316	\$ 1,350	\$ 1,345	\$ 1,384
	Total	\$ 2,243	\$ 3,563	\$ 3,187	\$ 4,423
Repairs & Maintenance					
Note 6	R&M - Misc. General Repairs	\$ 5,328	\$ 2,000		\$ 4,350
Note 7	Annual Crack Repairs				\$ 4,000
Note 8	Awnings		\$ 1,500		
	Total	\$ 5,328	\$ 3,500	\$ -	\$ 8,350
Utilities & Sanitation					
	Electric & Gas	\$ 1,661	\$ 1,400	\$ 1,304	\$ 1,300
	Total	\$ 1,661	\$ 1,400	\$ 1,304	\$ 1,300
TOTAL OPERATING EXPENSES		\$ 9,232	\$ 8,463	\$ 4,491	\$ 14,073
NET TENNIS OPERATING INCOME / (LOSS)		\$ 13,752	\$ 15,662	\$ 20,899	\$ 12,827
Dept. Contribution to Tennis Capital Reserves			\$ 15,662	\$ 20,899	\$ 12,827

2025 Budget Notes

Note 1: Assumes 110 members @ \$240/each (\$225 in 2024 plus 3% COLA increase + credit card processing fees)

Note 2: Represents 6% of the HOA Umbrella policy premium, assuming 6% cost increase

Note 3: Department share of estimated Unrelated Business Income Tax on interest earned over \$1K per year in total

Note 4: Credit card payment processing fee from Stripe

Note 5: Assumes 3% average annual cost increase in the online membership management and reservation system

Note 6: Covers routine repairs & maintenance of court assets. Includes squeegee/rollers and upgraded keypad gate lock

Note 7: Annual budget to maintain surfaces (e.g., crack and paint repair for shifting asphalt)

Note 8: Planned awnings changed to umbrella system in 2024

NAUTICAL OPERATING BUDGET

		2023 ACTUALS	2024 APPROVED BUDGET	2024 FULL YEAR PROJECTION	2025 BUDGET
INCOME					
	Boat Stickers (Kayaks, Canoes, etc)	\$ 620	\$ 620	\$ 795	\$ 750
	Winter Storage	\$ 100		\$ 100	\$ -
	Boat Ramp Fee	\$ 825	\$ 500	\$ 650	\$ 650
Note 1	Slip Use Fees	\$ 93,804	\$ 90,000	\$ 90,850	\$ 90,000
	Prior Year Fees/Special Assessment			\$ 2,910	\$ -
Note 2	Interest Income	\$ 7,358	\$ 20,975	\$ 23,584	\$ 18,000
TOTAL INCOME		\$ 102,707	\$ 112,095	\$ 118,889	\$ 109,400
EXPENSES					
Administrative Expenses					
Note 3	Social - Dock Parties	\$ 8,505	\$ 10,000	\$ 10,000	\$ 14,000
Note 4	Liability & Fire Insurance	\$ 2,319	\$ 2,457	\$ 2,176	\$ 2,306
Note 5	Unrelated Business Income Tax			\$ 7,120	\$ 5,265
Note 6	Postage, Supplies, Other	\$ 285	\$ 500	\$ 426	\$ 1,750
	Total	\$ 11,109	\$ 12,957	\$ 19,722	\$ 23,321
Repairs & Maintenance					
Note 7	R&M - Annual Recurring Maintenance	\$ 13,597	\$ 10,000	\$ 9,225	\$ 10,000
Note 8	R&M - Landscaping	\$ 1,760	\$ 2,000	\$ 2,135	\$ 2,500
Note 9	R&M - Consumables				\$ 1,500
Note 10	R&M - Equipment Repair/Replace				\$ 5,000
Note 11	R&M - Dock 1 Winter Service				\$ 10,000
Note 12	R&M - Misc. General Repairs				\$ 4,000
	Total	\$ 15,357	\$ 12,000	\$ 11,360	\$ 33,000
Security					
Note 13	Security Surveillance		\$ 1,089	\$ 1,008	\$ 1,068
	Total	\$ -	\$ 1,089	\$ 1,008	\$ 1,068
Utilities & Sanitation					
	Dumpsters	\$ 5,479	\$ 6,000	\$ 6,229	\$ 6,000
	Electric & Gas	\$ 9,382	\$ 10,000	\$ 11,248	\$ 15,000
	Port-a-Potty	\$ 4,558	\$ 4,565	\$ 4,535	\$ 5,000
Note 14	Water & Sewer	\$ 822	\$ 800	\$ 582	\$ 750
	Total	\$ 20,241	\$ 21,365	\$ 22,594	\$ 26,750
TOTAL OPERATING EXPENSES		\$ 46,707	\$ 47,411	\$ 54,684	\$ 84,140
GROSS NAUTICAL OPERATING INCOME / (LOSS)		\$ 56,000	\$ 64,684	\$ 64,205	\$ 25,260
Dept. Contribution to Nautical Capital Reserves			\$ 37,500	\$ 37,500	\$ 24,500
NET NAUTICAL OPERATING INCOME / (LOSS)			\$ 27,184	\$ 26,705	\$ 760

