



The Edmondson Heights Neighborhood News

Edmondson Heights Civic Association meets the first Tuesday of the month at Edmondson Heights Elementary School at 7:30 PM during the school year.

Note: Schools closing because of weather or holidays will automatically cancel the meeting.



It Was A Beautiful Day in the Park....

The *Fall Yard Sale in the Park* had a beautiful day and lots of business. 18 sellers set up and sold all sorts of clothing, home decorations, toys, etc. Many thanks go to Sam Stewart for creating the sign that was posted at Harwall Rd. & Forest Park Ave. and to Patryc Barnes for placing ads for our sale in the Catonsville Patch and on Craig's List. These ads drew a significantly larger crowd of lookers/buyers. We look forward to seeing everyone next June for our *Spring Yard Sale in the Park*.



Community Clean Up Day

The Edmondson Heights annual community clean up day sponsored by the Edmondson Heights Civic Association was held Saturday, September 21st from 8 to 11 AM. The morning was beautiful and the residents of Edmondson Heights took full advantage of the opportunity to dispose of their unwanted items. We had between 65 and 75 residents take advantage of the day. Baltimore County Solid Waste Department contracted with a local company for six dumpsters to be placed in the Edmondson Heights Elementary School parking lot. The Edmondson Heights community volunteer turnout was great and made the event a huge success. The community owes the volunteers and the county a great big *"thank you"* for making this event possible. Volunteers, give yourselves a great

big pat on the back. Without you, this event would have been impossible to accomplish.

You ... are the Edmondson Heights Civic Association

Visit *your* website to see more community events, learn more about *your* neighborhood and contact officers.

COMMUNITY EVENTS DATES TO REMEMBER

Mark your calendar for EHCA meetings at Edmondson Heights Elementary School the first Tuesday of every month.

This is your neighborhood. Join your neighbors to keep it wonderful!

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|----------|---|
| 12/3/13* | Election of officers and members of the Board of Directors. Edmondson Heights Civic Association meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria |
| 1/7/14 | Edmondson Heights Civic Association meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria |
| 2/4/14 | Edmondson Heights Civic Association meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria |
| 3/4/14 | Edmondson Heights Civic Association meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria |

EDMONDSON HEIGHTS COMMUNITY HOLIDAY DECORATIONS CONTEST



Each year the EHCA, Inc. hosts a community-wide Holiday Decorations Contest. Volunteers tour the neighborhood and select one winner for each of the following categories:

- Daytime
- Nighttime
- Traditional
- Children's Theme

WINNERS WILL BE ANNOUNCED IN THE EHCA, INC. NEWSLETTER.

Each winner receives a \$25.00 gift certificate



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Thank you.

*Important Basketball Court Resolution

The December 3, 2013 monthly meeting of the Edmondson Heights community at 7:30 PM in the Edmondson Heights Elementary School cafeteria will feature a discussion on the use of the basketball court at the school. Representatives of the school, parks and recreation, county council, police and others will be present to present ideas and propose solutions to the problems of after school use of the court. All who are interested should plan to attend. It is hoped that this meeting will settle the problem of community use of this court. Please plan to come and bring your ideas for a solution.

Maryland Homeowners Association Act 11B-105
To all homeowners within the Edmondson Heights community, you know or should know that Edmondson Heights is a covenant controlled community and as such falls under the Maryland Homeowners Association Act. All homeowners contemplating renovation or repairs to their homes should check the covenant guidelines to ensure that they are not being violated. Covenant guidelines are published quarterly in our community newsletter, are on our community websites and are recorded among the land records of Baltimore County. The Maryland Homeowner Association Act requires that home buyers be provided in writing a copy of the articles of incorporation, the declaration, all recorded covenants and restrictions of the primary development to which the purchaser shall become obligated on becoming an owner including a statement that these obligations are enforceable against an owner and current status of covenant compliance. The Edmondson Heights Civic Association, Inc. strongly enforces the recorded covenants and legal action will be taken as determined by the Association Board of Governors and Officers. It behooves all homeowners to ensure continual compliance with established covenant guidelines within the boundaries of Edmondson Heights. BE SMART; CHECK THE COVENANTS, SAVE MONEY.



KEEP THE LIGHTS ON, PLEASE!!!

