



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.

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:

- **Shovel your sidewalks and porch clear within 24 hours of the snow storm.** Be certain that you have your shovels ready for that first storm. (preferably inside your house). If you are unable to take care of this yourself, make arrangements made with a neighbor, friend or hired help to clear the walks for you.
- **PLEASE: 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 all of us may need help. So pay it forward.
- **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 and can be found at Home Depot, Lowe's or even ordered online.

Your neighbors, delivery workers and those who walk through our neighborhood will appreciate your thoughtful consideration.

Edmondson Heights Officers and Board Members

Help your community, volunteer to become an Officer or Board member. Elections for officers and board members for 2016 will be held during our December community meeting. Nominations are open now. If you are interested in becoming an officer or board member, **contact me, by phone at 410-788-3105 or by email at this email address, president@ehcaonline.org.** 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, newsletter deliveries, etc. If you have any questions regarding the duties of an officer or board member, please do not hesitate to ask. We currently have three board members who will not be able to serve next year. **Please help, volunteer to serve as an officer or board member.**

Field Trip Fund Donation

The Edmondson Heights Civic Association, Inc. has made our annual \$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 Edmondson Heights Civic Association, Inc. makes this contribution annually. It is one example of what your dues are used for to improve our community.

Fall Yard Sale in the Park

The Edmondson Heights Fall Yard Sale in the Park was held on its rain date of 10/10/15. It turned out to be a gorgeous day. We had many enthusiastic sellers show up to take advantage of this opportunity to make some money.

However, many comments have been heard by the organizers over the past two years of how this event is no longer as big as it used to be when it went around the entire park. This is true. We only had 12 sellers at each of the Spring and the Fall Yard Sales this year. It raises a very important question: Is this an activity which the members of our community is no longer interested in utilizing? We understand there are many venues for getting rid of items that are no longer useful in our homes such as Goodwill, the Salvation Army, other flea markets, and consignment shops. Please send your thoughts, concerns, and recommendations to nancy21207@gmail.com. We want to make certain that the Activities the Edmondson Heights Civic Association, Inc. sponsors in our community are meeting the needs of our community. I look forward to hearing from all of you. Thank you for taking the time to share your thoughts.



Community Clean Up .

The Edmondson Heights annual community clean up day sponsored by the Edmondson Heights Civic Association was held Saturday, September 19th.

The morning was beautiful and the residents of Edmondson Heights took full advantage of the opportunity to dispose of their unwanted items. Sixty five residents took advantage of the day. **All four 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, Debra Butler, Toni Worthington, Sharon Davis, Herbert Scott, John Siverls, Gertrude Dyson, Deborah McEachern, Michelle Murrill, 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.

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 enforcement actions and community beautification projects.
- 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.

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 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!

- 12/01/2015 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 01/05/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 02/02/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 03/01/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 04/02/2016 Project Clean Stream
- 04/05/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 05/03/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.

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 and has proven to be very valuable to date.**

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: council1@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

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

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.

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, code enforcement will cite this as a violation during the code enforcement sweeps. PUT UP THE SIGNS, FRONT AND REAR.**



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.**

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 15th and March 1st.
- 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>.

NOISE

A person may not create domestic noise or allow domestic noise to be created that unreasonably disturbs the peace, quiet, and comfort of the neighboring inhabitants. A police officer shall investigate complaints of alleged domestic noise violations occurring in the county and file a written report if the investigation concludes that a violation has occurred. A person who is issued a violation is guilty of a misdemeanor and on conviction is subject to:

- A fine not exceeding \$500 or imprisonment not exceeding 90 days or both for a first offense; and
- A fine of not less than \$500 or imprisonment not exceeding 90 days or both for any subsequent offense.

As an alternative to a criminal action, the police may issue a civil citation to a person:

- The amount of the civil penalty may not exceed \$500.
- The police may request that the county seek an injunction to prohibit the person from creating or allowing the creation of domestic noise.

Civil citation to owner or landlord. A police officer may issue a civil citation to the owner or landlord of the building or premises from which domestic noise emanates if more than three written reports have been filed under at one address within a 60-day period. The police may issue additional civil citations for each subsequent report filed within 6 months after the initial report. Before issuing a citation, the Chief of Police or a designee shall send by certified mail or deliver written notice to the owner or landlord that three written reports have been filed within a 60 day period. The amount of the penalty may not exceed \$500 for the first citation and \$750 for each additional citation issued within 6 months after the initial written report.

TRASH! TRASH!! TRASH!!! -- It's Everywhere !!!!!!!!!!!

Have you noticed the trash lying on the ground, in the streets, hiding in the shrubbery? How can anyone miss it? So what?? (Said with a shoulder shrug.)

Lots of reasons exist for the trash we see all around us:

- ◆ “Those kids” just toss their trash.
- ◆ Trash cans without lids allow trash to be blown throughout the neighborhood when it’s windy outside.
- ◆ “Some people” have no respect for their neighborhood.
- ◆ The winds blow fliers left at homes and plastic bags wherever the winds send them.

Here’s what NOT to do:

- ◆ We’re ready to move!!! We’re tired of looking at all this trash.
- ◆ Ignore it. “We didn’t put it there.”
- ◆ Complain about inconsiderate people.

