



The Edmondson Heights Neighborhood News

A Covenant Controlled Community

<http://www.ehcaonline.org>

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.



Edmondson Heights Community Yard Sale in the Park

Join us on Saturday, June 6, 2015,
(Rain Date Saturday, June 13th),
8AM to 2PM in the Edmondson Heights Park.

Come to sell, buy, trade or just look.
Spaces will be available around the park.
Sellers need to provide their own tables, chairs,
clothes racks, etc.

Spaces are \$15 per seller
available on a first come basis.

Edmondson Heights Civic Association Board
members will collect the \$15 fee
on the day of the sale.

For more information, contact Nancy Stevens by
phone at 410-788-3105 or by email at
nancy21207@verizon.net.

See you there!!!

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 and we will add you to our email data base. We currently have 372 email addresses out of 1010 homes signed up for emails. Your email address will never be sold or given to a third party without your permission. **Help us inform the community, Join us.**

Project Clean Stream

Saturday
April 11,
2015
9:00 to
12:00

It's coming, Are you ready?
The 5th Annual Project Clean Stream is coming to
our Edmondson Heights Park!!!
Can you believe it? We're going to be doing Project
Clean Stream in our park for the 5th year !!! *It's ab-
solutely amazing.* Your commitment to keeping our
park clean and ultimately keeping trash out of the Ches-
apeake Bay is **FANTASTIC !! Let's keep it going.....**

Project Clean Stream is an annual event organized by
Blue Water Baltimore and the Alliance for the Ches-
apeake Bay. Focuses on the larger message of the entire
Chesapeake Bay watershed that extends from Pennsyl-
vania through Maryland and into Virginia. It promotes
and reinforces the direct relationship between clean,
litter-free streams and woodlands and a clean, beautiful
Chesapeake Bay the provides a home for fish and wild-
life as well as amazing recreational opportunities for
everyone.

The stream in the Edmondson Heights Park feeds into
Dead Run which then flows into the Gwynns Falls on to
the Patapsco River and finally into the Chesapeake Bay.
We will be picking up trash such as fast food containers,
plastic bottles, plastic bags, candy wrappers, etc. to pre-
vent this trash from flowing into the Bay and polluting it
for the fish, oysters, crabs, and people who enjoy the
bay.

**This is your invitation to come on outside and join us
on Saturday, April 11, 2015 (rain date: April 18,
2015) to help keep the Chesapeake Bay clean.**

For further information, contact Nancy Stevens at 443-
514-5503 or nancy21207@verizon.net. We look
forward to seeing you in the park at the cannon on April
11th.

**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!

- 4/07/2015 Edmondson Heights Community Meeting. **This meeting is moved to April 14th because of Easter Vacation.**
- 4/11/2015 Project Clean Stream in the Park.
- 4/14/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 4/18/2015 Project Clean Stream Rain Date..
- 5/05/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 6/02/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 6/06/2015 Community Yard Sale in the Park.
- 6/13/2015 Community Yard Sale in the Park (Rain Date)

Book Fair School Fund Donation

The Edmondson Heights Civic Association, Inc. made a \$400 donation to the Edmondson Heights Elementary School Field Trip fund in October 2014. 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. This is one example of how your dues are used to improve and help our community. Please ensure that you pay your residence dues annually.



**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 categories below. This year's winners are:

Daytime—1436 Forest Park Avenue

Nighttime—1431 Kirkwood Road

Traditional—1654 Kirkwood Road

Children's Theme—1527 Ingleside Avenue

EACH WINNER RECEIVED A \$30.00 GIFT CERTIFICATE.



**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 or 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 and cost.

EHCA, Inc. Sponsored Websites

<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.

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!

**COVENANT ENFORCEMENT ACTION
UPDATE**

As many of you know, covenant violations are being strictly enforced. Most of the covenant violations are listed below (this is not a complete list nor is it intended to be):

Door entrance trim not in original design. Trim is missing pediment acorn, is covered in flat aluminum without flutes (grooves), Form stone or plain wood,

- Storm or security doors missing on the front of the house.
- Bay windows on middle of group homes and non-double hung windows on middle of group homes.
- Porch Railings and cement walls are painted the wrong color.