By keeping the front and back porch lights on at our homes, we light up the night! This provides visibility both for us and for our neighbors who may come and go during the evening, night and early morning hours. It also provides security for the homeowner/resident. It deters individuals from 'hanging out' in dark areas. It discourages foot traffic through alleys and dark paths. Finally, it helps the police as they patrol the neighborhood. Use fluorescent floodlights or compact fluorescent bulbs in the porch lights to reduce electricity usage.

**Edmondson Heights Civic Association
 \$20.00 Annual Dues Drive**

The 2013 annual dues drive is ongoing. Dues are \$20.00 per residence. In order for us to continue the many activities of the association, we need your participation in the association as well as your dues.. If you haven't already returned your dues, please do so as soon as possible and also please consider becoming an active participant. To pay your dues, make a check or money order payable to EHCA, Inc. in the amount of \$20.00 and mail it to EHCA, Inc., PO Box 21150, Catonsville, Maryland 21228. Thank all of you for your support and we look forward to your continuing support. We live in a GREAT COMMUNITY!!!! Let's work together to keep it that way.

**BE INFORMED...
 STAY
 INFORMED**



Neighbors, provide your email address to the Association and receive information on community events, police alerts, Email Edmondson Heights Neighborhood Newsletters and many other items of interest to the Edmondson Heights community. Your email address will never be sold or given to a third party without your permission. To provide your email address and to start receiving emails from the Association, simply send an email to president@ehcaonline.org, with your name and address. Telephone number is optional. This service is provided only to residents of the Edmondson Heights community. You do not need to be a member of the Association to avail yourself of the benefits of email communications.

Councilman Quirk's Contacts

Tom Quick
Councilman, First District

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Old Court House, Second Floor
400 Washington Avenue
Towson, Maryland 21204
Phone: 410-887-3386 Fax: 410-887-5791
council1@baltimorecountymd.gov

District Office:
Margaret Stokes
Legislative Aide
754 Frederick Road
Catonsville, Maryland 21228
Phone 410-887-0896 Fax: 410-887-1012
mstokes@baltimorecountymd.gov

NEW LAWS....

RESIDENTIAL SMOKE ALARMS EFFECTIVE 7/1/2013

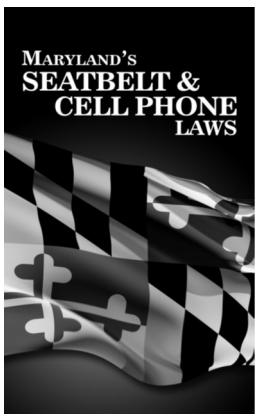


A New Maryland State Law Requiring a Smoke Detector on each Level of a Home went into effect on July 1, 2013.

For one- and two-family dwellings constructed before July 1, 1975 (this includes all homes in the Edmondson Heights community), must have a minimum of one smoke alarm installed on every level of a home by January 1, 2018.

Battery operated smoke alarms remain acceptable, but the law requires that the alarms be tamper proof, powered by long-life batteries, and possess hush button features to discourage unsafe removal. A smoke alarm may be combined with a carbon monoxide alarm if the device complies with this new law, Title 12 of the Public Safety Article, and other specified standards.

When you are ready to replace your current smoke detectors, please ensure that the new smoke alarms you purchase comply with this new law.



Maryland Cell Phone Law Cell Phone Use Ban

Effective October 1, 2013, Maryland's cell phone law now prohibits a driver from using a cell phone while a motor vehicle is in motion.

Law enforcement officers can stop a driver solely for using a cell phone – no other offense is needed.

Drivers will receive a fine of up to:

- \$ 75 – first offense
- \$ 125 – second offense
- \$ 175 – third & subsequent offense

Maryland Cell Phone Law Cell Phone Use Ban (cont.)

Why Enforce The Cell Phone Law?

- Distracted driving is a deadly epidemic on Maryland roadways.
- Talking on a cell phone or texting is the number one source of driver distraction.
- Nationally, 80 percent of vehicle crashes involve some sort of driver inattention.
- On average, more than 30,000 people in Maryland are injured annually as a result of distracted driving crashes.
 - Encourage motorists to:
 - Park the Phone
 - Ride Responsibly
 - Drive Defensively

MARYLAND SEATBELT LAW MANDATORY SEAT BELT USE

Effective October 1, 2013 Maryland has a **primary seat belt law for front seat occupants AND a secondary seat belt law for back seat occupants.** Tickets can be issued to drivers and front seat passengers even if no other violation is observed.

