



The Edmondson Heights Neighborhood News

A Covenant Controlled Community

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.



FALL YARD SALE IN THE PARK

**Join your neighbors & friends at the
Edmondson Heights Park**

**On Saturday, October 4, 2014
8 AM to 2 PM
(Rain Date: 10/11/14)**

Set up a table/space all around the park on
Forest Park, Harwall and Granville Roads

Clean out the storage spaces in your home:
closets, basement, attic, etc.

Spaces \$15 per seller
Donations will be collected by a member of the
EHCA Board of Governors

For more information:
call Nancy Stevens at 410-788-3105 or
email at nancy21207@gmail.com

Sponsored by the Edmondson Heights Civic Assn

Edmondson Heights Community Clean Up Date

Date: Saturday, September 20

Place: Parking Lot, EHES.

Time: 8:00 A.M. until 11:00
A.M. or until dumpsters are full.



See Enclosed Flyer for Specific Details
Sponsored by the Edmondson Heights Civic Assn

National Night Out Celebration !!

The Edmondson Heights *National Night Out Against Crime—"Dessert in the Park"* was held on 8/5/14 in our park. More than 100 people came out to enjoy a beautiful summer evening, have a delicious dessert, meet and greet neighbors and friends and meet members of the Woodlawn Police Precinct who brought Officer McGruff as well as members of the Baltimore County Fire Department with their fire engine to the delight of the children.

By turning out in such numbers, we put potential criminals on alert that we do pay attention to illegal activities in our neighborhood and are willing to cooperate with authorities to discourage their activity in our neighborhood.

Many thanks to all those who took the time from their busy daily lives to come out and enjoy the wonderful evening, brought delicious desserts for all to share, helped with games for the children and shared their comments and concerns about our community.

NEWS ALERT: EHCA, Inc. has filed for IRS 501-c4 non-profit status. Stay tuned.

You ... are the Edmondson Heights Civic Association

Visit *your* website to see more community events, learn more about *your* neighborhood, links to county and other sites, essential telephone contact numbers and to contact EHCA.

<http://www.ehcaonline.org>

Maryland Homeowners Association Act and Covenants

Homeowners, Home Buyers, Home Sellers, Be aware. All homes within the Edmondson Heights community are subject to this act. All home owners considering 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 ACT requires that home sellers and realtors disclose in writing if the property is subject to any restrictions imposed by a Home Owners Association or any other type of community association. The Edmondson Heights Civic Association, Inc. strongly enforces the covenants and legal action will be taken as determined by the Association Board of Governors and Officers. If you live on one of the streets listed below and in one of the house numbers shown, ***you are a resident of the Edmondson Heights community and are subject to the Edmondson Heights Covenants.***

1100 thru 1248 Newfield Road

1000 thru 1235 Harwall Road

1101 thru 1197 Granville Road

1400 thru 1654 Forest Park Ave

1080 thru 1196 St Agnes Lane

1000 thru 1012 Sanbourne Rd

1437 thru 1531 Ingleside Ave

1400 thru 1561 Clairidge Road

1400 thru 1561 Barrett Road

1400 thru 1655 Kirkwood Road

1400 thru 1659 Langford Road

It behooves all homeowners to ensure continual compliance with covenant guidelines in order to avoid a violation notice and legal action.

PLEASE COMPLY WITH THE COVENANTS AND AVOID A PROBLEM

House Numbers

Front and Rear house numbers are now required by law. Please ensure that you comply with the law. Failure to have a sign may result in a code enforcement violation and a fine. Numbers are required to help emergency vehicles find your home. Comply with the law, put up your house numbers front and rear as soon as possible.

