

Spring 2016
Volume 57, No. 1



Editor: Stevens Family

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 Civic Association, Inc. Annual Residence Dues

The 2016 annual residence dues are still \$20 per residence and are due and payable January 1st through December 31st of each calendar year. Dues letter invoices were mailed to each residence in Edmondson Heights in early February 2016. Dues are mandatory and have been mandatory since July 1, 2005. Your dues enable the Association to:

- Ensure a safe, attractive community with covenant enforcement actions and community beautification projects.
- 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.

REMEMBER TO PAY YOUR DUES THIS YEAR. Please remit payment of \$20 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. Failure to pay dues as required may result in a delay in property sale or title transfer. We live in a **GREAT** community!!!! Let's **WORK** to keep it that way.

Edmondson Heights Community Yard Sale in the Park



Join us on Saturday, June 4, 2016,
(Rain Date Saturday, June 11th),
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 and will be collected 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.



Come join your neighbors in the Edmondson Heights
Park on Saturday, April 9, 2016
from 9:00 AM to 12:00 Noon.

This is the 6th Annual Project Clean Stream in our com-
munity. *Your commitment to keeping trash and litter
out of our stream and the Chesapeake Bay is
FANTASTIC !!*

Project Clean Stream, organized by Blue Water Baltimore and
the Alliance for the Chesapeake Bay, promotes and reinforces
the direct relationship between clean, litter-free streams and
woodlands and a clean, beautiful Chesapeake Bay that
provides a home for fish and wildlife as well as amazing
recreational opportunities for all.

For further information, contact Nancy Stevens at 443-514-
5503 or nancy21207@verizon.net. We look forward to see-
ing you in the park at the cannon on April 9th at 9AM.
Bring your family and/or a friend.

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 residents correct all known violations in advance of the sweep in order to avoid a corrective notice and/or citation with 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 citation and possible fine.

SHREDDING DAY & ELECTRONICS PICKUP

The Patapsco Council Knights of Columbus will hold its next semi-annual Document Destruction & Electronics Recycling day on Saturday, April 16, 2016, between the hours of 10:00am and 12:00pm. This event will take place on the Council's parking lot at 1010 Frederick Road (Frederick & Beaumont Ave.). Bring your old sensitive documents and old unused electronic equipment to be recycled. There is NO charge for this service, but all donations will be greatly appreciated. All donations will be used to assist the Knights of Columbus charities. This event will be held RAIN or SHINE. For additional information, contact Mike Blair at mblair@beaumontall.com or at 410-744-8754

PRINCIPAL'S CORNER

Dear Community Members:

I am so excited to have been invited to contribute to the community newsletter and hope that this will be an effective avenue to share important news with you. The staff at Edmondson Heights Elementary School and I are devoted to serving this community with compassion and skill, knowing that the children of this neighborhood deserve the very best education!

This school year has brought many new initiatives to improve the academic success of our students and we are very excited to announce our newest program: **One School, One Book!** Beginning on February 25 with a kick-off event at 6:00 at the school, each of our families will be provided with the book, *The Lemonade War* by Jacqueline Davies. Families and the whole school staff will read the book simultaneously. Each day at school we will participate in discussions and other fun activities to enhance the story and build literacy skills. We hope this program will help to build a sense of community as well as foster the love of reading in our youngsters as we all read and experience the book together. Please join us in reading the book!



http://www.houghtonmifflinbooks.com/readers_guides/davies_lemonade.shtml

I welcome your thoughts, concerns, and questions so please be in touch. The best way to reach me is by email at jmcdivitt@bcps.org. Thank you so much!
Sincerely,

Juliet McDivitt-Principal
Edmondson Heights Elementary School

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.

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!*

- 04/02/2016 Project Clean Stream
- 04/05/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 04/09/2016 Project Clean Stream RAINDATE
- 05/03/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 06/04/2016 Spring Community Yard Sale in the Park
- 06/07/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 06/11/2016 Spring Community Yard Sale in the Park RAINDATE

Edmondson Heights Civic Assn, Inc. Officers and Board Members Calendar Year 2016

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

Board of Governors:

Debra Butler
Jacquista Powell
Kathy King
Lata Mathews
Michelle Murrill
Natasha Perry
Rosa Johnson
Sarah Burns
Sharon Davis
Toni Worthington

Website: www.ehcaonline.org

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 392 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

House Numbers Required

-
- 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.
- Failure to have a sign may result in a fine of up to \$100. 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.

Be warned, Code Enforcement will cite this as a violation during the code enforcement sweeps.

