

Fall 2015
Volume 56, No. 3



Editor: Editor Needed

The Edmondson Heights Neighborhood News

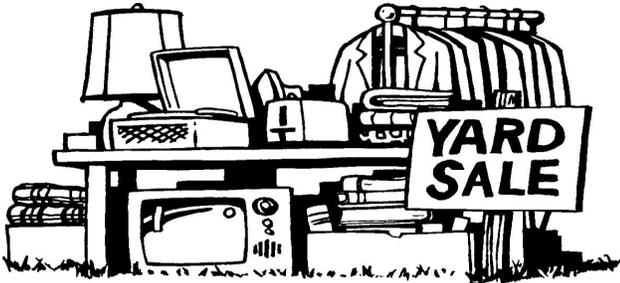
A Covenant Controlled Community

<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, October 3, 2015

(Rain Date Saturday, October 10th),

8AM to 2PM in the Edmondson Heights Park.

Come to sell, buy, trade or just look.

Spaces will be available on Harwall & Forest Park

Sellers need to provide their own tables, chairs, clothes racks, etc.

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

EHCA, Inc. Board members will collect the \$15 fee on the day of the sale.

For more information, contact Nancy Stevens at 410-788-3105 or at nancy21207@gmail.com.

See you there!!!

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 382 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. This is the only way we can communicate important and timely information to residents.**

The Almost Rained Out National Night Out Celebration !!

The Edmondson Heights *National Night Out Against Crime*—“Dessert in the Park” was held on 8/4/2015 in our park.

We were all set up with the food laid out, children's games set up—all ready to go, when the clouds broke loose with a rain shower. However, our residents are dauntless. We stuck it out through the rain showers with lots of umbrellas and sought shelter under the maple tree. Our reward? A beautiful rainbow appeared to the delight of everyone. How frequently do we get to see such a beautiful sight????

Approximately 40 residents and their families came out to enjoy the evening, have some delicious food and meet friends and neighbors. The Baltimore County Fire Department provided a thorough inspection of their fire engine along with excellent explanations of how their equipment worked much to the delight of the children and many adults.

Many thanks to all those who took the time from their busy daily lives to come out and enjoy the adventure filled evening, brought delicious desserts for all to share, helped with games for the children and shared their comments and concerns about our community. **We look forward to seeing you next year.**

Edmondson Heights Community Clean Up Date

Date: Saturday, September 19, 2015

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



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!*

- 09/01/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 09/19/2015 Community Clean-Up Day
- 10/03/2015 Community Yard Sale in the Park.
- 10/10/2015 Rain Date for Yard Sale in the Park.
- 10/06/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 11/4/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 12/1/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.

SPRING/SUMMER GARDEN CONTEST 2015 WINNERS

Each year, the Edmondson Heights Civic Association, Inc. sponsors a Spring and Summer Garden Contest to select four Edmondson Heights neighbors who have expressed their pride in our community by enhancing the beauty of their yards. There is a great sense of pride, when walking or driving through our community and looking at these yards. This year's winner's are listed below:

- 1178 St Agnes Lane
- 1190 St Agnes Lane (Backyard)
- 1247 Newfield Road
- 1501 Clairidge Road

Each winner received a \$30.00 Walmart Gift Card and our congratulations for having a beautiful yard.

This is another example of how your residence dues are used. Please remit promptly if you have not already done so for this year.

10 Ways to Reduce Auto Theft and Break-ins

- **Remove** valuables from the vehicle.
- **Lock** your vehicle.
- Do **not** leave a spare key near the vehicle.
- Completely **close** all windows.
- **Never** leave the vehicle running unattended.
- Install a steering wheel locking device.
- Install an audible alarm system or anti-theft device.
- Install a vehicle immobilizer system.
- Install a GPS tracking system.
- **Call** the police at 911 if you notice something near your vehicle.

Following the above recommendations will go far to making your vehicle less attractive to car thieves. Keep safe. Think safe. Be safe.



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. **Keep the lights on, Please.**

EDMONDSON HEIGHTS NEXT DOOR

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 sponsored by the Edmondson Heights Civic Association, Inc. Our neighborhood is using a private online network called Nextdoor Edmondson Heights, and we think you will 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! This website is free and very easy to join. Check it out and while you are at it, check out our Association website at www.ehcaonline.org and join our email data base.

**Operating Account
1/1/2015—6/30/2015
6 Months Year-To-Date**

Operating Income:

EHCA Dues	\$ 4,597
Advertising Income	\$ 830
Yard Sale in the Park	\$ 165
Contributions for Common Area Mowing	\$ 160
Interest	<u>\$ 1</u>

Total Operating Income **\$5,753**

Operating Expenses:

Newsletters (Spring and Summer 2015)	\$ 720
Supplies	\$ 501
Triangle Landscaping	\$ 500
Common Area Mowing	\$ 450
EHES Book Fair Donation	\$ 400
Liability Insurance	\$ 325
EZ Storage Rental	\$ 319
Post Office Box Rental	\$ 232
Legal Fees	\$ 230
Signs (Meeting)	\$ 199
Bank Fees	\$ 45
PCRC Dues	<u>\$ 30</u>

Total Operating Expenses **\$3,951**

Net Operating Income **\$1,802**

**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 Newsletters.
- 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.

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. Baltimore County has approved our request to place this sign on Baltimore County land. The sign is currently being made and should be installed in September 2015.

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, A Covenant Controlled Community** where the Covenants are strictly enforced.

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

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 and 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.