Why Enforce Maryland's Seatbelt Law?

- Seat belts save lives – that's an indisputable fact.
- It's a lot less painful to issue a ticket than to make a death notification.
- On average, more than 2,000 unbelted occupants are injured each year.
- Unbelted motor vehicle occupants represent close to five percent of those injured in crashes statewide.
- When a driver is unbelted, 70 percent of the time, children in that vehicle will not be belted either. Adults who don't buckle up are sending a deadly message to children that it's okay not to use seat belts.
- For some people, it is the threat of the ticket that spurs them to put on a safety belt.
- This enforcement effort is not about writing tickets, it's about **SAVING LIVES**

MARYLAND HOMESTEAD TAX CREDIT

For the past five years, the Maryland State Department of Assessments and Taxation has been requiring residential property owners to file a new application to be eligible for the Homestead Tax Credit. You may have received the credit in the past, but if you fail to file an application by December 31, 2013 that benefit will cease.

The Homestead is a tax credit that applies to your primary residence only. The credit limits the amount of your property assessment on which you actually pay taxes. While your assessments may increase dramatically, the credit limits the increase in the taxable portion of that assessment to just 4% per year. Our Taxpayer Services Section works with Baltimore County property owners on a daily basis, and we can clearly see the impact this tax credit has had on some accounts that otherwise would have faced 20%, 40%, or even 60% increases in their tax bill.

The credit itself can be very large during times of high property assessment increases, but shrinks as assessment growth slows or as assessments even decrease (as we have seen in recent years). Some property owners who, through lower reassessments or because they recently moved, may have seen the credit drop to zero and are wondering is it worth filing now. The truth is, no one knows when and if housing prices will rapidly accelerate again, but with the Homestead Tax credit eligibility in place, you can be protected automatically. That's why it's critical that you apply before the December 31st deadline. It's a quick and simple one-time process that can save you substantial money.

If you are unsure if you're approved, or simply want to verify your eligibility, you should visit the State Department of Assessments and Taxation website at www.dat.state.md.us and click on "Real Property Data Search." Click on Baltimore County and enter your street address. When your property page is displayed, scroll to the very bottom to see if you submitted the application.

If you haven't filed the application yet, you can reach the Homestead Credit Program by calling (410) 767-2165, or toll free at 1-866-650-8783.

Please, take a few minutes to verify your eligibility for this credit, and if necessary file the application.

Is it a big deal? You bet it is.

EHCA, Inc, is Proud to Sponsor Two Websites for Our Community

<http://www.ehcaonline.org>:

Official website for the community accessible to all users of the internet providing a great source of information about Edmondson Heights with links to county resources, newsletters, membership information, service providers and a calendar of upcoming events. Email link to contact the EHCA president is provided.

<https://edmondsonheights.nextdoor.com>:

Social interactive website for use only by registered residents of the Edmondson Heights community. This website is free and very easy to join.

If you haven't checked these sites out, I recommend that you do so the next time you are on your computer. I think you will like them.



A COVENANT CONTROLLED COMMUNITY EDMONDSON HEIGHTS COVENANT GUIDELINES

Residents should be aware that a legally binding set of restrictive covenants apply to all property in the Edmondson Heights Community. These Guidelines were established and initiated by the developer solely for the protection of property values within the community. It has been found that in developments such as our own, composed of groups of homes not individually styled, a certain amount of conformity must be enforced in order to preserve property values. They are a part of your deed, as an official document, recorded among the land records of Baltimore County as laws. By purchasing a house in Edmondson Heights, you have agreed to comply with these covenants even if you were not informed of or did not receive a copy of them at settlement. Any house with a violation cannot be sold until the covenant violation (s) have been corrected and approved by the Board of Governors.

The Edmondson Heights Civic Association, Inc. (EHCA, Inc.) as successor and assignee has adopted the following Covenant Guidelines to insure that homeowners, who are considering alterations, comply with the Covenant Guidelines. These Guidelines have been modified and adapted from the Original Covenants that were established in March of 1953. This revision is effective March 1, 2013. Any deviation from the Covenant Guidelines will require a written submission outlining the type of work to be done and the materials to be used along with drawn plan (s) delivered to the EHCA, Inc. Board of Governors, at P.O. Box 21150, Baltimore, Maryland 21228-0650. You may also deliver your plan (s) to an Officer or Board Member at a regularly scheduled monthly general membership meeting. The EHCA, Inc. Board of Governors retains the sole right to approve or disapprove all plans. Upon approval from the EHCA, Inc. Board of Governors, residents are responsible for obtaining all necessary permits and inspections and for complying with all State and County laws and regulations.