2025 Budget Notes

Note 1: Estimates small occupancy decline at same rates as prior year

Note 2: Includes \$7,500 interest on CD maturing Feb 2025, plus conservative estimate of CD/MM interest for rest of year

Note 3: Annual July 3rd Dock Party with tent

Note 4: Represents 15% of the HOA Umbrella policy premium, assuming 6% cost increase

Note 5: Includes automation system for Slip Selection

Note 6: Department share of estimated Unrelated Business Income Tax on interest earned over \$1K per year in total

Note 7: Covers routine repairs and maintenance of nautical facilities; larger planned projects are itemized in capital budget

Note 8: Budgeted funds for hazard removal, post storm clean up, etc. (Mowing transferred to UCI Scenic budget per agreement in 2024)

Note 9: Annual Consumable items (i.e., fire extinguishers, shed stocking, etc.)

Note 10: Ice Machines, Ice Eaters, lighting, etc.

Note 11: Water and power upgrades to support vessels wintering at Dock 1

Note 12: Other repairs and maintenance of nautical facilities, including unforeseen needs

Note 13: Nautical's 14% share of budgeted Security camera maintenance, assumes 6% cost increase

Note 14: Water bills + wastewater discharge fees

**CAPITAL BUDGET & DEPARTMENT
RESERVE BALANCES**

	UCI 2024 BUDGET 1/1/24	UCI 2024 PROJECTED 1/1/24	UCI 2025 PROPOSED 1/1/25	NAUTICAL 2024 BUDGET 1/1/24	NAUTICAL 2024 PROJECTED 1/1/24	NAUTICAL 2025 PROPOSED 1/1/25	TENNIS 2024 BUDGET 1/1/24	TENNIS 2024 PROJECTED 1/1/24	TENNIS 2025 PROPOSED 1/1/25
STARTING BALANCE As Of Date									
STARTING BALANCE <i>Cash Reserves as of Jan 1st</i>	\$743,168	\$743,168	\$905,144	\$428,057	\$428,057	\$482,130	\$8,983	\$8,983	\$28,715
INCOME									
Capital Contrib. from UCI Gen. Membership Dues									
Capital Contribution from Department Members	\$170,100	\$168,642	\$170,100	\$24,500	\$24,290	\$24,500	\$8,750	\$8,675	\$8,750
UCI Member Initiation Fees	\$19,750	\$16,985	\$15,800	\$37,500	\$37,500	\$24,500	\$0	\$0	\$0
Net Operating Income	(\$6,039)	\$66,349	\$24,593	\$3,750	\$3,225	\$3,000	\$1,500	\$1,290	\$1,200
TOTAL INCOME	\$183,811	\$251,976	\$210,493	\$13,709	\$26,705	\$760	\$15,662	\$20,899	\$12,827
EXPENDITURES				\$79,459	\$91,720	\$52,760	\$25,912	\$30,864	\$22,777
Beach Park Grill Replacements	(\$10,000)		(\$10,000)						
Beach Park Sand/Wood Chip Replenishment	(\$4,000)		(\$6,000)						
Beach Park Parking Lot Post Replacements			(\$2,500)						
Beach Park Flagpole			(\$7,500)						
Barn - Design and Permitting Fees	(\$100,000)	(\$30,000)	(\$350,816)						
Dock 1 Bulkhead Replacement	(\$154,560)	(\$60,000)	(\$90,000)						