Door entrance trim is considered a major violation and will be some of the first that the Association will initiate legal action on. In most cases, the violation can be corrected by the removal of the flat aluminum covering and restoring the original wood trim. Many end of group homes have the acorn missing from the pediment on top of the door. This can only be corrected by installation of a Fypon Acorn pediment that can be obtained by special order at either Lowe’s or Home Depot. Door entrance trim constructed of flat wood must be replaced with covenant compliant Fypon trim.

Bay windows on middle of group homes are also considered a major violation and will be some of the first that the Association initiates legal action on. The only satisfactory correction is the removal of the bay window and installation of double hung windows.

Storm or security doors missing on front of the house must be replaced with white storm or security doors. Legal action on these violations will come after the above two violations.

Paint in wrong color can only be corrected by painting the entrance trim or porch railings in the correct covenant compliant color. Door entrance trim must be painted white, Porch railings must be painted dark green or black and concrete must be painted in the using the paint formula shown in the covenant guidelines.

The Association on February 3, 2015 took two homeowners to court for non-compliant metal porch awnings. The Association won the case and the homeowners with the violations have been ordered by the court to remove the non-compliant awnings and to pay court costs and legal fees. Two homeowners with form stone entrance trim are in the final stages of legal action at this time.

**Income & Expense Report
1/1/2014—12/31/2014
12 Months Year-to-Date**

Income	
EHCA Annual Dues	\$5,515
Advertising Income	\$1,695
Yard Sale in Park	\$ 445
Interest Earned	<u>\$ 2</u>
Total Income	<u>\$7,657</u>
Expenses	
Residence Dues Letters (2014 & 2015)	\$1,391
Newsletters (4 Quarterly)	\$1,265
Storage Unit Rental	\$ 590
Office Supplies	\$ 572
Postage	\$ 566
EHCA Community Signs & Banner	\$ 477
Legal Fees	\$ 435
EHES Field Trip Fund	\$ 400
Liability Insurance	\$ 325
EHES Scholastic Book Fair	\$ 300
P. O. Box Rental	\$ 232
Gift Cards—Contest Winners	\$ 220
Community Clean-up Fliers	\$ 80
National Night Out Supplies	\$ 56
Ads for Yard Sale in Park	\$ 32
PCRC Dues	<u>\$ 30</u>
Total Expenses	<u>\$6,971</u>
Net Income	\$ 686

Councilman Quirks Contacts

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Baltimore County Council
Old Court House, Second Floor
400 Washington Avenue
Towson, Maryland 21204
Phone: 410-887-3386
Fax: 410-887-5791
Email: council@baltimorecountymd.gov*

District Office:

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754 Frederick Road
Catonsville, Maryland 21228
Phone 410-887-0896 Fax: 410-887-1012
mstokes@baltimorecountymd.gov*

CODE ENFORCEMENT SWEEP

The Edmondson Heights Civic Association, Inc. Board of Governor's and Officers have decided to request a community wide code enforcement sweep to be conducted in the spring and early summer. This is a general review of the neighborhood for visible code enforcement violations which can be easily corrected in most instances. Corrective notices and/or citations with potential fines will be issued during the sweep for the following:

- Untagged /Inoperative Motor Vehicle
- Junk, Trash And Debris
- Rat Holes In Yards
- Trash Cans Without Lids
- Chipped And Peeling Paint
- Broken Windows
- Grass Over 12" High
- Unsafe Sidewalks, Porch Deck And Steps.
- Major Exterior Repairs.
- No House Number on Front and Back of Home.

The above list is not all inclusive. Other violations may be noted. We strongly recommend that all residents correct all known violations in advance of the sweep in order to avoid a corrective notice and/or citation with potential fines. Let's all pitch in to make our community a well maintained and desirable community in which to live and at the same time maintain and increase our home values. **Take care of your property.**

Pre-School and Pre-Kindergarten Screening and Early Kindergarten Registration for the 2015/2016 School Year at EHES

Call the Edmondson Heights Elementary School at 410-887-0818 in late March and April for the screening and registration dates.

- Pre-School Program Screening - Child's birthdate must fall between 9/2/2010 and 9/1/2011.
- Pre-Kindergarten Screening—Child's birthdate must fall between 9/2/2009 and 9/1/2010.
- Kindergarten Registration—Child's birthdate must fall between 9/2/2008 and 9/1/2009.

