



## 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

Eight intrepid sellers showed up for the Fall Yard Sale in the Park on Saturday, 10/5/14. They persevered after the overnight rain storms and sold all sorts of clothing, home decorations, toys, etc. Many thanks to Patryc Barnes for placing ads for our sale in the Catonsville Patch, Craig's List, and Yard Sales.com. These ads continued to draw a larger crowd of lookers/buyers. If you missed this yard sale, we look forward to seeing you there next spring.

#### Edmondson Heights Officers and Board Members

Help your community, volunteer to become an Officer or Board member. Elections for officer and board members for 2015 will be held in our December meeting. If you are interested in becoming an officer or board member, contact me at email [president@ehcaonline.org](mailto:president@ehcaonline.org) or call me at 410-788-3105. Even if you can not volunteer to become an Officer or Board member of the Association, there are many other things that you can volunteer for such as park cleanup and newsletter deliveries.

#### Covenant Enforcement Actions.

The Edmondson Heights Civic Association is currently pursuing some major covenant violations through the courts. They are all close to summary judgment. Letters have been sent to approximately 74 homes notifying them that their home has been referred by the board for legal action. A total of 67 homes have corrected their covenant violations to date during the past year after receiving letter notices of violations.

#### *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 and to contact EHCA.

<http://www.ehcaonline.org>

#### Community Clean Up .

The Edmondson Heights annual community clean up day sponsored by the Edmondson Heights Civic Association was held Saturday, September 20th. The morning was beautiful and the residents of Edmondson Heights took full advantage of the opportunity to dispose of their unwanted items. Between 75 and 85 residents took advantage of the day. Three dumpsters were filled. The community volunteer turnout was great and made the event a huge success. The community owes the volunteers (Michael and Marie Kane, Paul Spahn, Debbie Heinritz, Debra Butler, Toni Worthington, Nancy and Quintin Stevens) 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.

#### After Winter Comes Spring

##### What to do for your lawn during the winter

The leaves are raked up and the lawn mowers & edger's are put away for the winter. NO MORE YARD WORK!!!! Have you ever had your soil tested for its pH level? This would be a good time to do that. The soil pH level should be in the 6.0- 7.0 range for maintaining healthy turf. Other suggestions include:

- Agricultural limestone can be applied to raise soil pH during the winter when the ground is not frozen or covered with snow.
- The Fertilizer Use Act of 2011 prohibit using fertilizer between November 15<sup>th</sup> and March 1<sup>st</sup>.
- Bare ground erodes and should be covered with mulch. You can use shredded leaves or wood mulch. Mulch should be laid 2-3 inches deep in the gardens.
- Late February through the end of March is a good time to over seed your lawn to make it thicker or to cover bare areas.

The above information was obtained from <http://extension.umd.edu/hgic/information-library/monthly-tips-hgic>.

**NEWS ALERT:** EHCA, Inc. is operating as a 501c4 non-profit pending final IRS action.

## 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!

12/02/2014	Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria
01/06/2015	Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria
02/03/2015	Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria
03/03/2015	Edmondson Heights Community Meeting , 7:30 pm, EHES Cafeteria

## Code Enforcement Sweep Results

A sweep was conducted 6-10-2014 and a total of 74 correction notices were issued as shown below:

- 44- Improper Storage of Trash Not in a Can With a Lid
- 15- Tall Grass & Weeds
- 38- No Address in the Rear of Home
- 5- Trash, Junk or Debris
- 13- Untagged Vehicle (s)
- 1- Open Dump Conditions

Note: Some properties had more than one violation which is why the violations add up to more than the total number of notices issued. Also, no address in the rear of the house is a secondary violation only. After the compliance date, the inspectors returned to re-inspect the properties that were found in violation. 18 of the properties were found to remain in violation. 14 of the properties received citations and 4 were sent to a county contractor to have the grass cut.

## **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/](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!



## **Edmondson Heights Community Holiday Decoration Contest**

Each year the EHCA, Inc. sponsors 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 BY EMAIL TO ALL EMAIL ADDRESSES IN OUR DATA BASE AS WELL AS IN THE SPRING NEWSLETTER.