EDMONDSON HEIGHTS CIVIC ASSOCIATION \$20.00 ANNUAL RESIDENCE DUES DRIVE

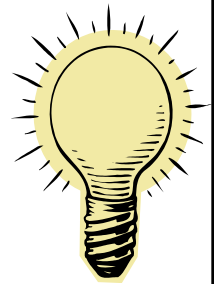
The 2014 annual residence dues drive is ongoing. Dues are \$20.00 per residence due and payable January 1st through December 31st of each year. We thank all of you for your past support and look forward to your continuing support. We live in a GREAT community!!!! Let's **WORK** to keep it that way. **PLEASE PAY YOUR DUES.**

Fall Lawn Tips

- Cool weather in the fall makes it a perfect time to either reseed your lawn or do a complete renovation.
- When planting new grass seed, rake the area well to loosen top soil. Reseed and then cover with straw or similar covering. Water daily until seeds germinate. Keep roots moist with frequent watering to encourage root growth.
- Rather than raking and bagging leaves this fall, let your mower mulch them while cutting your lawn. This adds valuable nutrients and organic matter to the soil.
- Deep piles of leaves will kill a lawn. Use a grass catcher bag on mower. Add the grass contents to a composter or use as mulch in garden beds.
- **REMINDER:** The Fertilizer Act of 2011 requires the last application of fall fertilizer be made prior to November 15th to best protect the Chesapeake Bay Watershed.

Keep The Lights On, Please!!!

Help reduce crime!!! 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. ***Promote safety, reduce crime, keep the lights on.***



**COMMUNITY EVENTS
DATES TO REMEMBER**

Mark your calendar for EHCA Community Meetings at the Edmondson Heights Elementary School the first Tuesday of every month when the school is open. This is your neighborhood. Join your neighbors to keep it wonderful!

- 09/02/2014 Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria
- 09/20/2014 Community Clean-Up, 8 to 11 AM
- 10/04/2014 Community Yard Sale All Around the Park, 8 AM to 2 PM (Rain date 10/11/14)
- 10/07/2014 Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria
- 11/11/2014 Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria
- 12/02/2014 Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria

EMAIL DATA BASE

Be informed, get informed, join the Edmondson Heights email data base and start receiving emails providing current and informative information. Send an email to: president@ehcaonline.org with your name and address.



If you find or have a lost pet, call Baltimore County Animal Control immediately at: 410-887-PAWS

**SPRING/SUMMER GARDEN CONTEST
2014 WINNERS**

1140 St. Agnes Lane- *“Casual Elegance” A stone pathway edged with flowering shrubs and “one of a kind” Perennials leads the way to the Three Seasons Porch. Once inside there is a Black and White Color design, that includes wrought iron furniture, a Candle Light Chandelier, area rug and a water feature. The Porch is anchored by a beautiful White Victorian screened door. A lower stone patio, fire pit, waterfall, seating, annual flower bed, and a vegetable garden, complete this amazing space. None of the elements are forced or overwhelming. Your eyes effortlessly move around the garden, discovering something new with each glance.*

1517 Ingleside Avenue – *“Jewelry for Your Garden” Roses of Red, Yellow, Orange, Pink, and Peach hues compliment the lush green lawn with its carefully placed White Antique Loveseats and manicured shrubs. This elegant, quiet sanctuary is hidden away in the rear of the home.*

1106 Harwall Road – *“Curb Appeal in Spades” Located on what some might consider the main street of the Edmondson Heights community, this garden says to potential homeowners, **WELCOME!** Beautiful flower beds cushion the stairway, leading to the front porch. There is a circular garden in the middle of the upper lawn that contains beautiful annuals and perennials, putting on quite a show for neighbors walking or driving through our community.*

1412 Kirkwood Road – *“Inspirational Garden” Elegant Black Urns filled with Petunias in every shade flank the beautiful entry of this home. The garden speaks volumes about the homeowners and their ability to incorporate many different varieties of plants in their garden. There are annuals, sun and shade tolerant perennials of every color and texture. Colorful flowers surround the bottom trunk of the shade tree, just beyond the front bay window. A garden bed has been planted, that compliments the slope that exists between the two properties, creating a lovely transition between homes.*

Each winner has received a \$25.00 Gift Card.

