



## The Edmondson Heights Neighborhood News

A Covenant Controlled Community

<http://www.ehcaonline.org>

president@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@gmail.com](mailto:nancy21207@gmail.com).

#### EMAIL ADDRESS DATA BASE

Be informed, get informed, join the Edmondson Heights email data base and start receiving emails providing current and informative information. To join, send an email to: **president@ehcaonline.org with your name and address** and we will add you. We currently have 381 email addresses out of 1010 homes signed up. Your email address will never be sold or given to a third party without your permission. **Join us and help us inform the community.**

### National Night Out

**At the Edmondson Heights Park**  
**“Dessert in the Park”**  
**Tuesday, August 4, 2015**  
**Edmondson Heights Park**  
**From 7 - 9 p.m.**

Edmondson Heights residents, come join your neighbors and friends in our park at Harwall Road and Forest Park Avenue near the cannon from 7-9 p.m. on Tuesday, August 5, 2014 for the 3rd Annual “Dessert in the Park”.

National Night Out is an annual event designed to strengthen our communities by encouraging neighborhoods to engage in stronger relationships with our neighbors and with local law enforcement.

Bring your family and friends, bring a dessert or fruit/veggies to share with your neighbors and join us. We will have games for children, Officer McGruff and the Fire Dept. truck may attend.

*NOTE: Children under 12 must be accompanied by an adult.*

*Look for additional information on:  
<https://edmondsonheights.nextdoor.com>,  
[www.ehcaonline.org](http://www.ehcaonline.org) and via email from the  
Edmondson Heights Email Data Base as we get  
closer to the date*



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

**Revised Covenant Guidelines, Pages 6 and 7.**

**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!*

- 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)
- 8/05/2015 National Night Out
- 8/26/2015 First Day of School
- 9/01/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 9/19/2015 Community Clean-Up
- 10/06/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.

**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.**

***Book Fair School Fund Donation***

The Edmondson Heights Civic Association, Inc. made a \$400 donation to the Edmondson Heights Elementary School PTA Book Fair fund in April 2015. The donation was made to ensure that all children are able to enjoy purchasing a book and not be limited due to lack of money. The EHCA, Inc. makes this contribution annually. This is one example of how your annual dues are used to improve and help our community. Please ensure that you pay your residence dues so that we may continue to provide this type of support to our school.

***Councilman Quirks Contacts***

*Tom Quirk, Councilman, First District  
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:***

*Margaret Stokes, Legislative Aide*

*754 Frederick Road*

*Catonsville, Maryland 21228*

*Phone 410-887-0896 Fax: 410-887-1012*

*mstokes@baltimorecountymd.gov*



**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/](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!



## How to Handle Plastic Bags in Baltimore County

In the U.S., an estimated 100 billion plastic grocery bags are used every year. Plastic bags are not accepted by Baltimore County for recycling because they clog the sorting machinery at the Material Recovery Facility (MRF). So where do these bags go?

Unfortunately, many of these bags end up polluting streets and waterways or taking up space in landfills. You can reduce plastic waste by bringing reusable bags with you when shopping. Quality bags are easy to find for a few dollars at the checkout line of most grocery and retail stores.

Reusing the plastic bags you already have is another important step. Cleaning up after pets, lining small trash cans, packing lunch, packing fragile items in place of bubble wrap, making impromptu rain boots or shower caps, and creating recycled art are all creative ways to extend the useful life of your bags before reaching the last step, **recycling**.

Just because they are not collected "curbside" does not mean plastic bags cannot be recycled. In fact, plastic film is a widely collected resource that is recycled into composite lumber or post consumer resin used to create new bags and other plastic products. However, an EPA study revealed that less than five percent of all plastic bags are actually recycled. Clean, dry bags, as well as other plastic films labeled with Resin Identification Codes 2 and 4, are collected at many grocery and retail stores for recycling. You can find collection locations in your area at [abagslife.com](http://abagslife.com)

## 2015 Project Clean Stream



### *One huge pile of trash—now gone*

We live in an absolutely amazing community !! 26 volunteers came to the park on a beautiful, sunny Saturday in April. They brought their spouses, children, and grandchildren. They donned work gloves, grabbed trash bags, and went to work scrambling down into the streambed and the hillsides to clean up the trash in the stream and the park. 59 bags of trash plus a wooden table and chair, carpet padding and tack strips, and a child's scooter were picked up.