Dock 1 Dredging & Permits				(\$20,000)	(\$20,147)				
Required Plantings Dock 1			(\$4,000)						
Spit Renovation Permitting			(\$10,000)						
Dock 2 Dredging & Permits				(\$10,000)	(\$12,500)	(\$50,000)			
Lower 9 Finger Piers Dock 2				(\$5,000)	(\$5,000)				
Wind Screens (2 Sides)							(\$2,300)	(\$4,152)	
Backboard							(\$2,600)	(\$4,120)	
Ball Machine									(\$2,500)
Side Entrance Improvements									(\$1,200)
Benches/Tables/Chairs							(\$4,400)	(\$2,860)	
TOTAL CAPITAL EXPENDITURES	(\$268,560)	(\$90,000)	(\$480,816)	(\$35,000)	(\$37,647)	(\$50,000)	(\$9,300)	(\$11,132)	(\$3,700)
ANNUAL CHANGE IN RESERVES	(\$84,749)	\$161,976	(\$270,323)	\$44,459	\$54,073	\$2,760	\$16,612	\$19,732	\$19,077
ENDING BALANCE As Of Date	12/31/24	12/31/24	12/31/25						
ENDING BALANCE <i>Cash Reserves as of Dec 31st</i>	\$658,419	\$905,144	\$634,820	12/31/24	12/31/24	12/31/25	12/31/24	12/31/24	12/31/25
				\$472,516	\$482,130	\$484,890	\$25,595	\$28,715	\$47,793

UCI DEPARTMENTS AND ACTIVITIES

2024 UCI LUMINARY HOLIDAY TRADITION with a chance to give back to the LIGHTHOUSE SHELTER

Ulmstead's age-old tradition of holiday luminaries will be back for the holidays! On December 24 at dusk, we will once again line our streets with luminaries.

Weigh down your bag with an UN-expired canned good
Suggestions—pops-tops/fruit/PB&J/tuna/soup

Light your candle and – **BAM!** – UCI comes alive for the holidays with a donating heart. UCI Membership will supply every home with 10 packages (15 for corner lots) of bags, candles, and instructions. Feel free to add more of your own to illuminate to your desire.

Further details for implementation and can pick-up will roll out in the December Weathervane & UCI News. Contact membership@ulmstead.org if you would like to volunteer for this effort! Many hands make light work!

~Your Friendly Membership Volunteers

IMAGINE all these bags with canned goods for those in need.....



SCOUTS

Would you like to go camping, learn new skills, make new friends, and have fun? Our Troop is meeting OUTDOORS at Anne Arundel Fish and Game Club Sunday afternoons at 3:00.

The Scouts have the opportunity to participate in shooting sports at our meetings. We have weekend camping trips every month, plus a one-week Summer Camp.

Come check us out! You can join even if you never were a Cub Scout. Also, we are still collecting worn out flags for a patriotic flag retirement ceremony.

Contact Mike Allen for information at 410-919-8487.



UCI OFFICERS AND VOLUNTEERS

www.ulmstead.org

Please email any changes or updates to Weathervane@Ulmstead.org and Membership@Ulmstead.org. Thanks!