Each winner receives a \$30 gift certificate

## **Field Trip Fund Donation**

The Edmondson Heights Civic Association, Inc. made a \$400 donation to the Edmondson Heights Elementary School Field Trip fund. This donation was made to ensure that all children are able to enjoy class field trips and not be left behind due to a lack of money. The

EHCA, Inc. makes this contribution annually. It is one example of what your dues are used for to improve our community.

# CRIME PREVENTION

**Baltimore County Police Department, Woodlawn Precinct wants to enlist your help to Prevent Burglaries! There are a number of measures you can take to improve your security:**

## **Burglary Prevention Tips**

### **Sheds, Fences and gates. Lock Them Up.**

- Use a good lock on ALL shed doors and extension ladders stored outdoors.
- Lock windows and use blinds to conceal items inside.
- Secure items such as lawn mowers, generators, snow blowers and bicycles to fixed objects using a good chain and padlock.
- Mark all property, including lawn mowers, generators, bikes, snow blowers, saws, leaf blowers, weed eaters, power tools, etc. with your drivers license number and state abbreviation.
- Keep a written copy of **ALL** serial numbers of property stored in sheds & garages.
- Make sure that fences, gates & sheds are secure and closed, even when working in the front yard. It only takes a few seconds for thieves to remove property from a storage area while you are working in the front of the yard.
- Install motion sensor lights on sheds.
- Ensure that house numbers are on back of your house for use by emergency personnel.

## **Homes**

### **Doors, Windows and Sliding Doors, Secure Them**

- All outside doors should be metal or solid wood and fit tightly in the frames and should have a peephole or wide angle viewer.
- Sliding glass doors need to be properly secured. Install pinlocks and/or use a broomstick or dowel inside the track to jam the door. Install pinlocks on double hung windows and a Charlie Bar device on sliding windows.
- Make sure all windows and doors are locked upon leaving your residence and instead of leaving a hidden key, give one to a trusted neighbor.
- Consider an alarm system. Check with several different companies before you buy so that you can decide what level of security fits your needs.

### **Outer Perimeter**

- If there are bushes around your home, cut them in such a way that you can see through and over them. They should be cut below your windows and away from all doors.
- Install outside lights and **leave them on at night**. Motion sensor lights are a great option. Leave exterior and interior lights on when not at home.
- Make your home look occupied. Make use of timers on lights and radios to give the appearance that someone is home day or night. Make sure house numbers are clearly displayed.

**Contact your Community Outreach Officer for a FREE Home Security Survey at 410-887-4714**

**KEEP AN EYE OUT FOR YOUR NEIGHBORS, RE-ACQUAINT YOURSELF WITH OLD NEIGHBORS AND MEET NEW ONES.**

***CALL 911 IF YOU SEE SUSPICIOUS ACTIVITY AT ANY TIME.***

### **Exactly what is *NextDoor Edmondson Heights*? And Why should I join?**

*NextDoor Edmondson Heights* is the private social network exclusively for the Edmondson Heights community. It is similar to Facebook except it is restricted to registered and verified members of the Edmondson Heights community. The mission of *NextDoor Edmondson Heights* is to bring back a sense of community to our neighborhood and to help us connect with all our neighbors throughout the Edmondson Heights community.

**NextDoor Edmondson Heights can be used as follows:**

- To share useful information; answer your fellow neighbors' questions; report crime and emergency alerts; discuss community-wide issues; and organize and publicize neighborhood events.
- Track down a trustworthy babysitter, find out who does the best paint job in town, ask for help keeping an eye out for a lost pet, learn your neighbor's first name and wave or call them by name when you see them.
- To support our neighborhood: recommend local businesses and service providers without spamming; sell, share or donate items you no longer need; and strengthen the community by inviting your neighbors to join *NextDoor Edmondson Heights*.

Neighbors are people who help and look out for each other. So please, respect your neighbors. Be honest, authentic and straightforward at all times. Show tolerance to each other, even if you do not share similar opinions. **Reminder:** Do not share content from the website outside the neighborhood without your neighbor's permission.

**Privacy and Safety Policy:** *Nextdoor Edmondson Heights* makes it safe to share on line the kinds of things you would be okay sharing with your neighbors in person.