***PUT UP THE SIGNS:
FRONT AND REAR OF YOUR HOME***

**Income & Expense Report
1/1/2015—12/31/2015
12 Months Year-to-Date**

Income

EHCA Annual Dues	\$ 7,062
Advertising Income	2,024
Yard Sale in Park	322
Mowing Contributions	260
Interest Earned	<u>2</u>

Total Income **\$9,670**

Expenses

EHCA Community Sign	\$1,795
Newsletters (4 Quarterly)	1,441
Mowing Contract	1,340
Storage Unit Rental	653
Office Supplies	601
Triangle Maintenance Contract	500
2016 EHCA Dues Letter	489
Legal Fees	480
EHES Book Fair	400
EHES Field Trip Fund	400
Liability Insurance	325
P. O. Box Rental	232
EHCA Community Meeting Signs	199
IPower West Host	135
Gift Cards—Contest Winners	120
Bank Service Charges	105
Community Clean-up Fliers	85
PCRC Dues	<u>30</u>

Total Expenses **\$9,330**

Net Income **\$ 340**

***What does the warm December 2015
mean for your garden?***

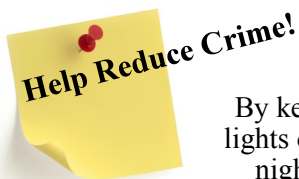
Excerpts from the University of MD
Extension Service's
"Home & Garden Info Center January 2016 Tips"

Many plants have been tricked into blooming like it is spring during the wrong season. Have you seen tulips, daffodils or hyacinths poking out of the ground?

What does this mean for your garden? Is it a problem? Not really. In fact it might be a blessing. Your fall crops have just received a healthy boost from the warm weather. However that means the weeds have too, so you will need to be extra vigilant this spring. Plants that bloom out of season may have reduced bloom during 2016, but it may not be noticeable. Another concern is injury caused by very cold weather to Woody plants that didn't harden off properly during the warm fall/early winter. Maryland native plants will have the advantage here.

If you have a cold frame or row cover, it may be a good idea to place it over some of your fall crops to cover some of your fall crops to make harvesting easier during the winter. Other than that, gaze outside and enjoy the extra green in your yard and garden.

Editor's note: The University of Maryland Extension Service's Home & Garden Information Center is located on the internet at <https://extension.edu/hgic>. They have a monthly newsletter that individuals may subscribe to online. It contains many short articles pertinent to gardening (both flowers and vegetables) lawn care, tree problems, etc. If you have an interest in gardening or taking care of your lawn, you may find this website very helpful and informative.



**Keep Your Porch
Lights On! Please!!!**

By keeping the front and back porch lights on at our homes, we light up the night! This simple act provides:

- ◆ Visibility both for us and our neighbors who come and go during the evening, night and early morning hours.
- ◆ Provides security for the homeowners/residents.
- ◆ Deterrence for individuals from 'hanging out' in dark, unlit areas.
- ◆ Discourages foot traffic through alleys and dark paths.
- ◆ 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.

**Edmondson Heights Elementary School
Field Trip Donation**

The Edmondson Heights Civic Association, Inc. made a \$400 donation to the Edmondson Heights Elementary School Field Trip Fund in November 2015. This donation was made to ensure that all children are able to enjoy class field trips and not be left out 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 this year and help us continue to support the school in their various learning activities.

EHCA, Inc. Pursues Court Action for Covenant Violations

During calendar year 2015, 4 court orders were successfully obtained by the Association to compel covenant compliance. An actual case is shown below. It is our hope that seeing this court order will cause covenant violators to understand that we are serious about enforcing the covenants in our community and as a result will correct their covenant violations and not make EHCA, Inc. take legal action.

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, MARYLAND

EDMONDSON HEIGHTS CIVIC ASSOCIATION, INC.

Plaintiff

v.

Case No.: 03-C-14-5907

BRYANT FAIR

Defendant

ORDER

Upon consideration of Plaintiff's Motion for Summary Judgment with Proposed Order, Request for Hearing and Memorandum in Support, and any opposition to the motion, Plaintiff's Motion for Summary Judgment is hereby GRANTED this 9th day of July, 2015, and, furthermore, it is hereby

ORDERED that:

1. The Defendant is declared in violation of the 1952 Deed and Agreement and the recorded Covenant Guidelines to which all parcels within the Edmondson Heights community are subject (the "Covenant Guidelines") with respect to his property's door frame;
2. In accordance with Covenant Guidelines, the Defendant shall correct his non-compliant door frame within sixty (60) days of this order;
3. The Defendant is permanently enjoined to comply with the Covenant Guidelines with respect to his property's door frame; and
4. Costs of this action be paid to the Plaintiff.

True Copy Test

JULIE L. ENSOR, Clerk

EASTM101845680-1
000125-011968

Per

Assistant Clerk

John J. Nagle
Judge, Circuit Court for Baltimore County

FILED JUL 24 2015



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 prefabricated 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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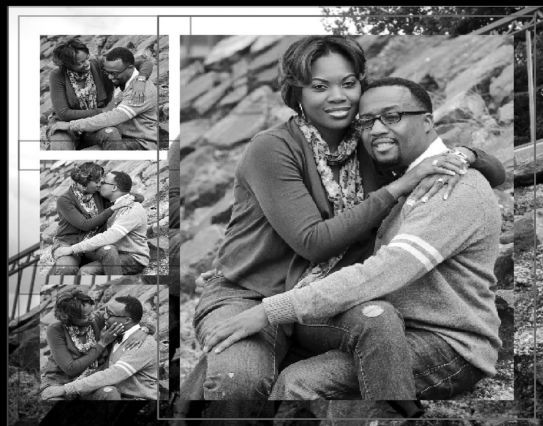


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