Edmondson Heights Civic Assn, Inc. Officers and Board Members Calendar Year 2015

President———Quintin Stevens
Vice President———Vacant
Treasurer———Nancy Stevens
Secretary———Marie Kane
Sergeant at Arms—Michael Kane

Board of Governors:

Cheryl Anderson
Debra Butler
Donna Hickson
Kaon Nelson
Kathy King
Lata Mathews
Michelle Murrill
Natasha Perry
Sharon Davis
Toni Worthington

Edmondson Heights Civic Association Annual Residence Dues

The 2015 annual residence dues drive has begun. Dues are \$20.00 per residence and are due and payable January 1st through December 31st of each year. Resident dues letters were mailed to each residence in Edmondson Heights in early February 2015. Your dues enable the Association to::

- Ensure a safe, attractive community with covenant and code enforcement actions.
- Work with and sponsor activities of 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.
- Ensure park beautification projects and addressing of new projects as identified by residents

If you have not yet paid your dues, please remit payment of \$20.00 payable to EHCA, Inc. and mail it to Edmondson Heights Civic Association, 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.

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***

Spring is finally here, Is your lawn ready?

The snow shovels and ice scrapers have been put away for another year. Now it is time to think about what the lawn needs. Here are a few ideas for the lawn.

- Check the blades on the lawn mower to ensure that they are sharp enough to avoid damaging the turf when mowing.
- Now is a great time to have your soil tested to determine the pH level. A test kit can be purchased at any lawn and garden store. Simply follow the instructions on the test kit for how to perform the test. If the pH level needs to be raised, use lime in the appropriate amounts. If the pH level needs to be lowered, use iron sulfate or elemental sulphur in the proper levels.
- If crabgrass is a problem in your lawn, a granular pre-emergent crabgrass control product (Be certain it does not contain nitrogen fertilizer) can be used. The first application should be when forsythia is blooming. If a second application is needed, it should be done about 6 weeks later.
- Cool season grasses (i.e. Fescue and Bluegrass) should be mowed to 3 inches high. Mow zoysia and Bermuda grass to 2-3 inches high.
- Cool season grasses should be fertilized in the fall, but if it is needed in the spring, and application of 0.5 to 0.9 pounds nitrogen per 1000 square feet can be used. Zoysia and Bermuda Grass do best if they are fertilized in July. (Not in the Fall).
- Ground Ivy, Clover, Dandelion and other broadleaf weeds can be controlled with an application of a liquid broadleaf herbicide.

This information was obtained from the University of Maryland Extension Service at [http://extension.umd.edu/..](http://extension.umd.edu/)

House Numbers

Front and Rear house numbers are now required by law. Signs must be prominently displayed and be at least **THREE INCHES IN HEIGHT** designating the address assigned to the property. The signs must be clearly visible from any street or alley providing public vehicular access to the property. Please ensure that you comply with the law. Failure to have a sign may result in a fine of up to \$100.00. 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. This community has a very low compliance rate with this law. Be warned, the code enforcement sweep will cite this as a violation during the code enforcement sweep.**



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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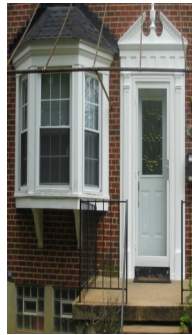
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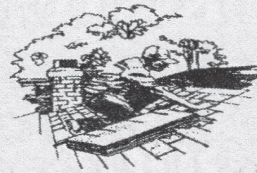
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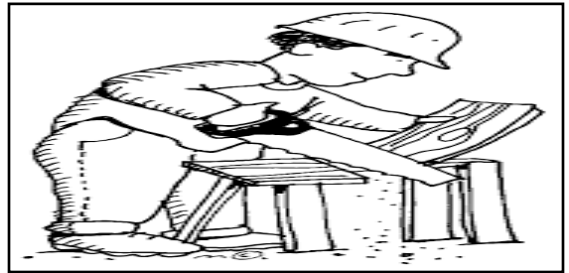
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***14 S.E.E.R available for \$3995.**

We use only RHEEM Super High Efficiency Equipment with a 1 Year Warranty on all materials and workmanship, a 20 Year Limited Factory Warranty on Furnace Heat Exchangers and a 10 Year Limited Warranty on all RHEEM Parts.

Family owned and operated since 1981, F.R.S. Contractors is a Rheem participating contractor providing quality licensed and insured installation and service of RHEEM HVAC Equipment to the greater Baltimore area including Baltimore City, Baltimore County, Howard County, Anne Arundel County and Carroll County.

F.R.S. Contractors has been a BBB accredited business since 08/01/1988 and currently has an A+ rating.