UCI Board of Directors and liaison roles

Ginny Vernick	-- President, Beach
Alli Smith	-- Vice President, Barn
Julie Scully	-- Scenic/Tennis
Brian Tierney	-- Membership/Architecture/Security
Kevin Cooley	-- Nautical
Maureen Coelho	-- Pool/Social
Amanda McFall	-- Secretary
Carey Goryl	-- Treasurer
Lois Findlay	-- Assistant Treasurer

DEPARTMENTS & ACTIVITIES

Barn Department	
Maintenance	Chris Barron
Reservations	Kathie Cosgrove
	Elizabeth Manicchia
Beach & Shore Department	
Reservations	Ginny Vernick
Nautical Department	Bill Zichos
Scenic Department	Julie Scully
Ball Field	Vacant
Beach & Shore	Joe Gallagher
	Stu McFall
Beautification	Vacant
Security Department	Vacant
Tennis Department	Marina Anglim
Maintenance	Mark Overton
Social Activities Department	Vacant
Senior Activities	
Adult/Family Events	
Spring into Summer	Membership/G. Duvall
July 4 th Parade & Picnic	Vacant
Fishing Tournament	Richard Harrison
Ladies' Wine & Cheese	Membership/G. Duvall
Fall Camp-out	Rob Hooper
Guy's Beer & Brats	Scott Glubke
Wings, Chili, Homebrew	Chris Brett
Children	
Weekly Playgroup	Anne Lynch
Spring Party	Amanda Barron
Autumn Party	Amanda Barron
Christmas	Vacant
Membership Department	K. Pruissen, M. Bowman,
	M. Anglim
Bumper Stickers	Lynne Andrews
Welcoming	M. Lundgren, M. Merchant,
	A. Mitchell, T. Seybert
Webmaster	EG Gipple
Community Emails	Marina Anglim
Weathervane Editor	Donna Kinlaw
Weathervane Distribution	L. Pruissan, T. August
	Abbey, Buchanan, Cooley,
	Daly, Davis, Delany,
	Fierstein, Freihofer, Lynch,
	McCoun, Root, Weiss, Wildt

INDEPENDENT ORGANIZATIONS

Ulmstead Swim Club <https://ulmsteadswimclub.com>

President	Jake Womble
Vice President	Sharman Devaney
Secretary	Emily Viguers
Membership	Anne Evans
Treasurer	
Maintenance	Mark Abruzzo
Social	Claire Donahue, J. Ruef
Members at Large	Matt Edmonds, Chris Coelho
	& Kelsi Molowa
UCI Board Liaison	Maureen Coehlo
Swim Team Liaison	Vacant

Swim Club Contact Email pool@ulmstead.org

Swim Team www.UlmsteadSwimTeam.org

Director	Karin Mottus
Assistant Directors	
Communications	Tanya Schwartz
Year End Event	Ime Lewis
Merchandise	Lindsay Blades
Concessions	Maureen Coehlo
GASL League Rep	Jen Womble
Meet Manager (IT)	Liz Norton
Finance	Christie Mayr
Team Webmaster	Hannah Goldstein
Volunteer Coordinators	Molly Wood, Cory Cosgrove
	& Shubhangi Thompson
Head Coach	Colleen Winans
Assistant Coach	Trevor Brinton
Special Events	Jaime John
	Lindsey O'Dea

Boy Scout Troop 835

Scoutmaster	Mike Allen
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COMMUNITY EMAILS

Board@ulmstead.org	Treasurer@ulmstead.org	Membership@ulmstead.org	News@ulmstead.org
President@ulmstead.org	Security@ulmstead.org	Barn@ulmstead.org	Weathervane@ulmstead.org
Secretary@ulmstead.org	DockMaster@ulmstead.org	Social@ulmstead.org	Tennis@ulmstead.org

Ulmstead Calendar – November 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3 Daylight Savings Time ENDS	4	5	6	7	8	9 
10 	11 	12	13	14	15	16
17	18	19	20	21	22	23 Budget meeting: Gloria Dei Church
24	25	26	27	28 	29	30

Reminders: The deadline for the December Weathervane is November 25. Email: weathervane@ulmstead.org