EHCA, Inc. is charged with enforcing these Guidelines and will investigate all complaints and violations, and if necessary, send a violation notice. Depending on the violation (s), the homeowner will be given from 15 days to 60 days to correct the situation. If you are found in violation (s) and you, or anyone acting on your behalf want to discuss it, you must submit a request in writing to meet with the Board of Governors of EHCA, Inc., PO Box 21150, Baltimore, Maryland 21228-0650, stating your situation and the reason for your request. If the violation (s) is not corrected in the stated time period, the EHCA, Inc. attorney will begin legal action. The homeowner with the violation (s) will be responsible for any and all legal fees.

AWNINGS: Only canvas awnings, either in green canvas or green canvas with white trim shall be on the front of middle group homes and/or the side windows of end-of-group homes. All canvas awnings must be removed for the winter months. Rear awnings may be of any type or variety desired, but must not extend beyond the house line so as to be visible from the front street.

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FRONT DOORS, STORM DOORS & FRAMES: Front doors may be painted any color desired, although white is preferred. Storm doors must be painted white wood, white baked-on aluminum or aluminum. Door frames must be replaced in the same style as the original design and must be constructed of wood or Fypon in white only. Vinyl or aluminum cladding, in white only, that maintains the original design is acceptable. Security doors may be installed to replace storm doors but must be white.

END-OF-GROUP HOMES: Facing boards running to the peak must be painted white or covered with white aluminum or white vinyl. White shingles may be replaced or covered with white aluminum or white vinyl siding.

FENCES: Must not extend forward of the chimney. Fences are only permitted at rear of property. Chain link fences are preferred.

GUTTERS & DOWN SPOUTS: Must be white, brick red or dark brown. Conformity within the group is encouraged.

PORCHES: Front porches must be replaced in the original design and be of concrete. Steps must be poured or prefab concrete, quarry stone or brick. Rear porches may be of wood, concrete or metal.

ROOFS: Roofs must be replaced in the same style as the original, and must be in a neutral color, preferably ranging from light gray to black. Attic fan installation must be in the back or side of the roof.

PAINTING: All exposed woodwork on the front, side, and rear of a house must be painted white (Exception is rear porches). Front porch railings must be painted either black or dark green. Conformity within the group is encouraged. Front porches and the concrete wall below brickwork must be painted the color of the original concrete. The recommended concrete paint is the following Behr concrete stain formula from Home Depot: Behr Plus 10 Concrete Stain, Catalina Stone (819), White Base 800 (800):

Colorant	OZ	48	96
B Lamp Black	0	8	0
C Yellow Oxide	0	12	0
L Raw Umber	0	31	0

WINDOWS: Must imitate the original double hung construction. Both sashes must be able to be moved up and down. Replacement windows must be white or painted white. Security bars or grills and glass blocks are permissible on basement windows only.

WOOD STOVES & FIREPLACES: Exposed exhaust piping must be bricked-in, bricks to match existing, and must be located in the rear of the house. If exhaust piping is going through the roof the exposed pipes must be stainless steel and be located at the rear of the house.

Continued on Next Page



End of Group Covenant Compliant Home With Original Design Fluted Entrance Door Pilasters and Plinth Blocks, 6 Fluted Teeth and Acorn Pediment above Door and Double Hung Bay Windows



Middle of Group Covenant Compliant Home With Original Design Fluted Entrance Door Pilasters and Plinth Blocks, 6 Fluted Teeth and Crosshead above Door and Double Hung Win-

ABOVE ARE EXAMPLES OF COVENANT COMPLIANT HOMES

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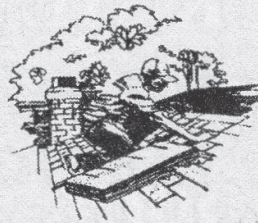
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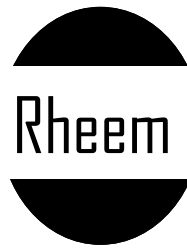
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