Maryland Homeowners Association Act and Covenants

Homeowners, Home Buyers, and 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 in compliance. 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. 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 /or legal action.*

PLEASE COMPLY WITH THE COVENANTS AND AVOID A PROBLEM

Trash/ Recycling/Grass Height

Per Baltimore County Code, household trash and recyclables are to be placed in the alley on scheduled days for pick up in trash cans with lids. Trash set in the alley in a can without a lid or just in a plastic bag will result in a possible Baltimore County Code Enforcement violation resulting in a possible citation and resulting fine. Schedules of days for trash and recycling pickup can be found on the Baltimore County Department of Public Works website:

<http://www.baltimorecountymd.gov/Agencies/publicworks/recycling/collectioninformation.html>

Baltimore County Code states that Grass Height can be no higher than 12 inches. Grass higher than 12 inches may be subject to a Baltimore County Code Enforcement violation resulting in a possible citation and resulting fine.

Avoid a citation and possible fine by complying with the Baltimore County codes.

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 will cite this as a violation during the code enforcement sweeps.**

PUT UP THE SIGNS, FRONT AND REAR.



Fall 2015 Household Hazardous Waste Collection Event

Sunday, November 8, 2015 from 9 a.m. to 1 p.m.
Western Acceptance Facility

The Hazardous Household Waste Collection Event will accept the following:

- Household chemicals
- Paints
- Pesticides
- Medicines
- Swimming pool chemicals
- Mercury thermometers & thermostats
- Fluorescent bulbs
- Rechargeable batteries
- Computers & home electronics
- Ammunition, fireworks & flares
- Automotive fluids

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

Baltimore County Code § 18-3-107. REMOVAL OF SNOW AND ICE

Baltimore County Law on snow shoveling sidewalks is not well-known — but it is important! Law states that sidewalks **MUST** be shoveled within 24 hours after a snow storm. This is laid out in the Baltimore County Code of Ordinances, “Roads, Bridges and Sidewalks, 18-3-107 Removal of Snow and Ice.” Baltimore County relies on reports from the public when sidewalks have not been cleared. A letter is sent out by the Department of Public Works after a complaint has been received. If a citation is made, it comes with a \$25 fine. Here is how it currently reads as of 1/21/15 (things can always change)

- (a) **Required.** Within 24 hours after the fall of any snow, each person or public institution occupying or using a residential, commercial, or industrial building in any manner or for any purpose shall remove and clear away, or cause to be removed and cleared away, the snow from the foot pavements fronting the respective houses, stores, shops, stables, houses of worship, lots occupied by any buildings, unoccupied buildings, and unoccupied lots that run along streets in the county.
- (b) **Manner of removal.** In removing or clearing the snow, the person may not:
 - (1) Obstruct the passage of water in gutters along the street; or
 - (2) Throw the snow on the paved portion of the street.
- (c) **County may remove.** If the person required to remove and clear snow under this section does not remove and clear the snow, the county may do so at the expense of the person.
- (d) **Expense a lien.**
 - (1) If the person does not pay the expense incurred by the county for snow removal under this section, the expense shall be a lien on the property in the same manner as taxes, and shall be collected in the same manner provided by law for the collection of taxes.
 - (2) Charges and assessments imposed under this subsection are benefit charges and may not exceed a reasonable estimate of the special benefit conferred on the property.
- (e) **Removal of ice.** The person required to remove and clear snow also shall keep ice and every type of obstruction out of the gutters leading to and off the pavements or sidewalks located in front or at the rear or sides of the same buildings.
- (f) **Penalty.** In addition to the other remedies provided in this section, a person who fails to comply with this section is guilty of a misdemeanor and subject to a fine of \$25 for each failure and an additional \$25 for each day the obstruction continues.

(1988 Code, § 31-8) (Bill No. 3, 1990, § 2; Bill No. 66-01, § 2, 7-1-2004) Another item of importance to note — you are not allowed to throw snow in paved portions of the street, or block drains or gutters in the street.” Make sure, if you have sidewalks, to have them cleared within 24 hours of the end of the snowstorm!

To report non-removal of snow and ice, call Code Enforcement 410-887-3351 or use the Internet website at <http://www.baltimorecountymd.gov/needtocontact/codecomplaint>.

Baltimore County Code § 18-2-602. OBSTRUCTION OF STREETS

- (a) **In general.** A person may not cause the following to occur to or on any of the public highways, roads, bridges, streets, avenues, lanes, or alleys of the county:
 - (1) Placement of an obstruction; i.e. Chair, Traffic Cone, etc.
 - (2) Interference with or obstruction of a side ditch or drain;
 - (3) Encroachment with fences or other obstructions;
 - (4) Destruction or removal of barricades or signs during the course of construction; or
 - (5) Injury or damage during the course of construction.
- (b) **Obstruction for more than 10 minutes.** A person that is exercising the business of a common carrier may not allow the obstruction of any crossing for a period of more than 10 minutes.
- (c) **Penalty.** A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding \$100 for each offense.
- (d) **Comply with the law, and cooperate with your neighbors to solve neighborhood problems!**

To report these violations call Baltimore County 911 or your local police precinct at 410-887-1340. For further information contact the Baltimore County Police Department’s Community Resources Team at 410-887-5901.



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 Clairidge 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.

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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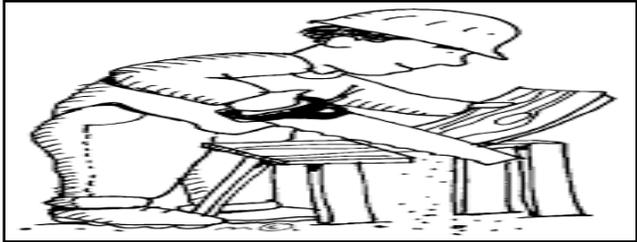
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