So what are we as members of the community supposed to do?

- ◆ Parents: Please teach your children to be responsible citizens of the community and toss their trash in the trash can at home. Also, remember to model this behavior and set the good example. Trash cans without lids are code enforcement violations. They can be reported at <http://www.baltimorecountymd.gov/Agencies/permits/codeenforcement/codecomplaint.html>.
- ◆ Homeowners/residents are reminded that they are responsible for the area from their street in front of their homes to the middle of the alley behind their homes. So, take a few moments and pick up the trash in your yards, in the street in front of your house, and any trash that is in the alley behind your house.
- ◆ Be a good neighbor. Lend a helping hand to an elderly/disabled neighbor by picking up trash in their yard for them.

We live in a lovely community. It is conveniently located to workplaces, downtown, recreation destinations, shopping centers, and major roads that lead to the rest of the world. Let’s take the time and make the effort to keep it looking like a great place to live.

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.

Edmondson Heights Dues

When the Edmondson Heights Community was built in the 1950's, the builders established a community association hereafter to be known as the Edmondson Heights Civic Association, Inc. All responsibilities of the builders to enforce the covenants and restrictions and the right to impose a fee to support the Association activities, as reimbursement for Edmondson Heights Civic Association, Inc. activities to cause compliance with the Declaration or the Covenant Guidelines, to discourage violations of the Declaration and the Covenant Guidelines were transferred to the Edmondson Heights Civic Association, Inc. At this time, the builders established voluntary dues with the amount to be determined by the Association Officers and Board of Governors.

In 2004/2005 it became clear that the voluntary collection of dues was declining to the point that the functions and activities of the Association were being threatened. During this time frame, the Officers and Board of Governors and the Edmondson Heights community voted to make the dues **mandatory**. As a result residence dues were made mandatory effective July 1, 2005. The residence dues are currently \$20.00 for each home in Edmondson Heights and are required to be paid annually each calendar year between January 1 through December 31. Mailing of residence dues notice invoices are mailed to each home in Edmondson Heights each calendar year in February or March.

Unfortunately, when the dues were made mandatory, no provision, such as fines for failure to pay dues, were made as a means of enforcing the mandatory dues collection. However, mandatory dues did make it possible to collect outstanding dues from residents when they sold or transferred ownership of their homes. All homeowners and residents of Edmondson Heights are members of the Edmondson Heights Civic Association, Inc. by virtue of their ownership or residency of homes within Edmondson Heights regardless of their dues payment status. A legal review of our mandatory dues documentation is being conducted at this time to ensure that all legal requirements are met. After this is completed, we shall determine at what point court action is necessary. In the meantime, please pay your dues when due and help us improve the community.

Trash/ Recycling

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 Department of Public Works website at:

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

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

New Edmondson Heights Community Sign



Have you noticed the new Edmondson Heights Community sign located in the Edmondson Heights Park at the corner of Forest Park Avenue and Granville Road? If not, take a drive by and see the most recent sign marking the entrance to our community. We now have three signs located at: Forest Park Avenue & Newfield Road in the Triangle; Harwall Road and Kirkwood Roads in the median strip and the newest sign at Forest Park Avenue and Granville Road. These signs let current and prospective residents know that the Edmondson Heights community is a covenant controlled community in addition to informing them of our official website www.ehcaonline.org where they can obtain information about the history of the community, the community boundaries, the covenant guideline requirements as well as important contact information and many other things.

Covenant Enforcement Update

Over the summer, two more severe covenant violation court hearings were held. In both cases the circuit court judge ruled in the association's favor. Both homeowners were declared in violation of the 1952 Deed and Agreement and the recorded guidelines to which all parcels within the Edmondson Heights community are subject with respect to their properties' awning and property's door frame respectively. The former stone property owner was given 60 days to correct the non-compliant door frame from the date of the order and the awning property owner was given 30 days to remove the awning from the date of the order. Both homeowners were permanently enjoined to comply with the Covenant Guidelines with respect to their property door frame and awning. Both homeowners were ordered to pay the costs of the action to the Association. We have one remaining case pending and a decision is expected any day. We have five more severe cases winding their way through the legal system and are currently being reviewed by our attorney. Once these cases have been resolved, we will move forward with the cases classified as major.



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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My Brothers Construction LLC is a family owned, full service remodeling company serving the Baltimore/Washington area since 1996.

We offer the highest quality products available and expert installation by our team of factory trained professionals. Our company is focused on quality and strives to ensure the highest level of customer satisfaction. Thank you for taking the time to learn about us and we look forward to serving you in the future.

Office (443) 305-2077
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 MHIC # 130792



We do Additions, Kitchens, Bathrooms, Deck, Patios, Tile Work, Roofing, Home Repairs, Maintenance, Etc.

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State Master HVACR #01-2331
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Estimates are always FREE. Call us today. 410-789-3267 or 1-800-833-3267

We accept all major credit cards, cash and checks. Financing is available upon credit approval.

We are currently running a Furnace and Air Conditioner Replacement Special effective until March 31, 2016.

\$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.