### ***OUR PARK IS CLEAN AGAIN !!!***

Home Depot supported our efforts by donating 2—\$25 coupons which were used to purchase trash bags and mulch that was laid in the planter boxes along the steps down into the park.

Edmondson Heights residents truly care about our community and are willing to show up and do the hard work to keep it looking great.

### ***THANKS TO ALL OF YOU !!!!***

## Summer Garden and Yard Landscaping Contest

The Edmondson Heights Civic Association, Inc. wants to recognize the gorgeous gardens and lawns that beautify our neighborhood. During the month of June, volunteers will tour the neighborhood and select winners. Winners will be announced in the fall issue of the Edmondson Heights Neighborhood News Newsletter, on Next Door Edmondson Heights and by email. Each winner will receive a gift certificate in the amount of \$30.00.



## CODE ENFORCEMENT SWEEP

The Edmondson Heights Civic Association, Inc. Board of Governor's and Officers have requested 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, Avoid a violation.**

## Community Sign

The Edmondson Heights Civic Association, Inc. Officers and Board of Governors have approved the purchase and installation of a community sign to be located at the intersections of Granville Road and Forest Park Avenue on Edmondson Park land. We are currently awaiting a decision by Baltimore County to allow us to place this sign on Baltimore County land.

The installation of this sign plus the one located at Newfield and Forest Park Avenue and the one located at Forest Park Avenue and Harwall Road will provide visitors to our community from all directions into our community a clear and visible means of knowing that they are now in Edmondson Heights.

This is another example of how the Edmondson Heights Civic Association, Inc. works for you.

## 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

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

## Edmondson Heights Civic Association Annual Residence Dues

The 2015 annual residence 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 residence dues, please remit payment of \$20.00 by check or money order made payable to EHCA, Inc. and mail it to EHCA, PO Box 21150, Catonsville, Md 21228 as soon as possible. All funds raised go back in support of the betterment of the Edmondson Heights community. 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 covenant guidelines and legal action will be taken as determined by the Association Officers and Board of Governors. The boundaries of Edmondson Heights are shown in our Covenant Guidelines on page 7 of this newsletter.

If you live on one of the streets and addresses as shown in our Covenant Guidelines, ***you are a resident of the Edmondson Heights community and are subject to the Edmondson Heights Covenants. 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***

### Alley Parking

Alley parking can be dangerous if there is not enough space for emergency vehicles to pass through. The Baltimore County Code, Article 18, Title 2, Subtitle 202 (Obstruction of Streets and Alleys) states:

*"(b) A person may not park, stop, or leave unattended a vehicle in any alley leaving less than 12 feet of clearance parallel to the vehicle."*

Vehicles blocking alleys and preventing trash and recycling collection can cause:

- Scattering of materials
- Rodent problems
- Delay in material being collected.
- Blockage of emergency vehicles.

Vehicles that block alleys are subject to ticketing and towing. To report a blocked alley, call the police at **410-887-2222**.

## Animal Laws-Article 12 Baltimore County Code

1. When off the owner's property, all dogs and cats must be walked on a leash. If chained outside, chains must have swivels. Chain collars may not be used, except when training.
2. All dogs and cats four months of age must be vaccinated against rabies.
3. All dogs and cats must be licensed at four months of age. New pets and all animals moving into Baltimore County must be licensed within thirty days.
4. All animals must be provided shelter for protection from wind, snow, rain, cold and the sun, plus adequate daily food and water, in clean un-tippable bowls.
5. Owners of female cats and dogs "in heat" must not leave their pets outside unattended. (Although spaying female or neutering male animals is not required, it is highly recommended.)
6. It is a violation of the law to allow dogs to bark excessively.
7. If an animal bites someone, the owner and the bite victim must report the injury to the Police Department. You are responsible if your pet bites or injures another person or animal, or menaces people in the community.
8. Owners are responsible for the timely removal of pet waste on public and private property.
9. Do not abandon or neglect pets you cannot keep. Instead, call Animal Control for assistance.
10. Any puppy or kitten sold or given away must be at least eight weeks old. Anyone selling or giving away a puppy, kitten, dog or cat must provide a health certificate, signed by a licensed veterinarian, along with a statement indicating date of sale or transfer of animal, description of animal, and immunizations given. The name, address and phone number of buyer and seller must also be provided.
11. Inadequate provision of food or water, unsanitary conditions, animal combat, cruelty and neglect are all considered animal abuse.