EHCA, Inc. Sponsored Websites and Email Address Data Base 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, residence dues information and a calendar of upcoming events. Email link to contact the EHCA president is provided and can be used to get your email address added to the **email data base** that is used to provide timely information to residents.

https://edmondsonheights.nextdoor.com/login/?next=/news_feed/ A socially interactive website similar to Facebook but for use only by registered residents of Edmondson Heights. . Our neighborhood is using a private online network called Nextdoor Edmondson Heights, and we think you'll benefit from joining us. On our site, neighbors share community events, recommendations, items for sale/free, crime/safety concerns, ideas about how to make our neighborhood better, and more. Please join us to build a better neighborhood!

Join the Volunteer Recycling Network!

- Do you recycle whenever possible?
- Does it bother you when people put recyclable material in the trash?
- Have you pulled recyclables from the trash?
- Do you encourage others to recycle?
- Do you want to know more about recycling in Baltimore County?

If you answered yes to any or all of the questions above we want and need you.

Baltimore County has had a recycling program in place for 20 years. More recyclables (53,700 tons) were placed out by County residents for collection in 2013 than ever before, but this only produced a residential recycling rate of 15% (by weight). If everyone recycled and recycled everything they could, the County's recycling rate would be closer to 50%. The County has tried a lot of different methods over the last 20 years to encourage recycling but the residential recycling rate has only increased modestly in the last 10 years and most of that increase was realized when the County introduced Single Stream Recycling in 2010. Recycling collection is about as easy as the County can make it. Future increases in the recycling rate will need to come from increased participation.

Increasing participation in the recycling program requires changing the attitudes and habits of people. This will only be accomplished by individuals reaching out to their network of family, friends, neighbors and co-workers and encouraging them to recycle. A volunteer recycling network (VRN) is now forming. Volunteers will be asked to provide information and encourage those in their network to recycle. To help with this outreach the County will provide volunteers with:

- An initial package of information with details about the trash/recycling program.
- Monthly updates regarding the County's solid waste management program.
- A page on the County's website, Solid Waste Management section, that will be dedicated to recognizing volunteers and their activities;
- Tours of the new Single Stream Materials Recovery Facility (Cockeysville) and the Eastern Sanitary Landfill (White Marsh); and a way to share your ideas to increase recycling in Baltimore County.

To join the VRN or for more information, please contact Clyde Trombetti at 410-887-2791 or by email at: ctrombetti@baltimorecountymd.gov

**Edmondson Heights Civic Assn, Inc.
Officers and Board Members**

- President————Quintin Stevens
 Vice President———Donna Hickson
 Treasurer—————Nancy Stevens
 Secretary—————Marie Kane
 Sergeant at Arms—Michael Kane

Board of Governors:

- Debra Butler
 Michelle Murrill
 Kaon Nelson
 Lisa Young
 Sharon Davis
 Susanna Twigg
 Kathy King

Website: www.ehcaonline.org

Edmondson Heights Civic Association, Inc.

Income & Expense Report

1/1/2014- 6/30/14

6 Months Year-to-Date

Income

EHCA Annual Dues	\$ 4,025
Advertising Income	\$ 594
Yard Sale in Park	\$ 325
Interest Earned	<u>\$ 1</u>
Total Income	\$ 4,945

Expenses

Newsletters (Spring & Summer 2014)	\$ 675
Legal Fees	\$ 435
Membership Dues Letters)	\$ 365
Insurance	\$ 325
EHES Book Fair Fund	\$ 300
Office Supplies	\$ 334
Yard Sale in Park Signs	\$ 245
Storage Unit Rental	\$ 289
P.O. Box Rental	\$ 232
Postage	\$ 145
Advertising Expense—Yard	\$ 32
PCRC Dues	<u>\$ 30</u>

Total Expenses: **\$ 3,407**

Net Income: **\$ 1,538**

Awareness is the Answer Natural Gas Safety Tips for Your Family

BGE Reminds Customers to Make Natural Gas Safety a Priority Year-Round and Particularly During Upcoming Winter Heating Season

Winter Safety for Gas

To assure uninterrupted gas service, please keep your outside gas meter and attached equipment clear of ice and snow buildup. A broom makes a handy tool to gently clear the meter. If the meter becomes solidly encased in ice, please report it to BGE toll free at 1-800-685-0123. It is also important to remove icicles from the roof or gutters that hang over the meter. Dripping water can cause freezing and damage to the meter, though it

Customers should understand how to recognize, report and respond to natural gas leaks and help prevent damages to gas pipes and equipment

As cooler temperatures approach and heating season brings an increase in the use of natural gas, Baltimore Gas and Electric Company (BGE) reminds its customers about the importance of natural gas safety. BGE's commitment to maintaining a safe and reliable natural gas system begins with educating our customers about living and working safely with this important energy source.