- Every neighbor has to verify their address and sign in with their real name just like in person. Access to *NextDoor Edmondson Heights* is limited to registered and verified residents of the Edmondson Heights community only.
- The website is protected by your user ID, password and encrypted by HTTPS.
- Information is never shared outside Next Door to third party advertisers and will never show up in Google or any other search engine
- Only you and other verified neighbors can see information shared on your Edmondson Heights Nextdoor website.

**Support your Neighborhood:**

- Strengthen the community by inviting your neighbors to join Nextdoor Edmondson Heights.
- Become an involved neighbor.

**If you would like to be a part of this online community, go to <https://edmondsonheights.nextdoor.com> on your browser and join. If you have already received an invitation to join Nextdoor, follow the special link on the invitation to create your account.**

### ***Snow & Ice: The Two Most Dreaded Words of Winter***

**How do we cope with all the mess that comes when the snows fall, melt and ice over. Here are a few suggestions:**

- ***Have your walks shoveled clear within 24 hours of the snow storm.*** Be certain that you have your shovels ready for that first storm. If you are unable to take care of this yourself, make certain you have arrangements made with a neighbor or friend to help out.
- ***Remember the postal and the package delivery workers.*** They need safe, snow/ice free conditions to deliver the mail and/or packages to your home.
- ***Be a good neighbor.*** If you have a neighbor who isn't physically able to shovel themselves out after a snow storm, help them out by clearing their walks for them. Remember: one day we may need help too.
- ***Do NOT use sodium chloride/rock salt on your porch or sidewalks.*** This destroys the cement. Sand or kitty litter can be used to improve traction on icy surfaces. If you prefer to use an ice-melter, try magnesium chloride or calcium chloride. These products do not damage the porch or sidewalks when used.

## 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

This is a reminder that the 2014 annual residence dues are \$20.00 per residence and are due and payable January 1st through December 31st of each calendar year. If you have not yet paid your dues for 2014, please remit payment of \$20.00 payable to EHCA, Inc., PO Box 21150, Catonsville, Md 21228 as soon as possible. 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 by paying your dues. Your dues allow the Association to comply with its mission statement to:

- Ensure a safe, attractive community with covenant and code enforcement and park beautification.
- Work with the Edmondson Heights Elementary School and Parent Teacher Association.
- Publish our quarterly Neighborhood Newsletter.
- Sponsor Project Clean Spring, National Night Out, Fall Community Cleanup and the Spring and Fall Community Yard Sales in the park.

## 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](mailto:president@ehcaonline.org) with your name and address and we will add you to our email data base. We currently have 342 email addresses out of 1010 homes signed up for emails.

## 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  
Kathy King  
Lata Mathews\*\*\*  
Lisa Young  
Sharon Davis  
Toni Worthington\*\*\*

Website: [www.ehcaonline.org](http://www.ehcaonline.org)

\*\*\* New board members as of the October 7, 2014



## 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 prefabricated 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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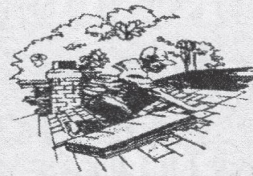
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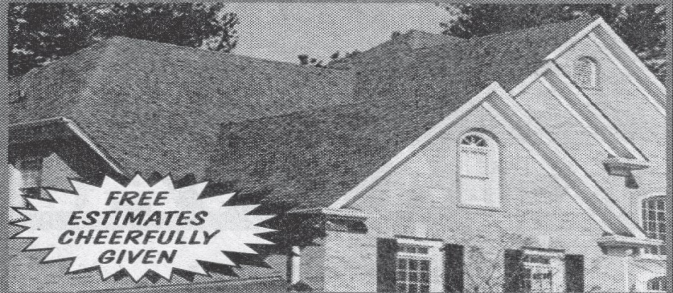
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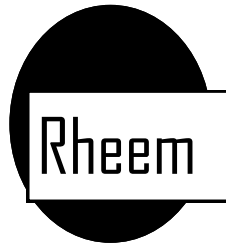
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***No Tricks or Gimmicks - Just Honest Pricing***

# **\$3995.00**

**We use only RHEEM Super High Efficiency Equipment**

**One year Warranty on all materials and workmanship**

**20 Year Limited Factory Warranty on Furnace Heat Exchangers**

**Ten Year Limited Factory Warranty on all Rheem parts**

**This Price Effective Through March 31, 2015**

**Financing available with approved credit.**