**Residents who are concerned about violations should contact the County Animal Control Office at 410-887-7297**



## 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 and 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. Covenant violation/s may make it difficult to sell or transfer your home without correction of the violation/s.

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 May 1, 2015. Failure to comply with the Covenant Guidelines could result in EHCA, Inc. taking certain enforcement actions authorized under the Maryland Homeowners Association Act and the Maryland Contract and Lien Act. Such enforcement actions could result in delays in future property sale or transfer. 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. Residence dues as determined by the EHCA, Inc. Officers and Board of Governors are due and payable annually to EHCA, Inc.

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 90 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.

Boundaries of Edmondson Heights are as follows: 1100 thru 1248 Newfield Road, 1000 thru 1235 Harwall Road, 1101 thru 1197 Granville Road, 1400 thru 1654 Forest Park Avenue, 1080 thru 1196 St Agnes Lane (Even Side Only), 1000 thru 1012 Sanbourne Road, 1437 thru 1531 Ingleside Avenue (Odd Side Only), 1400 thru 1561 Clairridge Road, 1400 thru 1561 Barrett Road, 1400 thru 1655 Kirkwood Road, 1400 thru 1659 Langford Road.

**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 vinyl. 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 fluted design is acceptable. Security doors may be installed to replace storm doors but must be white. **White Storm or Security doors are required. End of Group homes must maintain the original design Acorn Pediment.**

**END-OF-GROUP HOMES:** Fascia boards running to the peak must be painted white or be 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.

Continued from previous page.

**ROOFS:** Roofs must be replaced in the same style as the original slate in slate or asphalt and must be in a neutral color, preferably ranging from light gray to black. Attic fans or solar panels must be installed in the back or side of the roof and not be visible from the front of the house.

**PAINTING AND STAINING:** 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 stained the color of concrete. Gray paint is unacceptable. Recommended concrete stain is Behr Premium Solid Color Concrete Stain , Flat Finish, White Base 800, Color Catalina Stone (819).

**WINDOWS:** Must imitate the original double hung construction. Both sashes must be able to be moved up and down. Windows must be white. Bay windows are permitted on End of Group homes only. Security bars or grills and glass blocks are permitted on basement windows only. Shutters are not permitted.

**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.



**TYPICAL**

**End of Group Covenant Compliant Home  
Front Entrance Door Trim**

Two Original Design Fluted Pilasters and One Plinth Block on each side, Acorn Pediment, Standard Crosshead with 6 Fluted Teeth.

**TYPICAL**

**Middle of Group Covenant Compliant Home  
Front Entrance Door Trim**

Two Original Design Fluted Pilasters and One Plinth Block on each side, Standard Crosshead with 6 Fluted Teeth.

**Acorn Pediment not allowed.**

These Covenant Guidelines are subject to future changes at the discretion of the Officers and Board of Governors. This revision having been reviewed for legal sufficiency by legal counsel and voted on and approved by the Association Officers and Board of Governors and General Membership takes effect May 1, 2015 and supersedes all previous versions.



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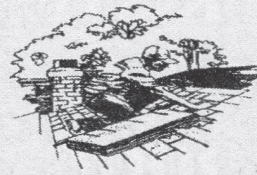
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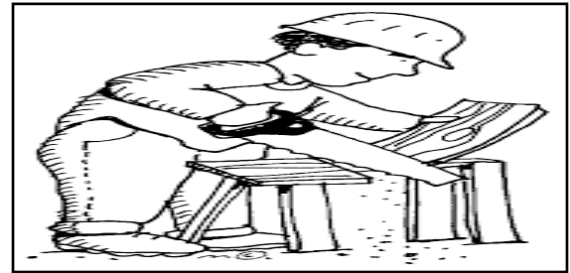
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# **\$3,695**

Up to 1-100,000 B.T.U. 80% efficient RHEEM Model R801S gas fired up flow Furnace and 1-30,000 B.T.U. RHEEM 13AJN030 (2-1/2 Ton) with matching "A" coil 13 S.E.E.R. Central Air Conditioning system completely installed to your existing duct work, gas lines, adequate electrical service and chimney. Also includes Programmable Thermostat, Insulated Refrigeration Line, outside pad for A/C unit and condensate drain line.

**\*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.**