With the approach of cooler temperatures, many customers will be increasing their use of natural gas for heating, making it essential that customers focus their attention on natural gas safety. Of course, natural gas is used throughout the year for cooking, hot water and other daily tasks, so a solid understanding of gas safety measures should be a year-round priority for customers.

BGE would like to remind customers that even households and businesses not served directly by natural gas are in proximity to BGE's and other operators' gas equipment. Therefore, it is essential that everyone, customers and non-customers alike, understand how to recognize, report, and respond to natural gas leaks and help prevent damage to the gas system.

Natural Gas is naturally odorless, colorless and tasteless. BGE adds a "rotten egg smell" to help you recognize a potential natural gas leak. **If you suspect a natural gas leak or other gas emergency, Leave the premises immediately, go to a safe place and call BGE at 1-800-685-0123** toll-free, 24 hours a day. BGE will respond promptly and there is no charge to investigate a gas leak. .

Extinguish all open flames. Do not use matches or lighters and do not attempt to light an appliance. Do not use any phones, electric switches, thermostats or appliance controls. All of these devices, including battery operated equipment, can cause sparks, and ignite natural gas. Do not start any motorized equipment. Turn off and abandon any motorized equipment you may be operating. Do not attempt to find the source of the leak or to repair a leak.

If you are unsure about what natural gas smells like, call BGE toll free at **1.800.685.0123** and they will send you the **Natural Gas Safety Brochure** that includes a scratch-and-sniff sample of the odor. It's important to remember, that even homes that don't use gas can experience gas leaks through openings in walls from the outdoors.

Carbon Monoxide Safety

Carbon monoxide poisoning is usually caused by incomplete combustion and inadequate ventilation. To reduce the risk of carbon monoxide poisoning, gas and oil appliance manufacturers recommend a yearly checkup. Any qualified heating contractor can perform this service.



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.

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: Fascia 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.

Baltimore County Circuit Court (Land Records)[MSACE62-33188] Book JLE33332, P0498

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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.

Baltimore County Circuit Court (Land Records) [MSACE62-33188] Book JLE33332, PO 499



TYPICAL

End of Group Covenant Compliant Home
Two Original Design Fluted Pilasters and One Plinth Block on each side, Acorn Pediment, Standard Crosshead with 6 Fluted Teeth, above Door, Bay Window and Two Double Hung Windows

TYPICAL

Middle of Group Covenant Compliant Home
Two Original Design Fluted Pilasters and One Plinth Block on each side, Standard Crosshead with 6 Fluted Teeth above Door and 3 Double Hung Windows



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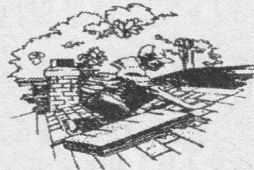
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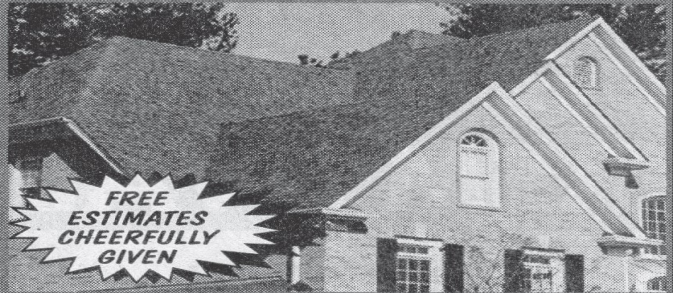
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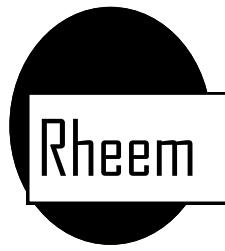
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